

ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9:30 am
Date: Thursday, 3 August 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

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

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 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 role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

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

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

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

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

Quorum: 8 members

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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 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meeting held on 22 June 2017 will be put to the City Strategy Committee for confirmation.

1.4 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.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of the City Strategy Committee.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

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

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the City Strategy Committee for further discussion.

2. Strategy

WELLINGTON REGION NATURAL HAZARDS MANAGEMENT STRATEGY

Purpose

1. Update Wellington City Council on the development of the Wellington Region Natural Hazards Management Strategy (the WRNHM strategy).
2. Seek Council's approval of the WRNHM strategy.
3. Seek Council's agreement to a proposed governance structure for the implementation of the WRNHM strategy.

Summary

4. On the 25 May 2017 Dr Iain Dawe from Greater Wellington Regional Council (GWRC) briefed councillors on the development of the WRNHM Strategy. The development of this draft Strategy has been led by GWRC and the Wellington metropolitan territorial authorities. This paper now seeks Councillors endorsement of the strategy and a governance structure for its implementation.
5. The WRNHM fits within the broader picture of the resilience story by focussing on the Reduction side of resilience strategy focuses on the 'reduction' side of resilience. It is intended to help create a region resilient to the impacts from natural hazards. It sets out a roadmap for council cooperation to deliver greater efficiency in hazards research and planning, and greater consistency in the management of natural hazards. It provides a regional framework that will encourage consistent policy responses in the region's planning documents.¹
6. The WRNHM strategy will work alongside the Wellington Resilience Strategy, which is more broad ranging and covers all the four Rs (reduction, readiness, response and recovery) within 30 work programmes designed to address different parts of the resilience puzzle.
7. Local government has an important role to play in the management of natural hazards. We have the ability and mandate through our planning structures to focus on the role of reduction² through, for example: infrastructure planning, land use planning and decision making, agency coordination in statutory planning, knowledge building and understanding our hazards and risks. However, managing risk reduction through these mechanisms presents challenges in terms of resourcing, communications and engagement, and implementation - challenges common to all councils.
8. Further background information on the WRNHM strategy and a summary of the progress in bringing the WRNHM strategy to this point are contained in Attachment 1.
9. The co-benefits of collaborative work programmes are broadly recognised across the region's councils. Because the impacts of natural hazards cross administrative

¹ E.g. district or regional plans, annual plans, long term plans, or asset management plans.

² Reduction is the first 'R' in the Civil Defence Emergency Management Act 4 'R's of: reduction, readiness, response and recovery

boundaries, working together will allow us to more effectively manage these impacts and make more efficient use of our human and financial resources.

10. The WRNHM strategy provides an opportunity for us to work together to address shared goals related to risk reduction. In particular it will allow us to:
 - Set priorities for co-funded hazards research
 - Undertake joint investment in hazard mitigation and reduction activities
 - Develop consistent hazard planning approaches
 - Cooperate in community engagement.
11. The WRNHM strategy will help achieve this by explaining the nature of the challenge we face, outlining what good practice hazard management looks like, and by providing guidance for dealing with the issues and challenges we face as a collective group of councils and as a community. It will also facilitate collaboration on regionally related projects such as the 100 Resilient Cities programme or the Wellington Water Resilience Strategy.
12. The WRNHM strategy includes an action plan that will provide coherent actions designed to carry out the guidance. A copy of the final draft for approval is attached as Attachment 1.

Recommendations

That the City Strategy Committee:

1. Receive the information.
2. Endorse the Wellington Region Natural Hazards Management Strategy.
3. Agree to the proposed governance structure for the implementation of the Wellington Region Natural Hazards Management Strategy.

Discussion

Strategic Framework - Vision & Principles

13. The vision statement for the Wellington Region Natural Hazards Management (WRNHM) strategy is:

The communities of the Wellington Region work together to understand and reduce risks from natural hazards

-- “to survive and thrive in a dynamic world” --
14. Supporting the vision is a set of principles that guided the development of the WRNHM strategy:
 - Use the best available hazard information/science
 - Identify and agree what is best practice for hazards risk management and reduction
 - Identify and address what inhibits good practice hazards management
 - Bring the community along on the journey
 - Build on regular monitoring and review programmes.

Objectives and outcomes

15. The WRNHM strategy is underpinned by four objectives. Across all these objectives and approaches a key combined outcome will be to encourage a better understanding of our hazards and risks and the consequences from natural disasters for the community, infrastructure and assets. Ultimately it is about providing for ongoing community resilience through education and information about long-term risk across a range of natural hazards.

Objective 1: Our natural hazards and risks are well understood

This addresses the principle of increasing our science, knowledge and understanding of the risks from natural hazards.

Outcome: Councils and communities have a good understanding of the risks associated with natural hazards and will be in a position to make well informed decisions.

Objective 2: Our planning takes a long term risk-based approach

This objective addresses the principle of sound and robust natural hazards planning.

Outcome: Councils and communities understand and agree what is an acceptable level of risk, and base land use and asset planning decisions on this agreement.

Objective 3: Consistent approaches are applied to natural hazard risk reduction

This objective addresses the principle of consistency.

Outcome: Councils follow a consistent approach in implementing hazard management and planning practices.

Objective 4: We have an agreed set of priorities to reduce the risk from natural hazards

This objective addresses the principle of prioritisation.

Outcome: Councils and communities work towards an agreed set of priorities that are reflected in the appropriate planning documents such as long term plans.

Action and implementation plan

16. A number of approaches have been identified to meet the above objectives and these have been developed into an action plan that contains expected outcomes and performance measures. The action plan table can be viewed in the WRNHM strategy document in Attachment 1, while a summary is provided in Table 1.
17. It is proposed that implementation of the objectives is undertaken in three manageable work streams, recognising the broad themes of the WRNHM strategy:
- Research
 - Planning
 - Education/Consultation.
18. Much of this work can be undertaken within existing work programmes and budgets currently funded in the long term plans of the partner councils.

19. It will also be possible to leverage off other work programmes. For example, it may be possible to undertake parts of the education workstream in conjunction with WREMO and its community education programme. However, there may be additional resourcing required to implement particular aspects of the WRNHM strategy, for example, if expert advice is required on a particular hazard or a legal opinion is sought in relation to some aspect of hazards planning provisions, or to resource additional FTE to maintain a regional natural hazards database.

Objectives	Key Projects
Objective One: Our natural hazards and risks are well understood	Natural Hazards information portal
	Shared research programme
Objective Two: Our planning takes a long term, risk-based approach	Application of risk based approach
	Agreeing on acceptable levels of risk
Objective Three: Consistent approaches are applied to natural hazard risk reduction	Consistency in regional/city/district plans
	Develop common approaches and standards for LIM reporting
Objective Four: We have an agreed set of priorities to reduce the risk from natural hazards	Priority action plan for research/planning and education

Table 1: Summary of key projects from the WRNHM strategy action plan

Governance structure for implementation

20. It is the desire of the project team and planning managers to keep the oversight and governance structure for the Strategy as flat and streamlined as possible and keep it within the existing management and political reporting lines. It is proposed that reporting would in the first instance be to the steering group and from there to senior managers and the nominated councillor hazards leader as necessary. Final decision making and approvals rest with the individual partner councils. A proposed structure for the implementation of the WRNHM Strategy is outlined in Figure 1.
21. There are also important reporting lines through the Wellington Region Civil Defence Emergency Management Group that deal with matters related to resilience and the 4Rs. To date the Strategy programme manager has been reporting to the Coordinating Executive Group and the Joint Committee and it would be beneficial to maintain this connection to ensure alignment of the hazards strategy work with the broader resilience scope of Civil Defence Emergency Management and other related work programmes such as the Wellington Resilience Strategy.

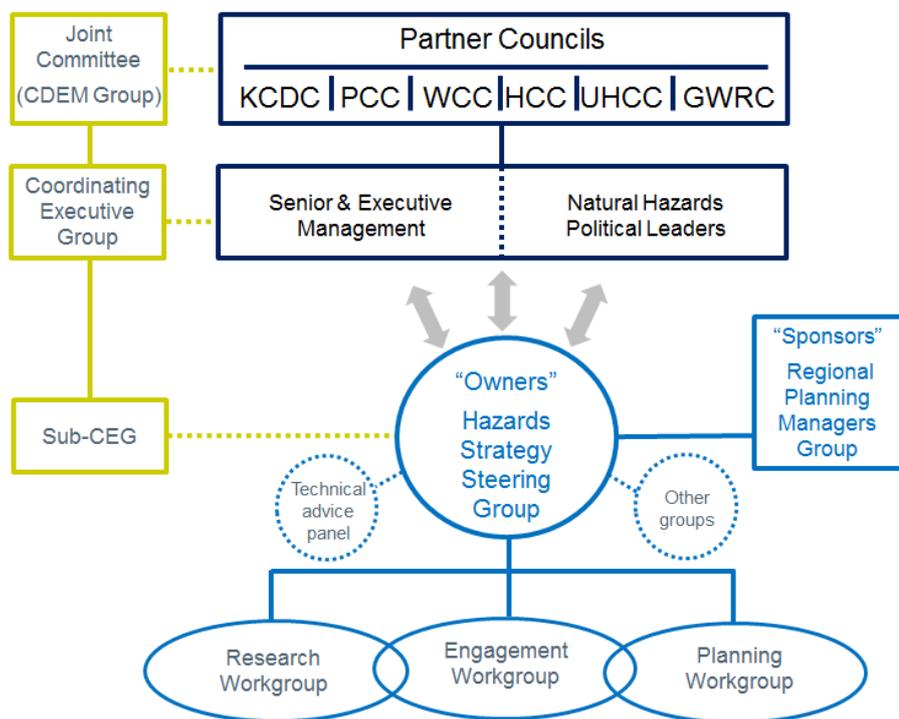


Figure 1. Proposed structure for the implementation of the WRNHM Strategy

Steering Group

- 22. Successful implementation of the WRNHM strategy will require appropriate oversight, which is proposed to be achieved through the establishment of a steering group. This group will provide oversight, support and advice for the WRNHM strategy implementation. It is expected that one of the first pieces of work to be completed will be the prioritisation of the work programme.
- 23. The Programme Advisory Group is currently made up of each of the planning managers from the participant councils, WREMO, GWRC flood protection senior engineer and iwi representation via GWRC’s Te Hunga Whiriwhiri. This could serve as a benchmark for establishing the steering group; however, representation could come from a wider range of council officers (e.g. resource management planning, infrastructure, and asset management). A draft terms of reference for the steering group is attached in Attachment 2.

Technical Advisory Panel(s)

- 24. To support the steering group and workgroups it is proposed that they have the facility to pull together technical advisory panels that could be used to provide expert technical advice on specific matters related to the science, planning or communication of natural hazards. In addition, The steering group could call upon other groups to provide specialist advice as required (e.g. community reference groups, industry, or engineering groups).

Programme Manager

- 25. Implementation of the strategy will require close working links between the steering group and the work groups. However, it may be necessary to appoint a programme manager if it is felt that it requires administrative oversight. This would require a little resourcing from each council to fund an FTE and could be in the form of a secondment or a backfill position from existing staff. It is proposed that the strategy steering group

make a decision on how the project will best be managed, with the agreement and support of the regional planning managers group.

Work Groups

26. To make the programme manageable it is proposed that the work be divided into three work streams aligned around research, engagement and communication and resource management planning. Currently work has started on forming the planning and engagement work groups and discussions are under way on forming the research workstream. Workgroup duties would be undertaken by staff within existing programmes and budgets in related areas of work.

Councillor Input

27. Given the prominence of natural hazard issues facing the region and the country it would be appropriate for each partner council to appoint a 'political champion' or hazards leader who can help keep their council informed and maintain momentum for the Strategy implementation. This group would remain updated on the progress of the Strategy and could provide advice and input to the steering group. Representatives of the group can help maintain a 'political presence' for the programme and present a consistent voice in the media and within councils.
28. Each steering group member or planning manager can liaise with their nominated councillor to keep them informed. The political leaders group can decide amongst themselves if they wish to meet together to discuss topical issues as they arise and can draw upon staff working on the strategy to brief them. Councils may choose to formalise this group if necessary as the strategy implementation progresses.

Wellington Resilience Strategy

29. An important aim for both the Wellington Resilience Strategy and the Wellington Region Hazards Strategy is to create a roadmap for working together better and more efficiently toward the goal of resilience. One way to achieve this is to partner together on related work streams. There are a number of parts of these two programmes that can leverage off each other to support their respective goals.
30. The Wellington Resilience Strategy is broad ranging and covers all the four Rs within 30 work programmes designed to address different parts of the resilience puzzle. The hazards strategy fits within the broader picture of the resilience story by focussing on the Reduction side of resilience. There are three projects within the Resilience Strategy that fit broadly within the aims of the hazards strategy as illustrated in Figure 2.

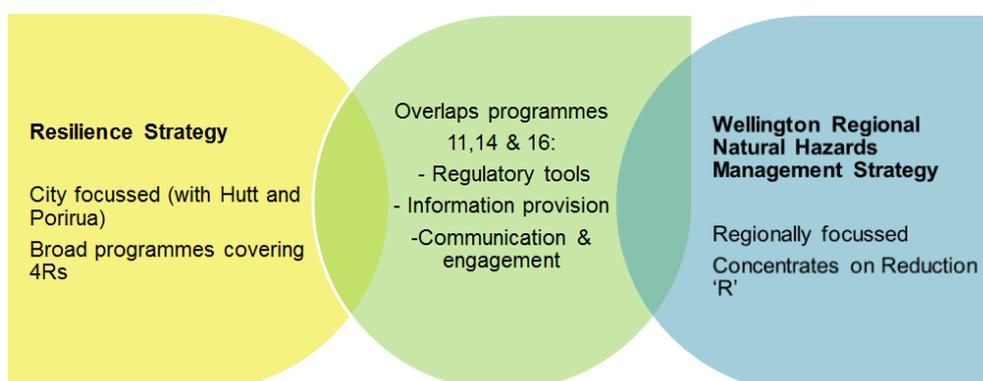


Figure 2. The WCC Resilience Strategy and the Wellington Region Natural Hazards Management Strategy can work together to support mutual goals

Next Actions

- 31. The next step is to set up the governance and work group structure to support the implementation of the Strategy. The first task is to form a steering group to oversee and guide the work. A draft 'terms of reference' and structure for this group has been prepared this will be worked through by the current programme advisory group. It is proposed the steering group is in place by the end of June.
- 32. The implementation of the Strategy will benefit from a programme manager to oversee the day to day process and ensure the various workstreams remain on task. Work is underway to map out what this role should look like and who might fulfil the role.
- 33. Work is also underway to form the three workgroups around planning, research and community engagement. Initial meetings have been held to discuss how the planning workstream will work and what its priorities should be. An informal group has been formed by Hutt City with representatives from Porirua, Wellington and Greater Wellington Councils to start discussing how we might meaningfully engage with our communities over climate change and coastal hazards. It is envisaged that this group will form the nucleus of the community engagement workstream.

Attachments

Attachment 1. Wellington Region Natural Hazards Management Strategy

Page 15

Author	John McSweeney, District Plan Manager
Authoriser	David Chick, Chief City Planner

SUPPORTING INFORMATION

Engagement and Consultation

There was extensive consultation and engagement undertaken as part of the development of this draft strategy. This included a three stage process involving the development of a vision and objectives, natural hazard issue identification, and development of the draft strategy.

The engagement programme has been implemented over the last 2 years. This included the development of a website, workshops with the Wellington Regional Emergency Management Office, key stakeholder groups, Iwi, and local authorities. A series community open days were held across the region over the summer period.

The Regional Planning Managers Group have overseen this engagement programme, and progress has been regularly reported to Office, the Chief Executives Forum and the Mayoral Forum. The programme has been closely aligned with the development of the Wellington Resilience Strategy.

Treaty of Waitangi considerations

Iwi have been consulted as part of the development of this Strategy. No particular issues were raised that have Treaty of Waitangi implications.

Financial implications

There are no financial implications as a result of endorsing this draft strategy. District Plan changes may be required in the future to align with the other Councils in the region and give effect to the strategy.

Policy and legislative implications

Natural Hazard Management is a matter of national importance under Part 2 of the Resource Management Act 1991. This Strategy is the Wellington Regions response to the significance accorded to managing natural hazard events.

Risks / legal

There are no known legal risks of endorsing this draft Strategy.

Climate Change impact and considerations

These matters will be considered when giving effect to the Strategy.

Communications Plan

A communications plan was prepared and implemented as part of the development of this draft strategy by Greater Wellington Regional Council, with support from the participating Councils. Ongoing engagement will be undertaken when implementing the Strategy (eg as part of plan changes).

Health and Safety Impact considered

There are no health and safety issues associated with endorsing the draft Strategy.



Vision Statement

The communities of the Wellington region work together to understand and reduce risks from natural hazards

“to survive and thrive in a dynamic world”

Principles:

- Use the best available hazard information/science
- Identify and agree what is best practice for hazards risk management and reduction
- Identify and address what inhibits good practice hazards management
- Bring the community along on the journey
- Build on regular monitoring and review programmes

Objectives and Actions:

OBJECTIVE 1: Our natural hazards and risks are well understood (Knowledge and Understanding)

- 1.1 Strengthen the multi-council approach of working collaboratively and collectively.
- 1.2 Develop and maintain a regionally consistent information base about natural hazards (and community exposure to them). Refer to Appendix B and build on this information.
- 1.3 Develop, fund and co-ordinate agreed natural hazards research programmes.
- 1.4 Provide for ongoing community resilience through education and information about long-term risk across a range of natural hazards.
- 1.5 Encourage better understanding of hazards, risks and consequences by all stakeholders on an ongoing basis

OBJECTIVE 2: Our planning takes a long term risk-based approach (Planning)

- 2.1 Summarise all risk based methodologies and agree on consistent approaches for each type of hazard.
- 2.2 Ensure that the different timeframes over which natural hazards are likely to occur are recognised and provided for.
- 2.3 Raise awareness about community needs and educate about council responsibilities for managing impacts from natural hazards (eg, in land use planning)

OBJECTIVE 3: Consistent approaches are applied to natural hazard risk reduction (Consistency)

- 3.1 Develop regionally consistent and coordinated provisions through a set of agreed city/district/regional plan objectives, policies, rules and methods.
- 3.2 Cooperate on common natural hazard issues and possible hazards management policy approaches.
- 3.3 Develop joint funding proposals for Long Term Plans and Annual Plans where there are areas of common concern around natural hazard planning.
- 3.4 Strengthen linkages between planning practices and existing emergency management programmes.

OBJECTIVE 4: We have an agreed set of priorities to reduce the risk from natural hazards (Prioritisation)

- 4.1 Recognise existing in-house capabilities and resourcing and agreeing to a forward work programme.
- 4.2 Assess risk and provide targeted planning guidance (to avoid, mitigate and/or remedy).
- 4.3 Engage with partners and stakeholders in setting risk reduction priorities.
- 4.4 Work with reference groups and involve other methods of community input into prioritisation .

Wellington Region Natural Hazards Management Strategy

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APPENDICES

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Appendix B	Description of Natural Hazards in the Wellington Region
Appendix C	Planning Legislative Framework
Appendix D	Good Practice

1 Introduction

1.1 Why develop a Natural Hazards Management Strategy?

The purpose of the Wellington Region Natural Hazards Management Strategy is to help create a region resilient to the impacts from natural hazard events through a focus on the **reduction** component of the 4 R's (reduction, readiness, response, recovery) of the Civil Defence Emergency Management Act. It will provide a framework that will allow the partner councils in conjunction with key stakeholders and the community to develop consistent responses to the challenging natural hazards that we face including coastal erosion and inundation, sea level rise, flooding, earthquakes, landslides and storms.

Having robust and consistent natural hazard policy approaches in city, district and regional plans will help us to consistently and rigorously identify our hazards and employ a risk based approach that enables progressive risk reduction over time. The scope of this strategy includes ensuring that partners in the work:

- Share and use the same information and assumptions
- Achieve consistency in risk reduction, including through district planning, across the region
- Undertake research in a coordinated and agreed way
- Collaborate with each other, (eg, partner councils, lifeline utilities, key stakeholders)

The Wellington region's local authorities will do this by:

- Focusing on the role of **reduction** in the 4Rs of natural hazard risk management.
- Providing a vision and objectives for how we as a region want to approach planning for natural hazard risk reduction.
- Recognising the importance of regional leadership, specifically the role of Greater Wellington Regional Council (GWRC) in coordinating funding and leading regionally consistent science and information to underpin integrated natural hazards planning and management.
- Recognising that local government has important roles in determining the acceptable level of risk, and in risk reduction through infrastructure planning and management, resource management planning and decision making, agency coordination, and knowledge building and management.
- Explaining the nature of the challenge, including setting out the region's natural hazards context and the consequences of hazard events for the region's communities.
- Advocating for central government to develop better resilience knowledge and standards and to fund nationally consistent science and information to underpin effective hazards planning and management.
- Prioritising actions in the implementation plan.
- Working with lifelines utility providers (ie, water, power, transport, communications) and stakeholders to better understand natural hazard risks and how these can be managed.
- Aiming to achieve region-wide consistency in policy and planning regulations for managing risks from natural hazards.
- Prioritising the investigation of natural hazards and the preparation of policy responses for managing the risks from these using a risk based approach.

1.2 How the Strategy was developed

The development of the Strategy was initiated by the Regional Planning Managers Group and overseen by a Programme Advisory Group made of the planning managers from each partner council, representatives from the Wellington Region Emergency Management Office, Greater Wellington Regional Council flood protection department and Te Hunga Whiriwhiri. It has been jointly funded by the partner councils with the approval of the Chief Executives from each council and endorsed by the Coordinating Executive Group of the Wellington Region Civil Defence Emergency Management Group. The Strategy has been developed through a series of workshops involving representatives of the partner councils, lifeline utilities, key stakeholders and a wider group of interested parties who have participated

at different stages. The vision and objectives were first developed, along with a series of principles. These were made available for public review. Numerous actions to achieve the objectives were then developed through further engagement, and refined into:

- A concise set of actions and an implementation plan.
- An equally important set of “ways of working” which will help to inform and provide guidance to those engaged in the actions.

There is no quick and easy means of reducing the risk of natural hazards on a regional basis. Rather the Strategy will set the region’s communities on a pathway towards risk reduction. The pathways involve long-term continuous and targeted action on a regionally consistent basis, along with regular review of achievements and adjustments over time to meet new or changed natural hazard circumstances.

1.3 Structure of the Strategy

The strategy is set out in three sections, with an introduction and background, the action points and implementation plan and a series of appendices and supporting documentation.

- Summary (stand alone pull out)
- Purpose of the strategy
- Context
- Key issues
- Strategy
- Appendices (Supplementary Information – Methodology, Description of Natural Hazards in the Wellington Region, Legislative Framework, Good Practice)
- Supporting Reports (Stocktake, Consultation Report)
- Hyperlinks for an electronic version of the Strategy

2 Context

Local authorities, the Wellington Region Emergency Management Office (WREMO) and lifelines utilities of the Wellington Region¹ are collaborating to prepare a Wellington Region Natural Hazards Management Strategy ("the Strategy"). The Strategy is to be part of a Natural Hazards Programme seeking the integrated management of natural hazards to gain consistency and reduce duplication of effort across jurisdictional boundaries.

The aim of the draft strategy is to provide a coherent regional framework to inform planning documents, such as city, district and regional plans, long term plans and asset management plans. It is paired with an implementation and action plan providing coherent actions designed to carry out the objectives embodied in the strategy.

The strategy provides an opportunity to explain how we will work together with our partners (councils, WREMO, Wellington Engineering Lifelines Group) to address shared goals related to risk reduction. It allows us to:

- Set priorities for co-funded hazards research
- Undertake joint investment in hazard mitigation and reduction activities
- Develop consistent hazard planning approaches
- Cooperate in community engagement

The Strategy provides a strategic overview of natural hazards in the region and is the guiding regional framework for integrated and coordinated natural hazard management planning, covering both Long Term Plan and RMA plan responses. It will coordinate with the Wellington Region Civil Defence Emergency Management Group Plan prepared by WREMO.

The Wellington region has one of the most physically diverse environments in New Zealand. It is also one of the most populous regions and, consequently, communities are affected by a wide range of natural hazards. Natural events become hazardous when they adversely affect our lives and property, businesses and livelihoods, infrastructure (eg, lifelines)the environment and our natural resources.

The Wellington Region Civil Defence Emergency Management Group undertook a comprehensive analysis of natural hazards and risk for the region in 2007 (Wellington Region Civil Defence Emergency Management Group, 2007). This report, combined with the Regional Policy Statement for the Wellington Region² provides the background information on hazards and risks within the Wellington region (Greater Wellington Regional Council, 2013).

A summary of the natural hazards that occur in the region and the planning responses that have been developed to date is set out in the Stocktake Report³. The most significant natural hazards include earthquakes, coastal hazards (erosion and inundation), flooding and landslides. Other natural hazards such as drought, wind, snow and hail, and to a lesser extent wildfire and lightening also occur in the region.

2.1 The "4Rs"

The New Zealand integrated approach to disaster management is underpinned by the , 4Rs⁴ Of the Civil Defence Emergency Management Act (figure 1) . The 4Rs are defined as :

¹ Greater Wellington Regional Council (GWRC), Wellington City Council (WCC), Porirua City Council (PCC), Hutt City Council (HCC), Upper Hutt City Council (UHCC), Kapiti Coast District Council (KCDC)

² <http://www.gw.govt.nz/assets/Plans--Publications/Regional-Policy-Statement/RPS-Chapter-3-Issues-and-objectives.pdf>

³ <http://www.gw.govt.nz/natural-hazards-management-strategy-2/>

⁴ <http://www.civildefence.govt.nz/cdem-sector/cdem-framework/the-4rs/>

Reduction: Identifying and analysing long-term risks to human life and property from hazards; taking steps to eliminate these risks if practicable, and, if not, reducing the magnitude of their impact and the likelihood of their occurring.

Readiness: Developing operational systems and capabilities before a civil defence emergency happens; including self-help and response programmes for the general public, and specific programmes for emergency services, lifeline utilities and other agencies.

Response: Actions taken immediately before, during or directly after a civil defence emergency to save lives and protect property, and to help communities recover.

Recovery: The coordinated efforts and processes to bring about the immediate, medium-term and long-term holistic regeneration of a community following a civil defence emergency.”

The Strategy focuses on the first R, **Reduction**.

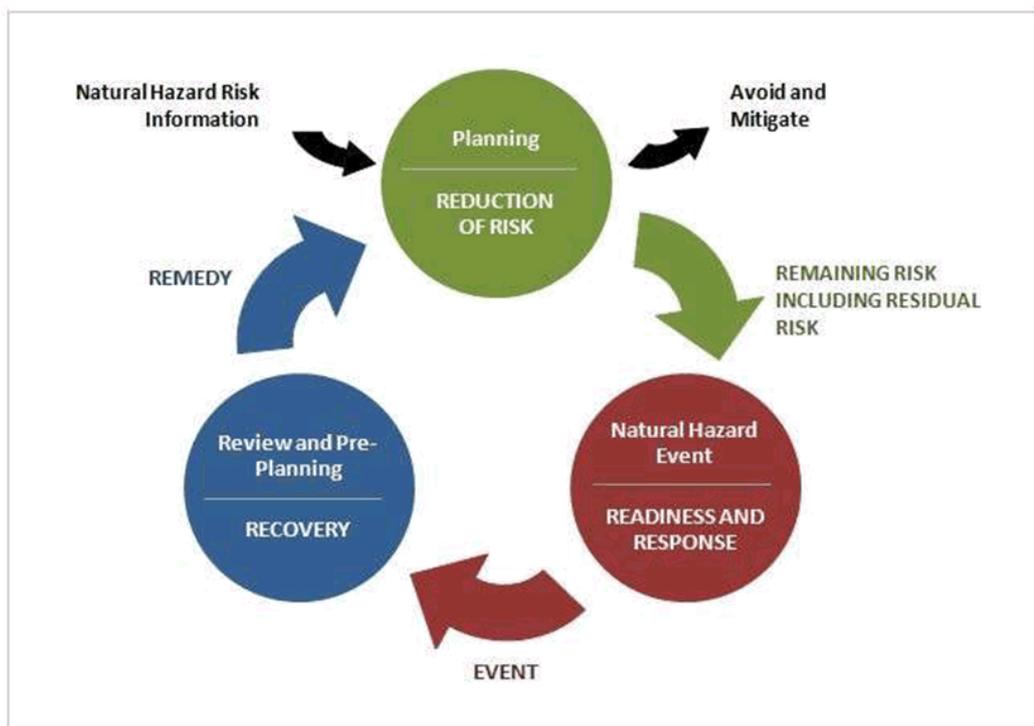


Figure 1: Conceptualisation of the "4Rs" in terms of the Strategic Approach to Natural Hazard Risk Management

Modified from "A Strategic and Practical Options for Integrating Flood Risk Management", MWH and PS Consulting Ltd, MfE 2009

2.2 Who Does What?

2.2.1 Functions of Councils

Under sections 30 and 31 of the Resource Management Act 1991⁵ (RMA) local authorities have statutory powers to develop policies and methods for integrated management of natural resources including for the avoidance or mitigation of natural hazards. Section 30 outlines the functions, powers and duties of regional councils and section 31 does so likewise for territorial authorities.

⁵ s30(1)(c)(iv) and s31(1)(b)(i) RMA

Whilst there are similarities and overlaps between the two sections, the primary difference relates to the jurisdictional boundaries between regional and territorial authorities, with regional councils focussing on soils, air, beds of lakes and rivers and the coastal marine area and territorials focussing on use and development of land. What this means in practice is that the regional council has a role in avoiding and mitigating the impacts of natural hazards, for example through building and maintaining stopbanks. Territorial authorities on the other hand have more of a focus on controlling the effects of landuse development to avoid or mitigate the impacts of hazards on development, for example through subdivision or building requirements.

Under the RMA⁶, there is also a requirement that local authorities must consider the preparation of appropriate combined documents whenever significant cross-boundary issues relating to the use, development or protection of natural and physical resources arise or are likely to arise. The hazards strategy is a recognition of this mandate.

The importance of managing the impacts of natural hazards is given further weight in the Local Government Act 2002 (LGA). Under the LGA all local authorities, in performing their roles, must have regard to the contribution core services make to communities including the avoidance or mitigation of natural hazards.

Councils' key resilience responsibility goes beyond the RMA and the LGA. The Civil Defence and Emergency Management Act 2002 (CDEM Act) requires community and infrastructure agencies to have an understanding of the potential hazards and vulnerabilities that they face and to take measures to manage those vulnerabilities to reduce the impacts of events. The Wellington, Porirua, Hutt and Upper Hutt city councils and the Greater Wellington Regional Council are classified in the CDEM Act as Lifeline Utilities for the supply of drinking water. The CDEM Act requires councils to ensure they are able to continue to function to the fullest possible extent following a hazard event; although this may be at a reduced level. Councils are required to plan, prepare for and respond to emergencies, working in conjunction with their regional emergency management office, in this instance the Wellington Regional Emergency Management Office (WREMO).

Given that natural hazards are not confined to local authority boundaries, the Strategy provides the opportunity for the Wellington region to develop a consistent regional approach to natural hazard management, and the avoidance and mitigation of exposure to natural hazard risk.

2.2.2 Programmes and Strategies

Internationally, effective natural hazards management has become a pressing need. A number of international initiatives have emerged in response, and these have been reflected through national, regional and local initiatives. The following are some of the currently most important:

Sendai Framework for Risk Reduction (2015-2030)

The Sendai Framework⁷ is a 15-year, voluntary, non-binding agreement endorsed by the United Nations General assembly following the 2015 Third UN World Conference on Disaster Risk Reduction . It recognizes that the State has the primary role to reduce disaster risk but that responsibility should be shared with other stakeholders including local government, the private sector and other stakeholders. It aims for the following outcome:

The substantial reduction of disaster risk and losses in lives, livelihoods and health and in the economic, physical, social, cultural and environmental assets of persons, businesses, communities and countries.

⁶ s80(7) RMA

⁷ <http://www.unisdr.org/we/coordinate/sendai-framework>

Four priorities for action are outlined in the framework. They are: understanding disaster risk; strengthening disaster risk governance to manage disaster risk; investing in disaster risk reduction for resilience; enhancing disaster preparedness for effective responses, and endeavouring to “Build Back Better” in recovery, rehabilitation and reconstruction.

New Zealand is one of 187 UN member states to make a formal commitment to the Framework. Work is already underway on a national level to address risk reduction through⁸:

- reviewing and redeveloping the National Civil Defence and Emergency Management Strategy;
- amending the Resource Management Act;
- undertaking a review of the Building Act, specific to earthquake prone buildings; and
- developing a National Infrastructure Plan.

National Disaster Resilience Strategy

The Ministry of Civil Defence and Emergency Management is reviewing the current National Civil Defence Emergency Management Strategy to demonstrate our commitment to the Sendai Framework and shift focus to ‘managing risk’ rather than ‘managing disasters’⁹.

Workshops in the various regions are considering where efforts could be better targeted to yield the greatest benefit across the four priority area outlined in the Framework.

Wellington Region Emergency Management Office: Community Resilience Strategy

The Community Resilience Strategy¹⁰ prepared by the Wellington Region Emergency Management Office (WREMO) outlines how the WREMO team will engage with its diverse communities and apply a wide range of tools to help empower them to survive and thrive after an emergency event. It is broadly driven by three strategic objectives – build capacity, increase connectedness and foster cooperation.

WREMO comprises the nine councils of the Wellington Region. It has played a significant role in the preparation of the Wellington Natural Hazards Management Strategy.

Wellington Resilience Strategy

Wellington City’s membership of the Rockefeller Institute’s 100 Resilient Cities¹¹ (100RC) is centred around the development of a Resilience Strategy that draws on models, guidelines and resources developed by the 100RC to assist cities to better survive, and then grow, in the face of the shocks and stresses of the 21st Century. [Hutt City is developing a resilience strategy using the methodology developed and shared by Wellington City Council.](#)

The recently release Preliminary Resilience Assessment (June 2016) represents Phase 1 of the project and defines the key areas of focus for Wellington to become a resilient city. Key ‘discovery areas’ are recovery from seismic shock; climate change and sea level rise; economic prosperity; and quality of life.

Climate Change Strategy

The Wellington Regional Council’s Climate Change Strategy (October 2015)¹² is an overarching document to align and coordinate climate change actions across GWRC’s responsibilities and operations. It aims to build on work programmes already underway, raise awareness of climate change drivers and impacts, and help coordinate regional effort through collaboration and partnerships. It also aims to strengthen information-sharing and integration across GWRC departments, between councils, with central government, and with the community.

⁸ <https://www.beehive.govt.nz/speech/nz-symposium-disaster-risk-reduction-opening-address>

⁹ <http://www.civildefence.govt.nz/cdem-sector/national-disaster-resilience-strategy-development/>

¹⁰ <http://www.getprepared.org.nz/sites/default/files/uploads/WREMO%20Community%20Resilience%20Strategy%202nd%20edition.pdf>

¹¹ <http://wellington.govt.nz/about-wellington/resilient-wellington>

¹² <http://www.gw.govt.nz/assets/Climate-change/GWRCClimateChangeStrategy7-10-15.pdf>

2.3 What is Risk?

Natural Hazard risk is broadly defined as the combination of the probability of a natural hazard and the consequences that could occur from an event of a given likelihood and magnitude.

A framework for managing risk is outlined in AS/NZS ISO 31000:2009, Risk Management – Principles and Guidelines¹³ A companion handbook has been prepared that provides guidance on implementing the risk management standard SA/SNZ HB 436:2013, Risk Management Guidelines – Companion to AS/NZS ISO 31000:2009. The standard outlines a risk based approach to risk management and is the direction promoted in the: "Regional Policy Statement for the Wellington Region" and in the GNS Science publication: "Risk Based Approach to Land-Use Planning".

Other relevant guidance has been produced by Ministry for the Environment such as the soon to be updated: "Climate change effects and impacts assessment: A Guidance Manual For Local Government in New Zealand" 2008¹⁴ which defines risk as:

"The chance of an 'event' being induced or significantly exacerbated by climate change, that event having an impact on something of value to the present and/or future community. Risk is measured in terms of consequence and likelihood."

A risk-based approach takes account of the intended purpose of a use or development, the likelihood of natural hazard events occurring, the vulnerability and exposure of the site, use or development, the severity and consequences of potential hazard events and the costs and benefits of acting or not acting. A risk assessment needs to be commensurate with the size and scale of the use or development. The risk can be evaluated on a scale from low to high or acceptable to intolerable assessed on the basis of:

- a) the scale, engineering design and intended life and use for the development, and
- b) the likelihood, frequency and magnitude of natural hazard events that could potentially affect the site or development, and
- c) the vulnerability and exposure of the development to natural hazards, and
- d) the severity of any physical, social, economic and environmental consequences that could arise from natural hazard events affecting the site or development.

¹³ <https://www.standards.govt.nz/search-and-buy-standards/standards-information/risk-management/>

¹⁴ <http://www.mfe.govt.nz/sites/default/files/climate-change-effect-impacts-assessment-may08.pdf>, p73

3 Key Issues

A stocktake was undertaken to better understand the information that the respective councils hold on natural hazards and hazard risks, and how these risks are currently managed. The stocktake provides an initial identification of key issues in relation to consistency in approach and application of good practice in hazard management and planning provisions used by different local authorities.

The key issues were grouped around:

- Information gathering
- Planning provisions
- Operational responses.

The issues are summarised in Table 3-1. This highlights both the need for and the potential benefits of integrated and consistent approaches across the various local government agencies.

Table 3-1: Key Issues

INFORMATION GATHERING
<p>Earthquakes</p> <ul style="list-style-type: none">• There is a marked variability of earthquake information mapped and available online through council GIS systems.• Council staff awareness of the existing information held by other agencies is limited.
<p>Coastal Hazards</p> <ul style="list-style-type: none">• There is inconsistency in the ways that the councils identify and map coastal hazards.• There is variable use of coastal hazard information internally within councils.• There is a lack of progress in preparing and adopting long term climate change adaptation plans.• Large variations in the knowledge of coastal hazards was found, and an increasing need to plan for the impacts of sea-level rise.• There are discrepancies between Council staff and local residents understanding about the reliability of the knowledge base and/or levels of risk acceptance.
<p>Flooding</p> <ul style="list-style-type: none">• Improvements are needed in the mapping of residual flood risks (i.e. potential losses if flood protection is breached or overtopped).• Sea-level rise considerations are not yet adequately integrated into the mapping of flood risk in coastal areas.• Flooding hazards are generally well documented and mapped with greater regional consistency than other natural hazards.
<p>General Comments</p> <ul style="list-style-type: none">• There is variability in approach and methodologies in managing the risks from natural hazard both within and between councils. It is not clear whether this variability is driven by specific contextual reasons a lack of co-ordination, or due to differing resource levels¹⁵.• There is limited justification of the hazard priorities that are focussed on within plans. It is not always clear how particular hazard priorities have been chosen. There is no systematic or strategic approach for determining what is important.

¹⁵ It was recognised however that some variation may be appropriate to reflect varying hazard 'landscapes' within the region.

PLANNING PROVISIONS

- There is a general lack of information and provisions relating to liquefaction hazard.
- The information contained in city, district and regional plans and explanations of the basis for planning provisions for coastal hazards are limited.
- There is a lack of information about provisions relating to flood hazards in city, district and regional plans. A common theme is for this information to relate to only certain water bodies, without explanation as to why this is the case.
- While landslides are addressed in some district plans, this tends to be through earthworks provisions. Naturally occurring or historical landslide hazards are not provided for.
- There is minimal recognition in city, district and regional plans of other hazards and of climate change issues.
- There is limited progress towards the integration of a risk based planning approach and risk assessment in natural hazard provisions. (Some progress is evident in more recent updates, but there is little evidence of this element of good practice where there are older provisions).
- The district plans also provide little explanation as to why their focus is on some natural hazards and not on others.
- While cross boundary issues are acknowledged in plans, little direction is provided on how these issues should be addressed.
- In general, there is a lack of hazard specific provisions in the District Plans, but it is variable, with some plans containing targeted policies and rules and some containing very little. Objectives, in particular, tend to be generic to all natural hazards and do not provide clearly identifiable or measurable outcome statements.
- The policy and planning approaches in city, district and regional plans are often outdated, are not based on a clear risk based model and do not meet good practice tests.
- Related to this, there is no clear evaluation involving community and stakeholder input about what levels of risk are considered acceptable.
- There is a lack of coordination between resource management planning and the response and recovery plans of civil defence emergency management and/or lifeline utility providers

OPERATIONAL RESPONSES

Monitoring

- There is no systematic approach to monitoring impacts of hazards, risks or evaluating the effectiveness of policy approaches to risk reduction.
- There are key gaps in the monitoring protocols associated with landslides and coastal erosion.

Information Management

- There is a lack (in most councils) of a protocol relating to the review and updating of information. Some councils are taking an ad hoc approach, and seem to be reliant on external parties to provide updated information.
- There is no indication that a coordinated approach is being taken by councils in relation to the management and updating of information.
- In some instances councils are relying on older data and information, which does not meet current good practice expectations.
- The quality of information and accessibility to information about natural hazards varies considerably.
- The level of confidence/uncertainty in hazard information is not always explicitly recognised or

PLANNING PROVISIONS

discussed.

Climate Change

- Councils have different approaches to, and levels of understanding of adaptive planning practices.
- There is a need for clarification around the source(s) of climate change projections, the planning timeframes being used and how they are being applied by the different councils.
- Councils, institutions and the general public have different 'levels of understanding about climate change, This impacts on people's understanding of climate change projections and scenarios, levels of risk acceptance and degree of planning required for managing potential future impacts.

4 Strategy

4.1 Vision Statement

The communities of the Wellington region work together to understand and reduce risks from natural hazards

"to survive and thrive in a dynamic world"

4.2 Objectives

1. Our natural hazards and risks are well understood. [Knowledge and Understanding]
2. Our planning takes a long term risk-based approach. [Planning]
3. Consistent approaches are applied to natural hazard risk reduction. [Consistency]
4. We have an agreed set of priorities to reduce the risks from natural hazards. [Prioritisation]

4.3 Principles

1. Use the best available hazards information/science.
2. Identify and agree what is best practice for natural hazards risk management and reduction.
3. Identify and address what inhibits good practice in natural hazards management.
4. Bring the community along on the journey
5. Build in regular monitoring and review programmes.

4.4 Actions

The following actions address the issues and set out steps to achieve the four objectives that have been identified.

ACTIONS TO MEET OBJECTIVES (Five Year Framework)		TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
OBJECTIVE 1						
Our natural hazards and risks are well understood (Knowledge and Understanding)						
Working together as Councils						
1.1	Strengthen the multi-council approach of working collaboratively and collectively.	Year 1	Steering Group	L	H	Inception
	<ul style="list-style-type: none"> Establish a natural hazards steering group which will be the custodian responsible for overseeing the implementation of the strategy. 	Year 1	Programme Advisory Group	L	H	
	<ul style="list-style-type: none"> Establish a technical advisory group to assist the Steering Group, where necessary, on the implementation of the strategy. 	Year 1	Steering Group	L	H	
	<ul style="list-style-type: none"> Develop and maintain a programme to continually evaluate the effectiveness of objectives and achievement of actions (incorporating performance measures). 	Year 1	Steering Group			
1.2	Develop and maintain a regionally consistent information base about natural hazards (and community exposure to them). Refer to Appendix B and build on this information.	Years 1-5	Steering Group – assisted by Technical Advisory Group	M	H	Workstream: Research & Information
	<ul style="list-style-type: none"> Develop common terminology and definitions for natural hazard management. 	Years 1-5				
	<ul style="list-style-type: none"> Develop common/shared Information Management Protocols. 	Years 1-2				
	<ul style="list-style-type: none"> Establish a mechanism to regularly update and share the latest scientific information. 	Years 1-2				
	<ul style="list-style-type: none"> Monitor natural hazard trends in the region, including recording the occurrence of extreme events. 	Years 1-5				

ACTIONS TO MEET OBJECTIVES (Five Year Framework)		TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
1.3	Develop, fund and co-ordinate agreed natural hazards research programmes . <ul style="list-style-type: none"> Identify, programme and prioritise research. 	Years 1-5	Steering Group, GWRC and Councils assisted by Technical Advisory Group	M	H	Workstream: Research & Information
Working with our Communities						
1.4	Provide for ongoing community resilience through education and information about long-term risk reduction across a range of natural hazards.	Years 1-5	Steering Group, WREMO, Business, Professional, Services and Community Organisations	L	M	Workstream: Education
1.5	Encourage better understanding of hazards, risks and consequences by all stakeholders on an ongoing basis	Years 1-5	Councils, Community, Businesses	L	M	
<p>OUTCOMES: Councils and communities have a good understanding of the risks associated with natural hazards and will be in a position to make well informed decision.</p> <p>PERFORMANCE MEASURES: Community Surveys/Responses (using established practices); Use the Long Term Plan process to plan actions, with a link to funding and definitive timeline.</p>						

ACTIONS TO MEET OBJECTIVES (Five Year Framework)		TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
OBJECTIVE 2:						
Our planning takes a long term risk-based approach (Planning)						
Working together as Councils						
2.1	Summarise all risk based methodologies and agree on consistent approaches for applying the risk based approach to natural hazards planning.	Years 1-2	Steering Group, Technical Advisory Group, Lifelines Groups	L	H	Workstream: Planning
2.2	Ensure that the different timeframes over which natural hazards are likely to occur are recognised and provided for.	Years 1-2	Steering Group	L	H	
Working with our Communities						
2.3	Raise awareness about community needs and educate about council and lifeline utility responsibilities for managing impacts from natural hazards (eg, in land use planning). <ul style="list-style-type: none"> Prepare a community engagement plan and undertake regular consultation with communities. Engage with partners and stakeholders to define acceptable levels of risk 	Years 1-5	Steering Group WREMO Insurance industry	M	H	Workstream: Education
OUTCOMES: Councils and Communities understand and agree what is acceptable risk, and base land use and asset planning decisions on this agreement.						
PERFORMANCE MEASURES: Damage costs associated with natural hazard events; Demonstration of identification of and response to natural hazards in new developments and existing established areas (e.g. across contents of regional, district, and asset management plans)						

ACTIONS TO MEET OBJECTIVES (Five Year Framework)		TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
OBJECTIVE 3:						
Consistent approaches are applied to natural hazard risk reduction (Consistency)						
Working together as Councils						
3.1	<p>Develop regionally consistent and coordinated city, district and regional plan provisions, including agreed objectives, policies, rules and methods.</p> <ul style="list-style-type: none"> Prepare jointly across all councils in the region and obtain buy-in from communities at an early stage (single process, single cost, rather than repeated multiple times, with duplicated costs). 	Years 1-5	Steering Group, Council Planners	M	H	Workstream: Planning
3.2	<p>Cooperate on common natural hazard issues and possible hazards management policy approaches:</p> <ul style="list-style-type: none"> Develop common natural hazard policy approaches, standards or management plans for assets and infrastructure across the region for partner councils, network or lifeline utilities. These should be cross-referenced to development planning. Formulate principles for decision-making, construction and urban design guidelines for hard protection structures (e.g. seawalls). Develop common approaches and standards for LIM reporting 	Years 1-5	Steering Group, Council Planners, Asset managers	L	H	

ACTIONS TO MEET OBJECTIVES (Five Year Framework)	TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
3.3 Develop joint funding proposals for Long Term Plans and Annual Plans where there are areas of common concern around natural hazard planning.	Years 1-5	Steering Group	L		
Working together with our communities					
3.4 Strengthen linkages between council planning practices, civil defence emergency management recovery plans and the resilience programmes of lifeline utility providers.	Years 1-5	Steering Group, WREMO, Council Planners	L	M	
<p>OUTCOMES: Councils follow a consistent approach in implementing practices and planning principles.</p> <p>PERFORMANCE MEASURES: Measure against findings of the Stocktake and Issues Report, and evolving good practice.</p>					

OBJECTIVE 4:
We have an agreed set of priorities to reduce the risk from natural hazards (Prioritisation)

ACTIONS TO MEET OBJECTIVES (Five Year Framework)		TIMING	WHO IS INVOLVED?	COST (H,M,L)	PRIORITY (H,M,L)	
Working together as Councils						
4.1	Recognise existing in-house capabilities and resourcing and agreeing to a forward work programme.	Years 1-2	Steering Group	L	M	Workstream: Planning
	<ul style="list-style-type: none"> Develop a set of criteria to determine priorities and identify "quick wins" (e.g. priorities to be aligned with national, regional and district plans). 	Year 1		L	H	
	<ul style="list-style-type: none"> Identify and apply the range of tools to inform decision-making on vulnerabilities and likely effectiveness of actions. 	Years 1-2		L	H	
	<ul style="list-style-type: none"> Develop a regional resource base to build capacity and up-skill staff and community representatives. 	Years 1-5		M	M	
	Assess acceptable risk with partners and stakeholders and provide targeted planning guidance (to avoid, mitigate and/or remedy).	Years 1-5	Steering Group – assisted by Technical Advisory Group	M	H	
<ul style="list-style-type: none"> Prioritise actions at regional level but also recognise local conditions and differences in the nature and risk of hazards. 	Years 1-5		M	M		
Working with our Communities						
4.3	Engage with partners and stakeholders in setting risk reduction priorities. of .	Years 1-5	Councils, Iwi	L	H	Workstream: ALL
4.4	Work with reference groups and involve other methods of community input into prioritisation.	Years 1-5	Steering Group Community	M	M	
<p>OUTCOMES: Councils and Communities work towards an agreed set of priorities that are reflected in the Regional Policy Statement and Regional and District Plans, Annual and Long Term Plans, and Asset Management Plans.</p> <p>PERFORMANCE MEASURES: Measure against findings of Stocktake and Issues report; Inclusion of actions in Long Term and Annual Plans; The number of actions or activities successfully implemented.</p>						

Notes: L, M, H costs. L = small amount of in-house staff time or a few hours of consultant help. M = moderate amount of staff time or consultant help, or co-funded research project in the order of \$10K. H = some dedicated FTE or part thereof or equivalent consultant help or multi-year research project in the order of \$100K.

4.5 Implementation Approach

Successful implementation of the hazards strategy will require appropriate resourcing, oversight and governance. A steering group will provide oversight, support and advice for the strategy implementation and help navigate a pathway through the challenging issues. The following diagram illustrates the organisational structure for implementation of the Strategy's actions from section 4.4. The phasing and basis of funding for the Strategy is set out in further detail in this section and additional ideas that were discussed during stakeholder workshops are presented in Table 1. The approach is based on a five-year timeframe, after which its effectiveness will be reassessed¹⁶ and its continuation will be reviewed.

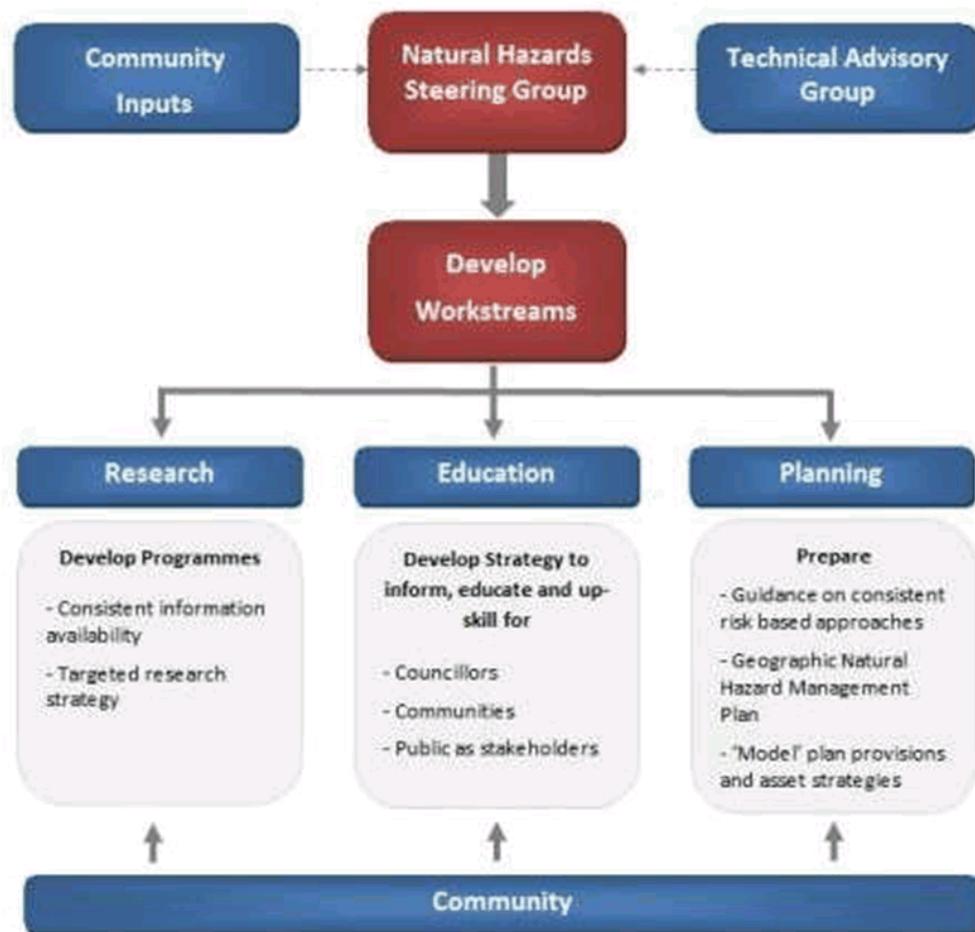


Figure 2: Implementation Structure

¹⁶ See Outcomes and Performance Measures in section 4.4.

4.5.1 Inception Phase

During Year 1 the Natural Hazards Steering Group (the Steering Group) will be established. The current Programme Advisory Group will prepare the terms of reference for the Steering Group, for confirmation/approval of the Coordinating Executives Group (CEG). The Steering Group is to be the multi-council custodian, overseeing the implementation of the Strategy. It is envisaged that there will be a representative of each council (at the technical level, e.g. a dedicated member of the planning or asset management team). The Steering Group members are responsible for reporting to their respective councils to ensure that important decisions are made, particularly around the commitment to funding/resourcing for the Strategy.

The Steering Group will establish a Technical Advisory Group (TAG) consisting of the representatives of appropriate central government agencies, the Insurance Council, and research providers such as GNS, NIWA, BRANZ and other agencies. The TAG will be convened as necessary to assist with workstreams in an advisory capacity. The Steering Group will be able to seek advice from the TAG as relevant to the issues to be addressed.

The Steering Group will also be responsible for ensuring that there is stakeholder and community input as appropriate within the workstreams. This may involve establishing focus, advisory or reference groups from the wider community or other means of seeking informed community input as the workstreams develop.

The Steering Group's role will be facilitated by a dedicated project/programme manager, who will also be responsible for overall management of the workstreams, regular review of achievements and reporting to the CEG.

4.5.2 Develop Workstreams

The Steering Group will develop a number of workstreams to implement the actions. The workstreams fall into three main groupings:

- Research/Information
- Education
- Planning.

Each workstream will be convened and co-ordinated by an appropriate "owner" to be determined by the Steering Group, under the overall management and support of the strategy's project/programme manager. Box 1 sets out ways of working under each workstream which have been developed in parallel with the Strategy's objectives and actions.

4.5.2.1 Research/Information

Each participating local authority has staff who are already involved in collecting information, maintaining hazards databases and presenting the information in various ways including through GIS systems. Each also obtains information through commissioned work and through services such as resource consent application assessments. As well as co-ordinating and aligning information collection, storage and presentation, the workstream will involve identifying and filling information gaps and identifying means of ensuring that hazard information is readily available within councils and for the community.

Much of this workstream will rely on existing budget and staff allocations, and additional research funding will be justified on a case-by-case basis.

It is anticipated that GWRC would lead this component of the Strategy, with the active input of appropriate staff from all participatory local authorities.

4.5.2.2 Education

This essential workstream has a broad mandate of education and upskilling, and requires a comprehensive strategy and sustained performance over the full five years of the programme to raise

knowledge and understanding of natural hazard risks and the importance of risk reduction. It will be undertaken in partnership with WREMO and other initiatives (such as the publicity and public information associated with the Wellington Resilience Strategy).

It is expected that this component of the strategy would be led by a dedicated person within the GWRC communications and marketing team, working closely with the communication team at WREMO and in the participatory councils. The Strategy's project/programme manager would however have direct responsibilities relating to professional and industry organisations within this workstream.

4.5.2.3 Planning

This workstream is likely to involve commissioning consultancy advice, in addition to work that may be led from and undertaken collaboratively within the participatory councils themselves.

Scoping of work under the four items identified here will need to be completed by the Steering Group at a very early stage, as there is a pressing need for achievement under this heading relating to the content and alignment of the various district plans in the region.

An evaluation of planning approaches to each type of natural hazard should inform the preparation and review of planning policy. This is important for understanding the effectiveness of planning/policy responses to risks from natural hazard. Such evaluation should take the potential likelihood and consequences of each type of natural hazard into account. The interests of stakeholders should be considered to ensure each policy is practical. Policy makers involved in formulating the policy should be involved in this evaluation, but the work should be independently peer reviewed.

Preliminary scoping of strengths and weaknesses of various policy approaches to each type of natural hazard should proceed at the soonest available opportunity. Understanding strengths and weaknesses (costs/benefits) of various policy approaches (ie, to avoid, to remedy, to mitigate) is key to achieving a systematic evaluation.

Further evaluation aimed at refining such policy should be undertaken as each policy is developed.

4.5.3 Implementation

The actions will be implemented under the relevant workstreams. The programming, coordination and prioritisation of the work will be undertaken by the programme/project manager assisting the Steering Group.

There will be ongoing engagement with stakeholders and the community throughout the entire implementation process, led and managed through the project/programme manager or through specific commissioned work (for example, in development of plan provisions).

4.5.4 Funding

The funding of the majority of actions identified in the Strategy can be done through existing council budgets, through alignment of programmes and co-ordinating of staff responsibilities. Budgets in annual plans and long term plans, including those for review of district plans and web based information portals, will allow for a coordinated council approach in allocating funds for the Strategy.

It is anticipated that the role of the project/programme manager will require an additional full-time position, to be located within GWRC, involving either the diversion of existing staff, funding or additional allocation.

New projects, as may be needed to meet research/information activities needs, additional communication effort and commissioned planning advice will be identified in annual plans or long term plans through a coordinated council approach to pooling resources for the effort into natural hazard reduction.

Table 1: Ideas to assist implementation of the strategy raised during stakeholder workshops

Ways of Working – Workstreams

General

- There is ongoing and improved liaison between councils, across all disciplines but particularly on land use matters, through good communication.
- Recognise and incorporate national guidance (e.g. NZCPS, CDEM Group Plan, other strategies and research programmes).

Research & Information

- Apply good practice guidance in collecting and managing hazards information (refer Appendix D).
- Hold data developed by consultants for Council projects in a shared database (IP issues to be addressed).
- Focus science research spending to practically inform risk reduction decisions.
- Partner with other providers.
- Combine resources to provide for an annual appropriation of funds.

Education

- Engage with the community. Link up with schools, iwi, residents associations and community groups.
- Arrange information sharing campaigns, using online games and scenario development to understand the “reduction” of the 4Rs.
- Build on what is already available online through Council portals.
- Use information from actual events to leverage actions and discussion.
- Consistently promote the benefits of good natural hazard information through community and business forums (e.g. run seminars for property lawyers and estate agents).
- Provide consistent and easy to understand natural hazards information (such as on LIMS).
- Establish an understanding of the community’s acceptance of risk through ongoing community engagement.
- Listen to the concerns of, and work with, the community and businesses to identify emerging natural hazards issues and risks (“hot-spots”).
- Promote understanding of the role of the insurance industry and how that reflects risk through cost and availability of insurance cover.
- Promote understanding of social impacts and wider community interests (through a people-centric approach, emphasising that vulnerable people should not be made more vulnerable).
- Educate about the precautionary approach in risk reduction.
- Foster community understanding of the changing risks associated with climate change, and the needs of future generations.
- Work closely with the Wellington Resilience Officer (100 Resilient Cities).
- Link up with WREMO’s Community Response Plans.

- Integrate risk evaluations into spatial planning and decision-making on individual projects through consenting, to ensure that natural hazards and risks are taken into account in decision-making.
- Develop a consistent approach to risk acceptance assessment and the uncertainties associated with risks, recognising that there are known and unknown factors associated with natural hazard risk.
- Work together to ensure resilience at the regional level. Recognise that many of the region’s commercial centres, employment areas and regionally significant infrastructure are in hazardous locations.
- Ensure an inclusive and integrated approach across all disciplines.
- Build GWRC’s climate change strategy into natural hazards risk reduction management decision-making.
- Agree on planning time horizons to ensure that climate change and sea level rise is built into all plans.
- Where relevant, apply an adaptive pathways approach to forward planning.
- Recognise that differences in approach will be needed for greenfields vs developed areas.
- Ensure consistent responses to legacy issues in land use planning.
- Consider the role of regional rules in natural hazard management.
- In order to reflect local conditions, recognise that some actions may require joint approaches, some individual action but based on common methods, and some actions need to be completed at local level only.
- Develop joint submissions to contribute to other natural hazards management initiatives (e.g. Resilience Strategy for Wellington, RMA changes, new and reviewed NPSs)
- Improve inter-departmental coordination/liaison within councils (Building Services, Regulatory Planning Services, Infrastructure and Asset Management, GIS etc.)
- Build on good practice already in place (the stocktake identifies where good practice has been followed).
- Prioritise actions at regional level but also recognise local conditions and differences in the nature and risk of hazards.

Partners and key stakeholders to work with across all workstreams include: Iwi; Lifeline and network Utilities (such as the NZ Transport Agency, KiwiRail, Transpower, Wellington Water); Central government agencies; and knowledge providers (CRIs, Universities, other research agencies).

Planning

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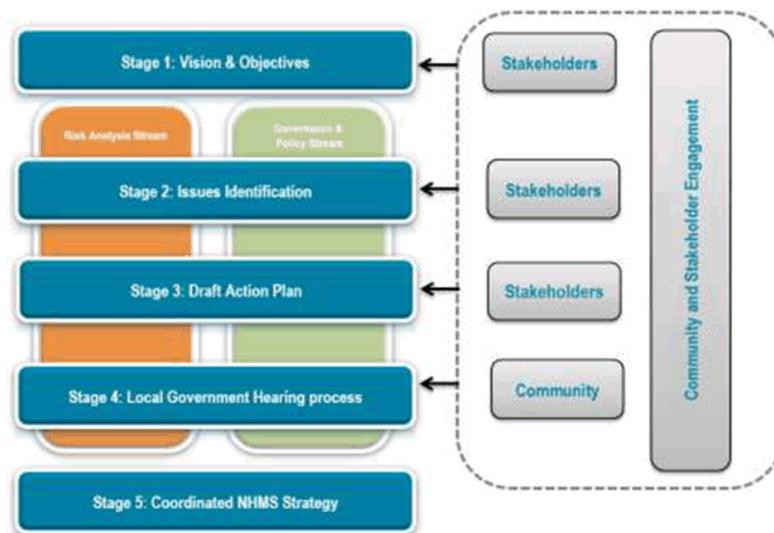
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Appendix A Methodology

The Strategy has been developed through a series of workshops involving representatives of the councils and a wider group of stakeholders who have participated at different stages.

The methodology for the development of the Strategy incorporates five stages:

- Stage 1: Vision and Objectives
- Stage 2: Issue Identification
- Stage 3: Draft Action Plan
- Stage 4: Local Government Act hearing processes
- Stage 5: Confirmation and implementation of the Strategy



Methodology for the development of the Natural Hazard Management Strategy

Stage 1: Vision and Objectives

The vision and objectives were first developed, along with a series of principles. These were made available for public review.

Stage 2: Issue Identification

A Stocktake and Issues Report¹⁷ forms part of Stage 2 Issue Identification and outlines the results of a stocktake to better understand what information currently exists across the respective councils on hazards and hazard risk, and how these risks are currently managed. The stocktake provided an initial identification of key issues in relation to consistency in approach and application of good practice in hazard/risk mapping and planning provisions used by different local authorities.

Stage 3: Draft Action Plan (subject of this report)

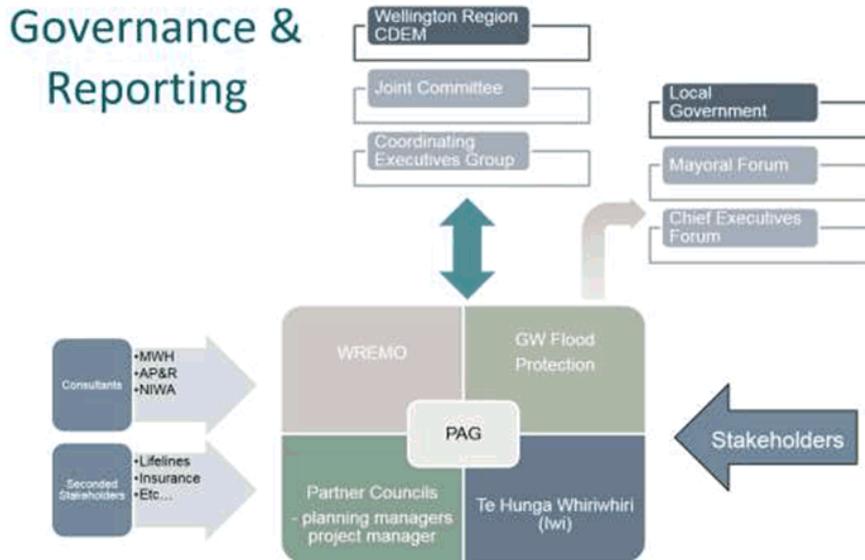
Numerous actions to achieve the objectives were then developed through further engagement, and refined into:

- A concise set of actions and an implementation plan
- An equally important set of “ways of working” which will help to inform and provide guidance to those engaged in the actions

Governance and Reporting

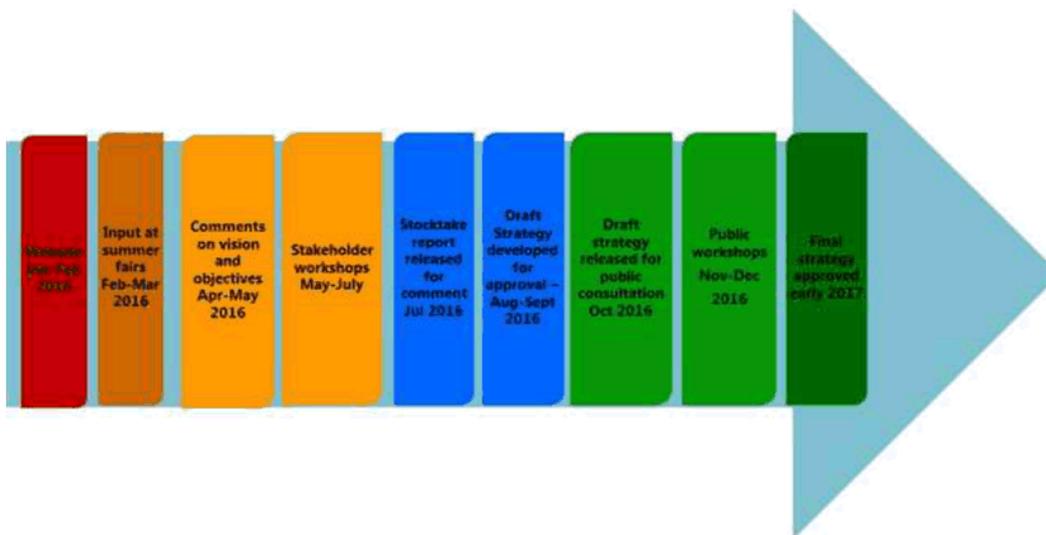
¹⁷ Report available on this link: <http://www.gw.govt.nz/assets/council-hazards/WRNHMS-Stocktake-Issues-Report-Final-18-04-16.pdf>

The following diagram sets out the governance and reporting structure that has been followed in the preparation of the Strategy.



Timeline

The following timeline illustrates what has been completed and what the next steps are:



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Caroline van Halderen, Senior Planner, MWH

Council Representatives (the representatives varied over the period of the project)

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Nicola Etheridge, Upper Hutt City Council and Porirua City Council

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Appendix B Description of Natural Hazards in the Wellington Region

Natural events become hazardous when they adversely affect human lives. The Wellington region has one of the most physically diverse environments in New Zealand. It is also one of the most populous regions and, consequently, communities are affected by a wide range of natural hazards. The Wellington Region Civil Defence Emergency Management group developed a comprehensive hazard and risk analysis report describing the region's most at-risk areas from its relevant hazards in 2007 (Wellington Region Civil Defence Emergency Management Group, 2007). This report combined with the Regional Policy Statement for the Wellington Region provides the background information on hazards and risks within the Wellington region (Greater Wellington Regional Council, 2013).

Earthquakes

The Wellington region is located within an area of high seismicity near the boundary of the Pacific and Australian tectonic plates. Stresses in the earth's crust produced by the subduction margin have produced a number of faults, both on land and on the seafloor, around the Wellington region. Many of these faults are still active and present a significant hazard. Earthquakes are caused when stresses that have built up on these faults are released, creating earthquake hazards of surface fault rupture, ground shaking and, in some areas, liquefaction (and potentially landslides and tsunamis which are covered in a separate section of this report). The five faults that could potentially cause the most damage in the region are shown in the table below together with their recurrence intervals and maximum magnitudes.

Recurrence Interval & Maximum Magnitude for six of Wellington's Most Potentially Damaging Faults

Fault	Recurrence interval (yrs)	Elapsed time since last event (yrs)	Maximum Magnitude (Richter Scale)
Wellington Fault	~ 900	~ 300	7.6
Ohariu Fault and North Ohariu	2200 1500 - 3500	1050 - 1000 ~ 1000	7.6 7.3 - 7.7
Wairarapa Fault	~ 1200	160	8.3
Carterton Fault	700 - 1000	unknown	7.0
Hikurangi Subduction Zone (whole)	6000 - 7000	unknown	9.0
Masterton Fault	~ 1000	unknown	6.7
Hikurangi Subduction Zone (partial)	~ 500 - 1000	~ 550	8.1 - 8.5

Surface fault ruptures occur particularly in sufficiently large (magnitude 7.0+) and shallow (< 40 km) earthquakes where the fault movement may cause vertical uplift / downthrust or horizontal / lateral movements that deform the ground surface. Of particular interest are high magnitude earthquakes (7.0+) from the rupture of a local fault (especially the Wellington Fault) that will cause wide spread ground deformation and uplift and/or subsidence.

Ground shaking is the most widespread effect of an earthquake and is usually most severe closest to the fault. On release, waves of energy travel through the ground and produce a shaking effect. When the waves reach ground level, they slow down and are transformed into surface waves that produce either a vertical or lateral movement. The ground shaking is influenced by surface geology. In loose unconsolidated sediments such as gravels, sands and silts, ground shaking effects can be amplified. Areas likely to experience the highest amplification include reclaimed land around central Wellington, Kilbirnie, Rongotai and Miramar, Petone, Lower Hutt, Wainuiomata, Mangaroa Valley and low-lying areas around Porirua Harbour and Pauatahanui.

Liquefaction occurs when unconsolidated soils, particularly silty and sandy soils, become saturated with water in a shaking event and behave more as a liquid than a solid. Liquefaction has a range of associated effects such as ground subsidence, lateral spreading, landslides, foundation failures, flotation of buried structures and water fountaining. Areas at risk in the Wellington region include reclaimed land around Wellington City; Hutt River mouth and lower floodplain (Petone, Seaview, Gracefield); Porirua CBD and Pauatahanui; low lying areas on the Kāpiti coast, and areas built on drained/reclaimed watercourses or swamps (e.g. Wainuiomata, Miramar Peninsula interior and Kilbirnie).

Coastal Hazards

With over 500 km of coastline, the Wellington region is exposed to coastal hazards from a range of sources. Coastal hazards encompass coastal erosion and inundation, sea-level rise and tsunami.

Coastal erosion and inundation, often associated with storm surges and wave overtopping, have the capacity to cause significant damage to infrastructure and flooding in low-lying coastal areas. Storms in the Wellington region generally come from three main sources: southerly storms usually in winter, northwest storms persisting in spring and ex-tropical cyclones typically in summer and autumn months.

A storm surge is the short term elevation of the local sea level due to meteorological conditions of wind set-up and barometric lift (inverse barometer effect from relaxation of sea surface during low atmospheric pressure). Waves cause an additional wave setup through the surf zone and then run-up on the beach or seawall.

Around the Wellington region a combined storm-tide and wave setup elevation with a return period of 100 years is around 1.6–2.5 m (Otaki-Kāpiti), 1.6–2.3 m (south Wellington), and 1.5 m (Wellington Harbour) above Wellington Vertical Datum -1953 (Lane, Gorman, Plew, & Stephens, 2012).

Due to a mix of natural processes of geology, tectonics, sediment supply, wave exposure, storm-tide and relative sea-level rise, some sections of the coastline are in long term retreat – such as Paekākāriki and Te Kopi on the south Wairarapa Coast. Other areas have episodes of erosion that form part of a cycle of erosion and deposition (such as Paraparaumu). Storm-tide, wave run-up and associated coastal erosion can also cause inundation. Places particularly susceptible to coastal flooding and overtopping include areas on the Kāpiti Coast (Raumati South, Paekākāriki), Wellington south coast (Island Bay, Lyall Bay) and Wellington Harbour (Eastbourne, SH2, Lambton Quay).

Wellington has experienced an average rise in sea level of about 2 mm per year over the past 100 years. Most of this rise is due to climate change but it is being exacerbated by subsidence of the region (lower North Island) over the past decade, caused by slow-slip seismic events from deep tectonic plate movements. Projections for the end of this century indicate that the sea level in Wellington region could rise by 0.8 m by the 2090's or 1.0 m by 2115 (Greater Wellington Regional Council, 2012), in line with the Ministry for the Environment guidance for coastal hazards and climate change (Ministry for the Environment, 2008 a).

A tsunami is a series of waves generated by the sudden displacement of a water surface. The three main generating mechanisms are submarine fault ruptures, underwater or aerial landslides or volcanic activity. The Wellington region is at risk from tsunami generated from both distant (far-field > 3 hr travel time) and local sources (near-field < 1 hour travel time). Regionally-generated

tsunami with 1–3 hr travel time (e.g. Solomon Islands or northern Kermadec area) are considered to pose less threat. Earthquakes off the coast of Chile present the largest far-field tsunami risk for the Central New Zealand region, while there are three potential sources of near-field tsunamis: the Hikurangi Subduction Margin of Pacific/Australia Plate boundary off the southeast coast, local faults in Cook Strait and submarine landslides off Cook Strait Canyon (Power, 2013).

Flooding

A flood occurs when an area of land, usually low-lying, is inundated with water from river flooding, flash floods or ponding. Frequent heavy rainstorms, the steep gradients of many river catchments and human occupation of floodplains combine to make flooding the most frequently occurring natural hazard event in the Wellington region. A heavy rainfall event is defined as 100 mm over a 24-hour period. The classic mechanism in the region for localised severe rainfall is a southerly front meeting a northwest front. The areas of greatest flood risk in the region are those catchments and floodplains that drain both west and east of the Tararua Range, where the highest rainfall occurs.

Flood risk also arises from high-intensity short-duration events over, for example 30 minutes to a few hours i.e. flash flooding.

River flooding from bank overtopping onto flood plains from prolonged rainfall is a particular risk for the Otaki and Waikanae River flood plains and the Lower Hutt valley. A credible event is a 500 year flooding event on the Hutt River exceeding the design standard of the stop banks. In order for this to occur, heavy intense rainfall from a stationary front bringing over 500 mm of rain over a 36-48 hour period to the Hutt River Catchment is needed. This would flood the Hutt Valley floodplain as well as causing flooding in the Otaki or Waikanae River valleys.

Serious flooding can also occur should flood defences fail before their supposed design capacity is reached. This can occur, for example, due to "piping" through or under banks, debris jams, out-flanking, bank scouring, bank slumping, landslide induced "tsunami" and channel capacity loss through in-channel deposition.

Sedimentation and erosion of rivers and streams, river mouths and tidal inlets, can be sudden (during an event) or develop gradually over time and can further exacerbate the flood risk by raising bed levels and undermining banks.

Flash flooding from intense heavy rainstorms is a high risk in short steep catchments such as in Waikanae, and Paekakariki. Surface flooding or ponding is due to the capacity of stormwater systems being exceeded, impeded drainage (drains being blocked) or antecedent conditions of the water table being high when the ground is waterlogged. This can occur around Porirua Harbour and Pauatahanui Inlet, as well as localised areas, such as the inter-dune depressions on Kāpiti Coast, and parts of Wellington City and Lower Hutt.

Other Natural Hazards

Landslides

The geology, tectonic setting and climate make the Wellington region particularly prone to landslides. These factors combined with inappropriate planning decisions and inadequate engineering design / maintenance make landslides second only to flooding, in terms of the economic costs from damages (Wellington Region Civil Defence Emergency Management Group, 2007).

Whether a slope fails or not depends on a balance between the strength of the slope material and the driving or shear stress acting on the slope. Water plays the biggest role in slope failure due to its addition to the mass on the slope. The two main types of antecedent conditions that lead to slips in the region are i) a wet winter with susceptibility increasing towards the end of the period, and ii) a dry summer with a major rainstorm event producing falls of over 200 mm.

Based on the region's historical record, there are on average seven significant rainfall-triggered landslide events every year (Wellington Region Civil Defence Emergency Management Group, 2007). The next most common triggering mechanism is earthquake shaking. Strong earthquake shaking of intensity > MM eight is likely to generate large (>100,000 m³) bedrock landslides throughout the region. This intensity of shaking is expected in the region every 170 years on average.

Drought

Drought is a prolonged period of low rainfall leading to a severe soil moisture deficit. It becomes a hazard when people choose to live (and/or derive their livelihoods from the land) in drought-prone areas or when the drought limits water availability for municipal supply.

Research by the GWRC indicates a relationship between the Southern Oscillation Index and seasonal low rainfalls (Wellington Region Civil Defence Emergency Management Group, 2007). La Niña conditions, with predominant easterly/northeasterly flows, often result in lower than average rainfall in Kāpiti, the western and southern Tararua Range and the Rimutaka Range. This leads to low flows in the Otaki, Waikanae, Hutt, Wainuiomata and Orongorongo Rivers. Furthermore, if El Niño conditions are present in spring, then summer rainfall is likely to be below average in the central Wairarapa.

Wildfire

A wildfire is an unplanned blaze that starts in an open space, such as a hillside. Wildfires can be started through lightning strikes, arson, sparks (e.g. from a truck tyre blowout or train), or from out-of-control camp fires. Wildfire risk is heightened during prolonged drought conditions. The way a wildfire spreads will depend on the fuel (e.g. wood, scrub, dry grass/undergrowth), available oxygen, weather conditions (wind speed and direction, temperature, humidity) and slope angle.

Around 20 per cent of the land (165,500 hectares) in the Wellington region is at high to extreme risk from wildfire. This land is characterised by gorse and scrub vegetation, steep slopes, low rainfall and proximity to human habitation. The most at-risk areas are the southern and western edges of Wellington, the eastern Hutt hills and areas around Wainuiomata and Eastbourne.

Wind

High winds can occur throughout the region and can cause widespread damage to buildings, infrastructure and forestry. These winds may also disrupt transport (particularly ferry crossings and plane landings), and impact on power and telecommunication lines. The windiest areas are generally along Wellington's coasts. Westerly winds, turned south by the Tararua Range, are funnelled through the gap of Cook Strait to produce strong north or north-westerly winds in the western Wellington region. Southerly winds flow parallel to the main Wellington ranges and are not as strong or as characteristically gusty as the north-westerly, however, they have higher average sustained wind speeds. The return period for a severe wind gust (sustained over 3 seconds) of 200 kph is roughly 140 yr (Wellington Region Civil Defence Emergency Management Group, 2007).

Lightning

Lightning occurs most frequently in the region during northwest storms but can also occur when a cold dry southerly front meets a warm moist northerly front, or from cumulonimbus thunder cells. Higher incidence of lightning strikes occur in the Tararua ranges, north Wairarapa and Kāpiti Coast. On average, there are between 0.15 and 0.7 lightning flashes per square kilometre every year in the region. Risk from lightning is low and can be reduced to near zero if basic precautions are undertaken (Wellington Region Civil Defence Emergency Management Group, 2007).

Snow and Hail

Hail can occur in southerly storms, when a cold dry southerly front meets a warm moist northerly front, or from convection thunder cells (cumulonimbus) on warm summer days. Hail is considered severe when it is over 30 mm diameter (golf ball size) (Wellington Region Civil Defence Emergency Management Group, 2007).

Snowfalls occur in the region in winter and early spring each year. These falls are generated from southerly storms, and are particularly located in the Hutt Valley, SH1 north of Paraparaumu and elevated areas above 500 metres. Heavy snowfall is regarded as more than 25 cm falling in a 24

hr period or 10 cm in 6 hrs. Falls below 200m above sea level are infrequent but 1 per year may be expected at between 200-500 m and 5 per year at 600-1000 m (Wellington Region Civil Defence Emergency Management Group, 2007).

Volcanic Hazard

There are no volcanoes in the Wellington region. However, there is a residual risk from ash fall from volcanic eruptions in other areas. Based on the 1995 and 1996 Mt Ruapehu eruptions the extent of ash fall for the Wellington region is estimated to be around 1 mm if winds are from northwest direction. The consequences of ash fall include human health impacts, economic impacts such as damage to property, clean-up costs, contamination of water supplies and possible closure of the airport.

Appendix C Planning Legislative Framework

This section outlines the planning provisions that councils use for managing natural hazard risk. To understand this it is necessary to consider the wider RMA framework.

Resource Management Act

The Resource Management Act 1991 (RMA) provides a mandate for councils to manage natural hazards, climate change impacts and the effects of hazard mitigation measures on the environment and is the primary statute for promoting hazard provision in regional and district plans. The legislation reflects the concept that decisions which affect local communities should be made by those communities.

While natural hazards are not specifically mentioned in Part 2 of the RMA, there are many activities involved in the mitigation of natural hazards that may be considered under Part 2 matters. For example, in section 7, climate change must be given particular regard in RMA decision making and there are many hazards that will be exacerbated by climate change related effects. There are a number of sections and subsections under Part 4 of the RMA that require regional and district councils to manage the effects of natural hazards and to gather information, undertake research and keep records of natural hazards, viz s30(1), s31(1), s35(1) and S35(5j) (Resource Management Act, 1991).

Subdivision and land development is controlled through the RMA. The legislation grants local authorities powers under s106 (and s220) to refuse subdivision if the land is prone to natural hazards. Whilst this is an important provision, regional and district plans would incorporate adequate limitations to prevent the subdivision and development of at-risk land, or ensure mitigation methods for any development that does take place (Allan, n.d.).

The Minister for the Environment's recent speech to the Environmental Defence Society's conference reconfirmed the current Government's intent to secure better management of natural hazards through changes to the RMA (Smith, 2015). Details on these changes are yet to be released, but the inclusion of natural hazards as a part 2 RMA matter are part of the latest amendments being considered by the current government.

National Policy Statements and National Environmental Standards

National Policy Statements (NPSs) provide direction to local government on how competing national benefits and local costs should be balanced. National environmental standards (NESs) are regulations that set baseline nationwide minimum standards for particular issues.

While there are yet no national policy statements or national environmental standards addressing particular natural hazards, the New Zealand Coastal Policy Statement 2010 (NZCPS 2010) identifies coastal erosion and other natural hazards as a key issue facing the coastal environment. The NZCPS includes policies on the identification of coastal hazards (The New Zealand Coastal Policy Statement, 2010). These policies relate to at least a 100-year planning horizon, subdivision, use and development in areas of coastal hazard risk; natural defences against coastal hazards; and strategies for protecting significant existing development from coastal hazard risk.

The Minister for the Environment recently confirmed the Government's intent to pursue a National Policy Statement on Natural Hazards, in addition to changes to the RMA itself, which will strengthen the system for managing risk from natural hazards (Smith, 2015).

Given the anticipated RMA reforms and their focus on the management of natural hazards, local authorities will need to be aware of developments at the national level in the event that new NPSs and NESs are developed and consider whether and how to incorporate such documents into their RMA plans and decision-making.

Wellington Regional Policy Statement

The Wellington Regional Policy Statement (RPS) (operative from 2013) sets out the framework and priorities for resource management in the Wellington region, including natural hazards. The RMA requires all regional councils to produce an RPS for their region and to review it every 10 years. Regional and district plans must “give effect” to the RPS. The current RPS for the Wellington Region takes a general “all hazards” approach and mentions all the main hazards experienced in the region.

There are a number of non-regulatory methods in the RPS that will assist in managing natural hazards, both explicitly and indirectly in the regional plan. These methods relate to the sharing and collection of hazards information, integrating management across administrative boundaries and assisting with biodiversity restoration projects.

To ensure integration with other hazard management activities in the region, the preparation of hazard provisions in the regional policy statement is linked with work being undertaken, and priorities established, as part of the Wellington Region Civil Defence Emergency Management Group Plan (CDEM Group Plan).

Wellington Regional Plans

Regional plans address specific hazard issues relevant to regional council functions including coastal hazards, floodplain management, land stability and geothermal hazards. A regional council can prepare a specific natural hazard regional plan; however, the interrelated nature of hazards with other environmental features or effects means that natural hazard provisions are generally dispersed amongst various sections of other regional plans.

Regional plans can contain objectives, policies and rules addressing natural hazards. Unlike district councils, regional councils can have rules in regional plans for controlling land (for the purposes of avoiding or mitigating natural hazards) that are exempt from existing use right clauses under s10(4) of the RMA. This makes them particularly useful in managing natural hazard risk in areas where development has taken place before plan rules to manage these risks could be implemented.

Regional plans generally include rules requiring resource consents and set out specific objectives and policies against which such consents are measured.

In Wellington, there is no regional plan for natural hazards, but there are hazard-related policies in the coastal, freshwater and soils plans. The regional coastal plan has hazard policies relating to occupation, use and disturbance of the foreshore, the freshwater plan deals with flood hazards and mitigation, and the soils plan has policies relating to soil erosion (Greater Wellington Regional Council, 2014).

The regional plans are currently under review in the proposed Natural Resources Plan (NRP), which was publicly notified in late July 2015. The proposed NRP combines coastal and regional plans and incorporates regulatory and non-regulatory methods. It is taking a general hazards approach without singling out individual hazards.

Council District Plans

Territorial authorities are required to prepare a district plan for their district and these plans are required to give effect to regional policy statements. Territorial authorities, when reviewing their district plan, need to be aware of the direction outlined in a regional policy statement, and how that should be implemented through their district plan. The Wellington RPS directs councils to identify high hazard areas and avoid inappropriate development in those areas.

Wellington City Council (WCC), Porirua City Council (PCC), Hutt City Council (HCC), Upper Hutt City Council (UHCC) and Kāpiti Coast District Council (KCDC) are all involved in developing the proposed Natural Hazards Strategy. The current RPS post-dates the development of most of their district plans. New plans and plan reviews need to provide clear direction through policy, rules and other means as to the approach and the desired outcomes sought in managing natural hazard risk.

Other

It is also important to consider non-RMA legislation available to manage natural hazards. The Local Government Act, Building Act and the Civil Defence Emergency Management Act are complementary to the RMA, and whilst these have different functions in relation to natural hazards management they are particularly relevant for the NHMS. Furthermore, specific to flooding hazards, NZS 9401:2008, the Soil Conservation and Rivers Control Act 1948 (SCRCA), Land Drainage Act 1908 (LDA), and the River Boards Act 1908 (RBA) also form part of the statutory context. This context is summarised below.

Local Government Act 2002

The Local Government Act (LGA) focuses on the functions and operations of local government and includes financial management, and provision and management of community infrastructure. The Act requires local authorities to prepare Long Term Plans (LTP) to describe the activities and strategic direction of the local authority over a 10-year period. The main tool for addressing risk management for key community assets is the Asset Management Plan which deals with the procedures and works required to meet functional requirements of assets and infrastructure. Both these plans are expected to include (and continue to review) climate change risks on an ongoing basis, using up-to-date information on the extent and likely effects of potential change.

Local Government Official Information Act 1987

Under this Act Local Authorities must issue a Land Information Memorandum (LIM) on request that details information held about a property including relevant natural hazards information. If that information is included in the District Plan, the authority is not required to include it in the LIM.

Building Act 2004

The Building Act prescribes the legal requirements for all buildings and includes sustainability as its core purpose. The Act allows local authorities to delay building work until a resource consent is obtained and can apply where development is taking place on hazard-prone land where plan rules require a resource consent (s37) (Building Act, 2004).

The Building Code is a regulation that accompanies the Building Act and is required to take account of all physical conditions that may affect a building, including temperature, water, snow, wind, differential movement, time-dependent effects and reversing and fluctuating effects. The Building Code also applies to site works, which must take into account changes in groundwater level, water, weather and vegetation, and ground loss and slumping.

Under the Building Code, structural elements of buildings and elements that are difficult to replace must be designed for a life not less than 50 years. This provision is for the protection of life in a hazard event, rather than maintaining the integrity of the building.

Civil Defence Emergency Management Act 2002

One purpose of the Civil Defence Emergency Management Act 2002 (CDEM) is to improve and promote the sustainable management of hazards in a way that contributes to the social, economic, cultural and environmental well-being and safety of the public, and also the protection of property (s3) (s4) (s7) (Civil Defence Emergency Management Act, 2002).

The Act provides for planning and preparation for emergencies and for response and recovery in the event of an emergency. While it focuses on emergencies and appropriate responses, it also has strong community engagement and risk management aims.

The CDEM Act requires the CDEM Group¹⁸ to produce a group civil defence emergency management plan. The broad purpose of a CDEM group plan is to enable the effective and efficient management of natural, biological and technological hazards for which a coordinated approach would be required to manage an incident.

The second generation Wellington Region Civil Defence Emergency Management Group Plan (CDEM group plan) was made operative in 2013 (Wellington Region Civil Defence Emergency

¹⁸ CDEM groups are made up of territorial authorities, regional council, emergency services and lifeline utilities.

Management Group, 2013). In addition to containing operating procedures for the response to hazard events, it also analyses all the hazards that affect the region and ranks them according to their effects and the vulnerability of the community.

NZS 9401:2008

NZS 9401:2008 provides a risk-based approach for the management of flood risk. The standard requires:

- A broad understanding of the natural and human systems from catchment headwaters to the seas, their interactions and the significant factors that affect flooding and in its impact on society
- A rigorous basis for managing flood risk, within broadly defined and evolving concepts of sustainability and the behaviour of natural systems
- Comprehensive assessment of risks associated with floods, and their management;
- Involvement of all stakeholders
- Definition and agreement on the roles, responsibilities and function for flood risk management among individuals and organisations from local to national level.

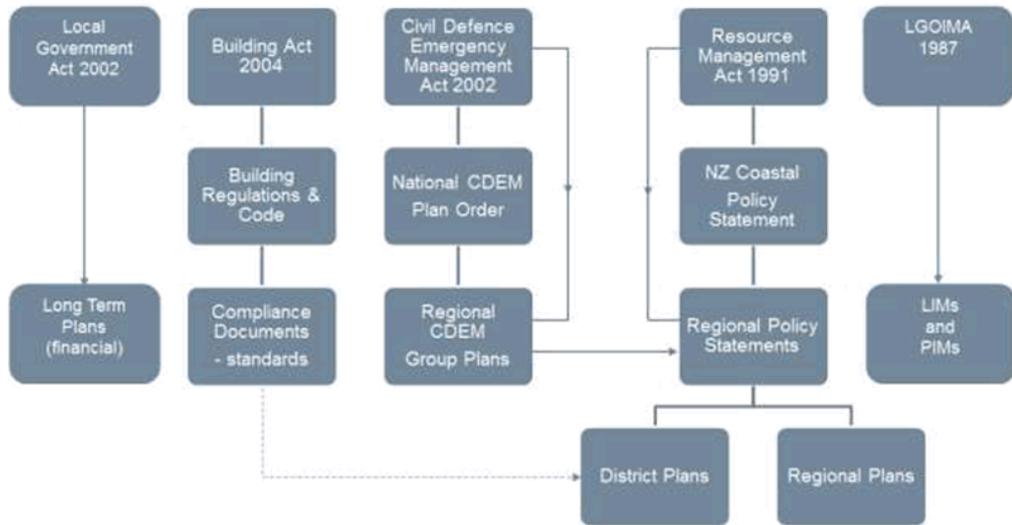
Soil Conservation and Rivers Control Act 1948, Land Drainage Act 1908 & River Boards Act 1908

These three Acts provide operational powers for regional councils and territorial authorities to carry out works to protect property from flood damage and prevent soil erosion. The SCRCA is the most important of these for taking active steps to prevent flooding or control its effects (Technical Advisory Group, 2012).

The powers of local authorities under these Acts are subject to the RMA. For example, section 13 of the RMA places a restriction on certain uses of beds of lakes and rivers unless expressly permitted by a national environmental standard, regional plan or resource consent. Activities undertaken under these Acts need to comply with this restriction. Further, while the Acts provide authorities with powers to enter and use property to manage flood risk, they are subject to existing protection for private property rights (Technical Advisory Group, 2012).

The Government has been considering for a number of years whether to repeal these Acts and include their relevant provisions in other legislation (such as the LGA).

Legislative Framework for Natural Hazards Management in New Zealand



Appendix D Good Practice

This section provides a broad summary of 'Good Practice' for natural hazard management. The summary is based on input from the project technical experts and also on existing good practice material. Where existing good practice material is used the relevant references are provided. Non-referenced statements are based on the views of the project technical experts.

Hazard and Risk Information

This section provides an overview of 'good practice' in terms of collection of natural hazard information. Hazard information is clearly important to the management of natural hazards as it informs quality decision-making processes.

The detail of the information gathered should be proportionate to the nature of the decision-making process, e.g. higher level regional policy will need less detailed information, while land use regulation intended to apply at a property-by-property level requires more detailed information. In this respect the Quality Planning website, (Quality Planning), recommends varying scales for hazard mapping based on the intended end-use, as follows:

- Regional (1:100,000 to 1:500,000)
- Medium (1:25,000 to 1:50,000) - typically municipal or small metropolitan areas
- Small (1:5,000 to 1:15,000) - typically site or property level. This scale is recommended for district plan hazard mapping.

Good practice also includes knowledge of and active use of online resources which contribute to a combined approach for the region. By way of example, key resources which should be utilised for good practice in determining earthquake hazards are set out below in the table. Contributing to the updating of these resources will ensure a greater shared knowledge of natural hazards.

Earthquake Hazard Key Resources

Resource	Link to Resource
GNS Science (GNS Science, 2015 b)	http://www.gns.cri.nz/Home/Our-Science/Natural-Hazards/Earthquakes
Greater Wellington GIS Viewer (Greater Wellington Regional Council, 2015)	http://www.mapping.gw.govt.nz/gwrc
PCE guidelines for building near fault lines (Parliamentary Commissioner for the Environment, 2001)	http://www.pce.parliament.nz/assets/Uploads/Reports/pdf/Building_edge.pdf
GNS Science: New Zealand Active Faults Database (GNS Science, 2015 c)	http://data.gns.cri.nz/af/

The key information that needs to be gathered should cover all types of natural hazards present in an area, and their geographic extent within the area, their magnitude and return period. The table below provides a summary of the key parameters for good practice natural hazard information.

In addition to information directly related to the natural hazard, information is also needed to help inform understanding of the consequences associated with a hazard event. Such information should include the nature of existing and 'planned' land uses in the area expected to be impacted by the hazard. This may include information on key infrastructure and community resources or facilities, building construction type, and local demographic and economic information (GNS Science, 2015 d). Information should also be available on the known inadequacies limitations and weaknesses of existing hazard mitigation works (e.g. flood protection works) and the influence that climate change may have on the magnitude, changing frequency and risk of a hazard event.

Hazard Information Requirements

Natural Hazard	Key parameters of 'Good Practice'
ALL	<p>Information should be available to all council staff on GIS and a high level of internal awareness should be maintained of this information and how it should be used</p> <hr/> <p>Information on natural hazards and risk to property and regionally significant infrastructure should be made public</p> <hr/> <p>Review and update information regularly, in accordance with a protocol</p> <hr/> <p>The use of site-specific information which has been developed by others should be undertaken consistently and in accordance with a protocol</p> <hr/> <p>Information, modelling and mapping of natural hazard extent and magnitude should take into account the impact of climate change, including sea-level rise and rainfall intensity</p> <hr/> <p>The detail of the information should be appropriate to the intended end use</p>
Flood Hazard	<p>River/stream flood risk in urban or rural residential areas mapped to the 1% annual exceedance probability (AEP)</p> <hr/> <p>Awareness of the weaknesses or limitation of flood protection works</p> <hr/> <p>Residual risk for flood protection failure mapped (i.e. potential flooding losses with protection measures breached or overtopped).</p> <hr/> <p>Extent of the mapped flood risk should take into account climate change (both on rainfall/runoff and sea-level rise at downstream boundary)</p>
Earthquake Hazards	<p>Fault trace maps should show level of uncertainty and constraint</p> <hr/> <p>Liquefaction potential</p> <hr/> <p>Ground shaking intensity</p> <hr/> <p>Earthquake-induced slope failure potential</p>

Natural Hazard	Key parameters of 'Good Practice'
Coastal Hazards	Tsunami evacuation maps (using 2013 GNS tsunami review AEP levels as boundary wave heights)
	Coastal storm tide inundation to 1% AEP mapped and taking account of sea-level rise
	Evacuation maps for more vulnerable areas
	Identification of coastal erosion and inundation setbacks (Ramsay, Gibberd, Dahm, & Bell, 2012)
Other Hazards	Knowledge of area susceptible to landslide / slope instability
	Mapping of terrain categories for wind speed multipliers, based on AS-NZS 1170-2 (2011): Structural design actions - Part 2: Wind actions
	Consideration of the need to gather data on other hazards (e.g. wildfire, drought, thunderstorm/lightning)

In gathering and collecting information, consideration needs to be given to cross-boundary consistency and to how human activity and natural hazard events outside of a council's jurisdiction may influence local natural hazards. In this respect, where a hazard risk crosses a boundary (e.g. a fault line or river) a coordinated effort to information gathering is recommended. Similarly, where activities from outside of the council's area could influence the risk associated with a natural hazard then information on these matters should be collected.

Finally, the approach to information collection should recognise the cyclical nature of the planning process. In this respect information collection should be ongoing and include monitoring of the effectiveness of the natural hazard decision-making and management/treatment plan. A protocol should be established which ensures that the results of the monitoring are incorporated into an information review and update process.

Planning for Natural Hazards

Good practice recommends that a risk-based approach is taken to planning for natural hazards and follows a rational planning cycle (see diagram below). Detailed descriptions of the steps involved are provided on the Quality Planning (Quality Planning) and GNS websites (GNS Science, 2015 a) and with specific reference to flood risk in NZS 9401 (Managing Flood Risk, NZS9401:2008).

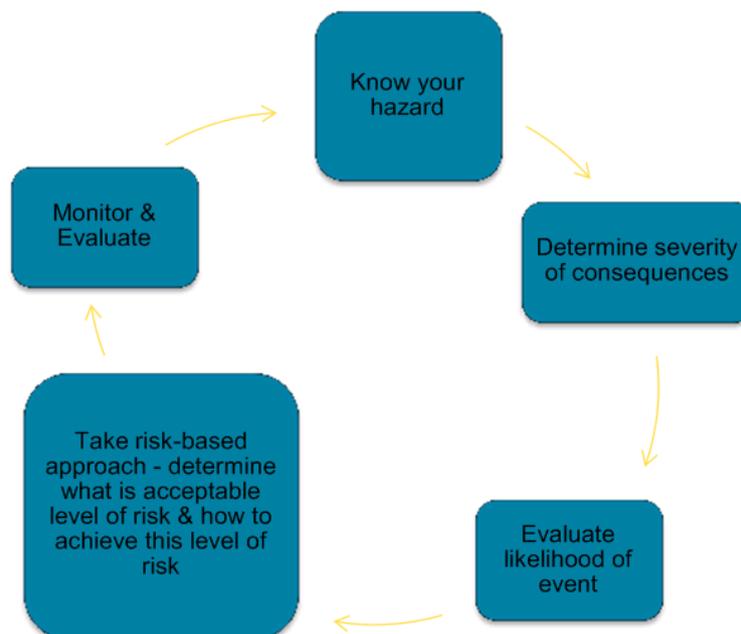
The initial phase in a risk-based planning approach is gathering information on the hazards of relevance to a district or region. Discussion on this aspect of the process is covered above. The next steps in the risk-based planning approach are to determine the consequences of the hazards occurring (including consequences from cascading hazards e.g. flooding and land slips) and then the likelihood of those hazards (or cascading hazards) occurring.

A variety of qualitative and quantitative methods are available to help determine the risk associated with a natural hazard. The method selected should be based on the hazard context, objectives of the analysis, the intended end use and resourcing. Consideration should also be given to cross-boundary consistency and how to incorporate cross-boundary influences on the consequences and likelihood of a hazard event. Finally, given that all approaches will contain a degree of uncertainty and inaccuracy, sensitivity analysis should be applied, i.e. the analysis should consider 'what if' the assumptions that have been made do not eventuate in the manner or to the extent envisaged.

A risk-based approach requires the 'acceptable' level of risk to be determined and a treatment or management plan established. While stakeholder engagement is important throughout the process, it is particularly critical during this phase. Determining the acceptable level of risk and the associated treatment plan involves evaluating trade-offs. The trade-offs that need to be considered are between an absolute risk-free community, the costs (environmental, social and economic) that may arise in achieving that outcome and who or what bears these costs. Community input is critical to this evaluation.

The treatment plan may involve regulatory (resource management policy and rules), non-regulatory (education and engagement programmes) and engineered solutions, or most likely a mix of these.

The final stage in the risk-based cycle is monitoring and evaluation. The purpose of this stage is to evaluate the effectiveness of measures implemented under the treatment plan and re-evaluate these where it is shown that they are not achieving the acceptable level of risk determined in the earlier stage.



Risk-based planning approach and steps (GNS Science, 2015 a)

Including Climate Change in Plans

Local authorities have both social and legal obligations to take climate change effects into account in their decision-making. Local government is required to operate under a range of principles that are set out in law or have evolved through good practice and case law. All must be kept in mind when dealing with climate change effects.

Guidance from the Ministry for the Environment, "Preparing for Climate Change: A Guide for Local Government in New Zealand" identifies the following key principles (Ministry for the Environment, 2008 b).

- sustainability
- consideration of the foreseeable needs of future generations
- avoidance, remedy or mitigation of adverse effects

- adoption of a precautionary / cautious approach
- the ethic of stewardship / kaitiakitanga
- consultation and participation
- financial responsibility
- liability

The guide also provides checklists to help ensure that climate change is considered in various plans.

3. Monitoring

SUBMISSION ON THE ENQUIRY INTO THE 2016 LOCAL GOVERNMENT ELECTIONS

Purpose

1. The purpose of the report is to seek approval from the City Strategy Committee on the proposed submission on the Inquiry into the 2016 Local Government Elections, which, if agreed to, will be lodged to Parliament's Justice and Electoral Committee (JEC) by Tuesday 22 August, 2017.

Summary

2. Wellington City Council was invited by the Justice and Electoral Committee (JEC) to provide information, and identify issues arising from the conduct of the 2016 Local Government elections, which will assist the JEC to consider the law and administrative procedures following the 2016 local elections.
3. The information included in the submission uses details recorded by the Electoral Officer, along with other information supplied by the then Deputy Electoral Officer during the election period.

Recommendations

That the City Strategy Committee:

1. Receive the information.
2. Approve the draft submission to Parliament's Justice and Electoral Committee's Inquiry into the 2016 Local Government Elections, subject to any amendments agreed by the Committee.
3. Agree to delegate to the Chair of the City Strategy Committee and the Chief Executive the authority to make any minor consequential edits, prior to the Submission on the Inquiry into the 2016 Local Government Elections, being submitted to the Justice and Electoral Committee.

Background

4. The Justice and Electoral Committee will be conducting an inquiry into the 2016 Local Government Elections, which were held on Saturday 8 October, 2016.
5. Submissions are being invited on the inquiry, which will examine the law and administrative procedures for the conduct of Local Authority elections in light of the 2016 local elections.

Discussion

6. The draft submission is attached as *Attachment 1* in this report. The submission and points in Wellington City Council's submission provides more in-depth information about the process during the election period. The following points listed below have been highlighted in the submission.

Special Voting

- i. The Electoral Act 1993 (Electoral Act) should be amended to allow Registrars to provide Electoral Officers with supplementary rolls to expedite qualification of special votes.

Direct Mailing to Unpublished Roll Electors

- ii. That rather than amend the principles of the Local Electoral Act (LEA) in Section 4 to encourage participation, Section 15 (2) LEA should be amended by including a duty to increase voter participation as one of the responsibilities of the Electoral Officer.
- iii. That the Electoral Act be amended to allow direct mailing of local authority voting papers to unpublished roll electors.

The security of and potential for increased participation as a result of the introduction of, electronic voting

- iv. That the LEA be amended as soon as practicable to allow for online voting so that this can be introduced for forthcoming By Elections and Polls.

Simplification of ratepayer enrolment procedures

- v. That the Electoral Commission be tasked with leading a national voter awareness and education campaign for triennial local elections.
- vi. That the LEA and LER be amended to simplify the enrolment procedures for ratepayer electors and that they should not be required to re-enrol every triennium, rather the onus should be on Council to remove them from the roll if they or their nominator(s) cease to be a ratepayer.

Next Actions

- 7. Upon agreement from the City Strategy Committee, the submission from the Wellington City Council will be lodged with the Justice and Electoral Committee by Tuesday, 22 August 2017.

Attachments

- Attachment 1. Wellington City Council's Draft Submission to the Justice and Electoral Committee's on the Inquiry into the 2016 Local Government Elections Page 62

Authors	Anusha Guler, Manager Democratic Services Talava Sene, Governance Advisor
Authoriser	Kane Patena, Director Governance and Assurance

SUPPORTING INFORMATION

Engagement and Consultation

There is no engagement and consultation process required for this report.

Treaty of Waitangi considerations

There are no Treaty of Waitangi implications.

Financial implications

There are no financial implications in relation to this report.

Policy and legislative implications

There are no implications to any policies and legislative requirements in relation to this report.

Risks / legal

There are no risks/legal implications in relation to this report.

Climate Change impact and considerations

There are no climate change impacts in relation to this report.

Communications Plan

A communications plan is not required in relation to this report.

Health and Safety Impact considered

There are no health and safety considerations in relation to this report.

**SUBMISSION ON THE INQUIRY INTO THE 2016 LOCAL
GOVERNMENT ELECTIONS**

To: Justice and Electoral Committee
From: Wellington City Council
Date: 21 July 2017

1. Introduction

The Council appreciates the invitation extended by the Justice and Electoral Committee to provide input into this Inquiry and hopes that this submission will provide useful information on the issues identified in the Committee's terms of reference for the inquiry.

The Council's submission is based on the Electoral Officer's records, together with information supplied to the Deputy Electoral Officer during the voting period.

**2. The law and administrative procedures surrounding the
conduct of the 2016 local authority elections**

2.1 Identification of factors behind the low voter turnout
Wellington City Council was the only major city local authority that experienced a significant increase in voter turnout in 2016 and although this was very encouraging the voter turnout was still only 45.6 %, this was a 4.1% increase from 2013. But this also recognises that the majority of voters did not participate in the election. Wellington City Council accordingly supports initiatives to increase voter turnout.

2.1.1 Factors behind the increased Wellington City Council Turnout
Wellington City Council was the only major metropolitan city to experience a significant increase in turnout from to 41.43% to 45.6%. Factors that may have contributed to this success include:

- A strong Mayoral Race.
- Reduction in voter confusion because for the first time all contested issues were conducted under STV.
- A strong public awareness campaign with a simple message - "Love Wellington". Visuals included adshels, disposable coffee cups, and badges, supported by a strong social media campaign.
- Partnership in the public awareness campaign with Greater Wellington Regional Council, Hutt City Council, and Kapiti Coast District Council.

- Supporting partnerships with Wellington City Youth Council and Wellington City Multi- Cultural Council, assisting in targeting under participating demographics.

2.1.2 *Special Voting*

Wellington City Council experienced an unprecedented increase in the number of Special votes requested and issued from 1292 in 2013 to 1569 in 2016.

Some of the reasons for requesting special votes were as follows:

- Address change
- Not on roll/ Late/new enrolments
- No papers received
- Unpublished roll
- Damaged/ Lost original voting papers
- Ratepayer elector
- Overseas

Issues arising from this analysis include:

- The large number of late/new enrolments and changes of address could indicate the success of the awareness campaign particularly the targeting of traditionally under participating demographics.
- Due to the large volume of special vote requests, it took a considerable time for the Registrars of Electors to check the qualifications of special voters whose names did not appear on the printed rolls. This could be avoided by amending the Electoral Act to allow Registrars of Electors to issue supplementary electoral rolls to Councils for the purposes of qualifying special votes.

Submission:

1. The Electoral Act 1993 (Electoral Act) should be amended to allow Registrars to provide Electoral Officers with supplementary rolls to expedite qualification of special votes.

2.3 *Methods of increasing voter participation in future local authority elections;*

2.3.1 *Statutory recognition of importance of increasing participation*

The Wellington City Council reiterates its support for appropriate measures designed to increase voter turnout.

2.3.2 *Direct Mailing to Unpublished Roll electors*

Many unpublished roll elector's raised the query as to why local authorities cannot be supplied with this information. One special voter reported concerns that the special voting list in another Council was open for all at the special

place to see. This serves to indicate that by withholding this information the original purpose of confidentiality may be bypassed.

All Electoral Officials are required make a confidentiality declaration and are advised of the names and addresses of unpublished roll electors seeking to cast a special vote. It would be a far simpler procedure for voting papers to be mailed directly to the elector. These votes can be coded so that the only information provided on scrutiny reports/marked rolls would be that an unpublished elector has voted without disclosing any name or address. This step would have the added benefit of encouraging greater participation by voters on the unpublished roll.

Submission:

2. That rather than amend the principles of the Local Electoral Act (LEA) in Section 4 to encourage participation, Section 15 (2) LEA should be amended by including a duty to increase voter participation as one of the responsibilities of the Electoral Officer.
3. That the Electoral Act be amended to allow direct mailing of local authority voting papers to unpublished roll electors.

2.4 *The security of and potential for increased participation as a result of the introduction of, electronic voting*

Wellington City Council was one of the Council who agreed to participate in an online voting trial in 2016. The common comments received by ratepayers are, "If I can shop and bank online, why can't I vote online".

Our drivers to progress online voting are:

- Concern around declining mail volumes and postal service and its impact on NZ Post's ability to support nationwide postal voting operation in the medium to long term
- Online technologies are becoming an avenue more and more people are using to do their daily transactions with.
- Overseas voters - as advised above, electors temporarily overseas were not well served by the postal service. Many irate voters declined to apply for special votes as they were travelling around and would have preferred to vote online or before departure. Some objected to having to pay the postage from overseas. Similar issues were experienced by voters permanently overseas. (Electors remain on the roll for the first three years after they depart New Zealand)
- Voters with physical impairments – the Wellington City Accessibility Advisory Group is advocating for online voting as this will positively impact on accessibility to the electoral process by those with physical impairments. This may be a more cost effective solution than machine readable voting papers.
- Youth voters – the Wellington City Youth Council is very supportive of online voting as it will provide a service that youth voters and potential youth voters are most familiar with.

Reassurances would of course be required as to voter security but the precedent has already been set with the census returns, IRD claims and elector registration updates.

A further positive benefit of online voting would be the elimination of informal votes as the voting programme will prevent common voter errors

The Regulations currently prevent the use of online methods despite the fact that this is provided for in the LEA.

Submission:

4. That the LEA be amended as soon as practicable to allow for online voting so that this can be introduced for forthcoming By Elections and Polls.

2.5 *Identification of other initiatives that would lift voter turnout*

2.5.1 *National awareness and Education Campaign*

There is a strong case for a nationwide voter awareness and education campaign to support the initiatives of the individual authorities. Many electors expressed concerns that the Electoral Commission (EC) had been perceived as having failed in their perceived duty of campaigning for voter awareness and providing voter education. It may be argued that this is not the role of the EC, but it is public expectation that they support local elections. Voters reported confusion on receiving material in the mail from the EC relating to the citizens initiated referendum, when they were still expecting to receive local authority voting papers.

A national awareness and education campaign would build on the momentum created by the Electoral Commission pre-election enrolment awareness campaign. This campaign would be complementary to current efforts by individual councils and groups of councils in boosting voter turnout. To ensure the effectiveness of this campaign and to meet public expectations, it should be under the auspices of and led by the Electoral Commission. In addition to promoting awareness, this campaign should include elements of voter education due to voter requests for clarification on New Zealand's voting systems.

2.5.2 *Simplification of ratepayer enrolment procedures*

Non resident ratepayer electors continue to express concern at:

- The confusing nature of the ratepayer enrolment form
- The requirement to re-enrol every three years, which is not the case for residential electors.

Submission:

5. That the Electoral Commission be tasked with leading a national voter awareness and education campaign for triennial local elections.

6. That the LEA and LER be amended to simplify the enrolment procedures for ratepayer electors and that they should not be required to re-enrol every triennium, rather the onus should be on the Council to remove them from the roll if they or their nominator(s) cease to be a ratepayer.

2.6 *Conduct and performance of the electoral institutions including the Electoral Commission*

2.6.1 Electoral Commission Services

The Registrars of Electors provided a consistently good service supporting Council activities. However, voters reported confusion by receiving enrolment confirmation letters which did not indicate that the voter had enrolled too late to receive an ordinary voting paper through the post and should apply for a special vote.

2.6.2 New Zealand Post

While New Zealand Post (NZ Post) is not an electoral institution, its performance is critical to the success of the local elections as these are conducted by postal voting. Concerns are raised:

- The significant number of applicants reporting non receipt of papers raises concerns with around the efficiency of NZ Post services. NZ Post investigated this and has advised that there was a problem from their delivery arm.
- The non-delivery of voting documents due to a disgruntled NZ Post employee, affected the success of a smooth delivery of the elections in Wellington.
- Increased costs with a declining service level

The problems experienced with the NZ Post postal delivery service impacted on the confidence and effectiveness of postal voting across New Zealand.

For future elections, the concern is whether NZ Post will be able provide an enhanced service, at current service levels, without increased costs, as the reduction of the number of delivery days has thrown into question the sustainability of postal voting.

4. Operational

ORAL HEARINGS FOR PRINCE OF WALES/OMĀRORO RESERVOIR EASEMENT APPLICATION AT PRINCE OF WALES PARK, WELLINGTON TOWN BELT

Purpose

1. To provide a copy of the submissions and a schedule of the submitters who are making an oral submission in support of their written submission on the reservoir easement and licence application at Prince of Wales Park, Wellington Town Belt.

Summary

2. On the 8th of June 2017 the City Strategy Committee agreed to consult on an easement and licence application for a proposed water supply reservoir at Prince of Wales Park on the Wellington Town Belt.
3. Consultation ran from the 12th of June through to the 17th of July with 38 submissions received. A full copy of all the submissions received is publicly available on the Wellington City Council website.
4. The submissions and schedule of submitters who will be speaking is attached (Attachment 1).

Recommendations

That the City Strategy Committee:

1. Receive all of the submissions, hear the oral submissions and thank all submitters.

Background

5. Wellington Water Limited is proposing to construct a new 35,000m³ concrete water reservoir (Prince of Wales /Omāroro reservoir) at Prince of Wales Park, Wellington Town Belt. The Town Belt is managed in accordance with the Wellington Town Belt Act (2016) and the Wellington Town Belt Management Plan (2017).
6. The City Strategy Committee has delegated authority to approve the granting of an easement and licence that would enable Wellington Water to progress with the reservoir project. Public consultation is required under the Act and the outcome of this is reported back to the Committee for a decision.
7. On the 8th of June 2017 the following recommendations were approved by the City Strategy Committee.

That the City Strategy Committee:

1. Receives the information.
2. Having considered and applied the principles in section 4 of the Act, approves 'in principle' the granting of:

- a. an easement relating to a water reservoir and associated infrastructure in perpetuity over parts of the Wellington Town Belt (subject to final survey) at Prince of Wales Park (part of Part Lot 2 DP 10337 on CFR 742981) pursuant to the Wellington Town Belt Act 2016 and the to the Wellington Town Belt Management Plan 2017; and
 - b. a license to accommodate the use of land necessary for the construction of the project.
3. Instructs officers to carry out consultation on the above proposal in accordance with the Wellington Town Belt Act 2016.
 4. Instructs officers to negotiate proposed terms for the easement and licence.
 5. Notes that construction of the reservoir is subject to any necessary consents under the Resource Management Act 1991 being obtained.
 6. Notes that a final decision to grant an easement and licence is subject to the requirements of the Wellington Town Belt Act 2016, in particular consultation in accordance with section 16 and the Committee considering the views of the public and persons likely to be affected by, or to have an interest in, the proposal.
 7. Notes that the Committee's approval 'in principle' is subject to Wellington Water Ltd agreeing to meet the Council's costs in association with the proposal.
 8. The final decision on whether the two fields will be raised or not will be made following the conclusion of public consultation under the Town Belt Act and as required under the Resource Management Act.
8. Following this the application was publically notified from the 12th of June through to the 17th of July. Submissions were received via the Wellington City Council website, email and post.
 9. The Committee will now hear from those people and groups who indicated they would like to speak to their submission.

Next Actions

10. Following the oral hearings, officers will report to the Committee on the 24th of August with a summary and response to the submissions received under the Wellington Town Belt Act consultation process. The Committee will make a recommendation to Council on the grant of an easement and licence.

Attachments

Attachment 1. Prince of Wales/Omāroro Reservoir easement application at Prince of Wales Park, Wellington Town Belt | Oral Hearing Schedule and Submissions Received Page 70

Author	Rebecca Ramsay, Reserves Planner
Authoriser	Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

The formal engagement and consultation process is determined by the Wellington Town Belt Act as outlined in the Committee resolution of the 8th of June. Wellington Water Ltd and Wellington City Council officers will continue to engage with the community and representative groups (for example Mount Cook Mobilised, the Friends of the Town Belt, Brooklyn School and sports clubs) as the project progresses.

Treaty of Waitangi considerations

Both Ngati Toa and Port Nicolson Block Settlement Trust have been advised of the reservoir proposal by Wellington Water and do not wish to be further involved in the process but would like to be kept informed. Council officers will continue to include Iwi as key stakeholders.

Financial implications

All costs associated with the reservoir construction and remedial works will be met by Wellington Water and they will also pay for all costs (legal and survey) associated with the granting of the licence and easement and its registration on the title.

Policy and legislative implications

Council will use its solicitors to prepare and finalise the licence and the easement instrument and agreement.

Risks / legal

Legal advice will be sought throughout the process as necessary to ensure the Council is meeting its obligations under the Town Belt Act.

Climate Change impact and considerations

There will be none.

Communications Plan

Wellington Water has a detailed communications plan for this project that they have been working through since last year. Parks, Sport and Recreation have worked to a communications plan to ensure all of the interested groups, clubs, park users and the general public have had access to the proposed development information and have their views heard by the Council as required by the Act and the Management Plan. Officers have met with all of the clubs and groups who make formal bookings for the sports fields and will continue to work with them on finding alternative locations for their activities during the construction period. The final terms and conditions of the licence will include requirements for ongoing communication with park users, neighbours and the community during the construction period.

Health and Safety Impact considered

Health and Safety issues will be considered in detail through the terms and conditions of the licence and easement and through conditions of approval of Wellington Water's construction management plan.

Oral Hearings Schedule for Prince of Wales/Omāroro Reservoir easement application at Prince of Wales Park, Wellington Town Belt

Time	Sub No.	Name	Organisation	Page
9.40 am	20	Geoff Simmons	Local Resident	1
9.45 am	14	Mary Hutchison		5
9.50 am	17	Jane Patterson	Newtown Residents' Association	7
10.00 am	26	Robert Ayson		10
10.05 am	35	Carol Comber & David Smyth	Mt Cook Mobilised	22
10.15 am	9	Judy Hutt		31
10.20 am	39	Colin Taylor		33
10.25 am	31	Graeme Aitken & Pru Dryburgh		
10.30 am	34	Frank Cook		88

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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

Submission

What is your overall level of support for this proposal?

- Not at all supportive
- Unsupportive
- Neutral
- Supportive
- Very supportive

What are your key concerns or issues with this proposal?

Comments

I trust that if the reservoir meets the requirements of due process it is a necessary development to improve Wellington's water security. I would like to see the lower Prince of Wales field turned into a wetland following the project. More detail on the proposal is attached in the supporting documents.

What do you see as the main benefits of this proposal?

Comments

The opportunity for a wetland which would improve water quality, provide valuable habitat and reduce the risk of flooding.

Attached Documents

File
Prince of Wales Reservoir submission
Prince of Wales/Omaroro Water Reservoir Project

Prince of Wales / Omaroro Reservoir project

Submission from Geoff Simmons (geoffsimmons@gmail.com) in regard to an application by Wellington Water Ltd to construct a new water reservoir at Prince of Wales Park on the Wellington Town Belt.

I wish to be heard at the hearing for this application.

Current situation

I acknowledge that there is a need to ensure an adequate supply of water for Wellington City for general purposes and at times of emergency and accept that a new reservoir above the Prince of Wales upper field, could be a suitable site if the design meets required engineering criteria and standards.

I have attended the information day set up by Wellington Water and have a general understanding of the proposal including Wellington City Council requiring the applicant to reinstate the playing fields to a suitable standard for sport. The notion of using excavated material from the reservoir site to raise the upper and lower playing field has the advantage of reducing the amount of fill material being transported from the site through the Mt Cook community to a dump site as well as possibly improving the drainage issues that have plagued the fields (particularly the bottom one); making them unplayable for long periods over many years.

I think that Wellington City Council should be considering a wider range of development options as part of the reservoir construction and remediation of the surrounding area rather than reinstating the status quo.

The Papawai Stream that is directed around the lower field has had an earth bund formed along the stream's eastern edge in an attempt to control surface stormwater during peak events when flood water sheds across the field and down onto residential properties on Salisbury Terrace and Salisbury Avenue. Wellington Water has constructed a swale along the eastern edge of the field and made improvements to the stormwater pipes in Salisbury Avenue to intercept and manage stormwater. While this has addressed some of the concerns of stormwater flowing into residential properties, there is still a risk of a flooding stream overwhelming the system. Nor does it address water seepage from under the bund.

As the soils of the stream upper catchment are being eroded through water pipes discharging into the stream and natural processes, the stream bed level has risen when it loses velocity and meets the south west corner of the field. Here water is seen to be seeping under the earth bund that was installed to control it, making the edge of the field extremely wet to an extent that the playing field is marked out with mini rugby fields, rather than a full size one. The wet edge is difficult to mow and the area unusable.

Further downstream past the clubrooms, the stream floor has been significantly lowered through erosion and significant stormwater events. During the work beside the stream, the Papawai Stream Group have noticed the stream of the bed and bank undercutting and collapse over the past few years. It is this aggradation of sediment and erosion of the bed from increased water velocities and sediment loads that has overwhelmed the stream environment and stormwater infrastructure.

A new purpose

Why not consider a holistic approach to improve the stream environment and a multi-use model for the lower field, as part of its reconstruction when the reservoir is constructed?

This is a time to consider if we should recognise the natural processes and work with them rather than channelling the stream to a limited course, flooding over the playing field and contributing to very wet conditions that have plagued the ground for years.

In the south west corner, why not create a wetland environment with a meandering water course with shallow sloping sides with plants for native fish habitat and spawning areas; broad shallow sloping areas that can be used to detain water during peak storm events? Create an environment that increases biodiversity; an environment for exploring across boardwalks and play; an environment for education and learning.

For the rest of the of the ground, we could keep some mown grassed areas for casual recreation, exercise, running the dog, flying a kite or throwing a ball. Undulating earth mounds along the eastern edge could give another natural play environment as well as protect neighbouring properties from any potential flooding.

A new purpose for the lower field of Prince of Wales Park, given that it is being considered for reconstruction as part of the new reservoir, could include:

- A realigned Papawai Stream from the bridge to the clubrooms with wetlands (for increased biodiversity), a debris clearance zone (to manage the silt deposition from the hillside) and a basin (to detain stormwater during peak events).
- A grassed area that caters for casual recreation, maybe mini rugby or soccer field, dog run
- Undulating landforms and elements for natural play
- A wider range of planting for education and environment for developing ecological awareness of the importance of wetland environments

Environmental and community benefits

The environmental and community benefits would be:

- Increased biodiversity that provides a wider range of fish and avian habitat and plant types along the stream and in the Town Belt

- A variety of areas for multiple uses
- A greater range of recreation options
- A greater awareness of the ecology and natural processes
- A resource for local schools and environmental programmes as an open air classroom
- Management of flooding issues by acting as a detention basin on peak storm events and reducing peak loads on the stormwater infrastructure
- Management of sediments and contaminants in the stream that ultimately discharges into the harbour

Wellingtonians are rightly proud of our environmental credentials, but stormwater management is one major environmental issue we are behind the rest of the country. You only have to look at the harbour after a big rain event to see a toxic cocktail of soil, human waste and heavy metals. Turning the Prince of Wales Park into a wetland would be an example of Water Sensitive Urban Design (WSUD). Wellington is behind on this issue, with Hamilton now touted as the leader.

The park's location close to an urban population is important and for this reason the playing fields are seen as a valuable asset. But this value applies to the wider community for other reasons, not just those involved in active recreation. With the field being out of commission during construction (often being unplayable at present) the discussion on where the sports clubs and changing rooms are accommodated during the construction period needs to be had. Ideally these alternative locations could continue if the field is repurposed. Presumably the improved status of the upper field will also reduce the need for fields in the Capital.

Summary

My submission is that given a significant area is going to be redeveloped as part of the reservoir construction, it is worth looking holistically at the Papawai stream catchment and developing a sustainable solution that ultimately improves the ecology of the Papawai Stream, recognises the natural processes and develops an environment that meets the needs of the local and wider community.

Geoff Simmons

121 Wallace Street tel 021 2419251

geoffsimmonz@gmail.com

July 13 2017

To Wellington City Council and Wellington Water

Consent under the Town Belt Act for the proposed Prince of Wales / Omāroro Reservoir

Thank you for the opportunity to comment on the proposed Prince of Wales/Omāroro Reservoir (POWO).

My concern about the choice of POWP/Omaroro for this large Reservoir is that the ecological values of this site have not been adequately weighed against those of other sites initially looked at.

In my view these values include: (1) **Regenerating native bush**; this has been being enhanced by the voluntary efforts of the Papwai Restoration/Stream Group (PRSG) since 2009, and will inevitably be damaged by excavation work.

(2) **Papawai Stream** (along with the un-named tributary west of the proposed site), are two of the of the few remaining segments of Waitangi Stream branches in Wellington which is open. Furthermore it provides habitat for the galaxid species Banded Kokopu (*Galaxias fasciatus*), and Koura - freshwater crayfish (*Paranephrops planifrons*), both of which are declining in NZ. In contrast to the comment in the the Ecological Impact Assessment prepared for Wellington Water (WW), (p24) that Banded kokopu are Not Threatened, other scientific opinions suggest that they are : <http://www.radionz.co.nz/national/programmes/night/audio/201827439/night's-science-native-fish-ecology> .

Additionally it should be noted that the Ecological Assessment newly recorded juvenile Eels (elvers) for the first time I am aware of in Papawai Stream, thus it is possible that this recent discovery is related to improvements in habitat for this/these freshwater species, also known to be in decline throughout NZ, over the last 8 years. Papawai Restoration/Stream Group's ongoing activities include area appropriate riparian planting (eg. native grasses that drape into the stream providing breeding sites for the galaxids), various species improve shade and thus water temperative, and contribute to the removal of nutrients, toxins and silt runoff from stormwater coming from the surrounding builtup and Town belt areas.

(3) Members of the PRSGroup and other local residents regularly monitor the stream and adjacent **Town Belt for rubbish**, which is often left by other recreational users of the area eg. sports teams (well known for leaving behind sock/boot plastic tape which is non-biodegradable!), and drink bottles, food wrappers, along with wind blown litter. We regularly collect & either recycle or transfer such items for landfill disposal. Significant quantities of items from nearby rubbish & recycling containers find their way into the parks, forested areas and the stream, particularly from Connaught Tce. Also there are originally deposited components of "Fill" used when the playing fields were constructed and the stream bed diverted many decades ago, which continue to "emerge" especially from stream banks. Note that such non-biodegradable materials found over many years have included shoes, electrical wire, broken furniture, glass bottles and crockery and food wrappers.

By monitoring and collecting this rubbish, the cleanliness of the Town Belt , its recreational values, the quality of the stream and other flora and fauna habitats are improved, together with reduction

in stream and stormwater flow blockage, flooding and onflow of such pollution into the marine environment of the Harbour. We report to WCC when rubbish bins are overflowing and when there is extra need for rubbish to be removed from POWP/O.

(4) Papawai Restoration/Stream Group and local Mt Cook residents also monitor the stream and riparian areas for **sewerage overflow**. Unfortunately sewerage pipes follow the open stream routes, and the pipes are deteriorating with age, in part due to tree root compromise. Also they have insufficient capacity with population growth together with increased stormwater overflow with heavier climate change related rainfalls; hence there have been all too frequent raw sewerage overflows polluting the stream and its surrounding areas in the Town Belt. I am personally aware of approximately 6 sewerage sump overflows into the stream since 2009. There sewerage pollution events have been detected by noting faecal and other sewerage odours and discolouration in the stream, and more recently by purposefully checking of (approximately 5-6 accessible) sumps upstream of the lower park bridge after heavy rainfalls. If a sewerage overflow is noted we then contact GWRC and WCC pollution hot-lines so that remedial action can be undertaken as quickly as possible. We are grateful for the usually prompt response to these notifications.

(5) **Avifauna**: improvements in ecological values for POWP/O and Stream branches also positively influence the diversity and numbers of native birds living, feeding in, and passing through this local environment. This section of the Town Belt forms part of the various green corridors of the city and compliments conservation activities occurring in other parts of the Belt, Zealandia and the Southern Coast Marine Reserve.

Of note it is likely that the first successful Kaka breeding outside of Zealandia, since Kaka were re-introduced there, occurred in a tree next to the lower POWP in 2012.

In conclusion, the local restoration, and "citizen science" activities noted above continue to provide invaluable positive contributions to reducing human mediated degradation, pollution and flooding damage in POWP/O local suburban bounded Town Belt environment.

In my view WCC and WW need to be able to scientifically demonstrate that it is beyond reasonable doubt, with our current state of knowledge, that the negative effects on environmental and recreational values of this proposed Reservoir site are going to be less damaging than the alternative site options.

Lastly, I also fully endorse the more extensive Mt Cook Mobilised submission about this project.

Thank you for the opportunity to comment.

I would like to speak when this project is discussed by Councillors.

Mary Hutchinson 44 Wright St, Mt Cook, Wellington 6021.
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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

Submission

What is your overall level of support for this proposal?

- Not at all supportive
 Unsupportive
 Neutral
 Supportive
 Very supportive

What are your key concerns or issues with this proposal?

Comments
Mitigation of adverse effects during construction.

What do you see as the main benefits of this proposal?

Comments
An increase in infrastructural resilience.

Attached Documents

File
Submission on PoW reservoir - final
Prince of Wales/Omaroro Water Reservoir Project



Submission on the Wellington Water application for an easement and licence for constructing and operating the proposed new reservoir at Prince of Wales park

Introduction

The Newtown Residents' Association, an Incorporated Society since July 1963, is the association for the people of Newtown and surrounding suburbs of Wellington. We have worked for many years to make our community a thriving, diverse, and great place to live. We are one of the threads that tie the Newtown area together as a community, not just a suburb.

This association supports the initiative to build the Prince of Wales / Omāroro Reservoir, which will improve the infrastructural resilience of Wellington in the case of a major earthquake. We would like to see this project proceed in a timely fashion, subject to the mitigation of concerns about the impact of construction on the environment and on neighbouring properties. We would like to speak to this submission.

Submission

Awareness of the need for emergency preparedness has increased substantially in the last few years for fairly obvious reasons. At the meeting of the Residents' Association at which there was a presentation on the proposed reservoir, there was a sense of support for an initiative that would assist this community and others, in the case of a substantial natural disaster.

Issues

The concerns we want to raise relate principally to the design and construction of the reservoir. The impact on Mt Cook residents and particularly those in Rolleston St will be substantial over a long period of time. Therefore trucks coming and going from the site should have restricted hours and we suggest 9.00 – 3.00 during the week and on Saturdays. Close liaison with affected residents is critical and will assist them to manage this disruption. The liaison undertaken in relation to the construction of the Arras tunnel and Pukeahu Park provide a good model for what is required.

The Waitangi Stream tributary and the Papawai stream need to be protected from silt, the latter stream is a restoration area where native fish and koura could be at risk.

17

The excavation and the stockpiling of dirt and the possibility of the presence of DDT in soil in the top field means that these piles of dirt need to be contained and not be subject to run-off. The public also needs to be effectively excluded from this area.

Alternative pedestrian routes through the Town Belt will also be needed along with good sign posting for walkers. This was done reasonably effectively during the construction of the Mt Albert Reservoir but this project will be larger and more complex.

The plan to plant over the buried reservoir is one that we support, however the native bush near the site will need to be protected during excavation and construction.

This reservoir will have an exceedingly large capacity, substantially bigger than that at McAlister Park and Mt Cook Mobilised is keen that its safety during an earthquake should be as guaranteed as is possible. They therefore seek an independent peer review of the design to give this assurance. We support them in this concern.

[A related concern](#)

On a separate but related note, we would also like to have confidence in the ability of the reservoir at the north end of Owen St to withstand a large earthquake. We recognise that it is not the responsibility of the City Council but it is an important cog in the water infrastructure and needs to be available in a time of emergency. The impact of its failure on neighbouring properties could also be calamitous. Anything that the Council could do to give us confidence on this matter would be very welcome.

[Conclusion](#)

We support the building of this new reservoir on Prince of Wales Park subject to mitigation of the issues raised in the body of this submission. I am the contact person for any follow up on this matter, including speaking to our submission.

Jane Patterson
Treasurer
Newtown Residents' Association
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Submitter Details

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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

Submission

What is your overall level of support for this proposal?

- Not at all supportive
 Unsupportive
 Neutral
 Supportive
 Very supportive

What are your key concerns or issues with this proposal?

Comments

Please see attached submission.

What do you see as the main benefits of this proposal?

Comments

Ditto

Attached Documents

File
Ayson_POWReservoir_TownBelt
Prince of Wales/Omaroro Water Reservoir Project

**Application for Town Belt Easement
for Proposed Prince of Wales/Omāroro (POWO) Reservoir**

Submission from: Catherine and Robert Ayson, 16 July 2017

Overview

Main Recommendation 1: That the Town Belt easement application for a 35 million litre reservoir on the POWO site be **rejected**.

Main Recommendation 2: If a reservoir is to be constructed in the POWO area it should be a **smaller structure** which creates fewer unwanted effects on the local area. This should be one of several new reservoirs which together are better able to meet Wellington's water supply resilience needs.

We detail our reasons for these and other recommendations below.

We also wish to have an opportunity to **speak to our submission**.

A: Local Effects of the Proposed Reservoir

1. As residents our central concern relates to the effects that the proposed reservoir, including its construction, will have on the local area. We are concerned about effects on local residents and properties and on the POWO and surrounding areas (including downstream effects). Simply put, the proposed project is of such a scale that its effects are too great for the local area to absorb. Our concerns include the following main points:

2. Residents with properties close to the work site are expected to deal with **noise vibration dust and visual effects** for the construction period which is expected to last 'approximately two years'¹ (and which may perhaps extend to three years). The Construction Noise Report indicates that:

'without mitigation measures implemented, construction noise levels at most assessment points are predicted to be within, or marginally exceed the NZS 6083 limit for the hours of 0730-1800 (70 dBA L_{eq}). Outside these hours, the exceedance for such activities would be higher, as the relevant noise limits reduce.'²

3. As the construction plans involve a six-day week³ we think more than 10 hours per day at six days per week of construction noise within or marginally

¹ Wellington Water, Prince of Wales/Omāroro Reservoir, *Application for Town Belt Easement*, p. 3.

² Marshall Day Acoustics, *Prince of Wales/Omāroro Reservoir, Construction Noise Assessment*, Rp 001 R03 2016849 Prepared for CH2M Beca, 18 April 2017, p. 13. L_{eq} is equivalent continuous sound level.

³ The Easement Application proposes working hours 'between 7:00am and 6:00pm Monday to Saturday'. Wellington Water, Prince of Wales/Omāroro

exceeding noise limits presents residents with an unacceptable set of direct effects.

4. We need to emphasise the **directness of these effects** for residents because readers of the documentation on the POWO reservoir proposal may have been led to believe otherwise. In identifying its preferred site, the 2011 MWH report argued that the POWO site was not 'immediately adjacent to residential properties.'⁴ We believe that this judgement, which is repeated in subsequent documentation⁵, including in the Easement Application under consideration by Councillors, needs to be revised.

5. We acknowledge that the MWH report noted that 'The closest neighbours are 60 metres from the excavation and appropriate management of dust and noise would need to be considered.'⁶ However, as knowledge of the fuller extent of the project has become available, **it is clear these impacts are much closer to and more significant for surrounding (and immediately adjacent) residential properties.** More than four years ago, for example, CH2M reported to Wellington City Council that:

'The existing residential amenity for houses that are located in close proximity will also be adversely affected by the storing and transporting of materials to and from the site. Other environmental effects like dust and noise may also affect existing residential and open space/ Town Belt amenity during the construction period.'⁷

6. It is a mystery to us why more recent documentation, including the 2017 Easement Application itself, has stuck to the argument that the POWO site benefits from not being immediately adjacent to residential properties. This alone, we believe, is sufficient reason for the Easement Application to be rejected. But there are several other reasons to do so.

7. As well as medium term effects during the construction phase we are also concerned about long-term direct effects for nearby properties and residents. **The proposal to place fill from the excavation on the POWO fields is a significant concern.** We believe that a permanent 1m to 1.5m addition to field

Reservoir, *Application for Town Belt Easement*, p. 63. Elsewhere in the Application construction hours are listed as 0730 to 1800. Ibid, p. 40.

⁴ See MWH, *Wellington City Council Proposed CBD Reservoir Options Assessment*, Prepared for Capacity Infrastructure Services Ltd, 24 March 2011, p. 28.

⁵ We raise concerns about documentation and process in Section B below.

⁶ MWH, *Wellington City Council Proposed CBD Reservoir Options Assessment*, p. 16.

⁷ CH2M Beca Ltd, *Hospital Prince of Wales Reservoir – Preliminary Design Report*, Prepare for Wellington City Council, May 2013, p. 11.

height is unacceptable for **privacy** reasons and also because of **visual effects**⁸ and light problems for some properties⁹.

8. We also question this fill placement proposal because of our concerns about the **stability** of the playing fields. We note that a Geotechnical survey has not been undertaken for the lower field, and yet Councillors are expected to consider an Easement Application which proposes that significant fill be placed in that location. Too many assumptions are being made here. **For example, we encourage Councillors to question the validity of the following logic in the Landscape and Visual Effects report:**

‘Both the Upper and Lower Park were formed through previous excavation and filling. Proposed changes to playing field levels must therefore be assessed in the context of the existing cut and batter slopes which exist. Given this context, an increase in the level of playing fields by up to 1.5 metres will be able to be readily absorbed within the existing modified slopes.’¹⁰

9. We believe we have very good reason to be concerned about the suitability of the lower field for receiving a large amount of fill. Existing **fill** behind the clubrooms on the lower field has been subject to **serious erosion** when significant rain events occur.¹¹ Some of this material includes rubbish (which appears after rain events) suggesting it came from a refuse centre of some sort or that the area was simply a dumping ground for accumulated household waste. We do not know how far the rubbish extends or know what the quality is of the fill underneath the field as a whole.

10. Additionally, some of this **unstable and eroding fill** is likely to come under extra weight pressure which we believe will be a trigger for erosion harming Papawai Stream and downstream residences. The Preliminary Erosion and Sediment Plan prepared for Wellington Water acknowledges that ‘heavy vehicle access is required between the upper and lower sports fields to facilitate stockpiling on the lower field and raising of the lower field (should either of these activities be required depending on the scenario...)’. It then argues that ‘The existing access between the two fields will be upgraded and appropriately

⁸ These are laid out in Boffa Miskell, Prince of Wales/Omāroro Reservoir, *Landscape and Visual Effects Assessment*, Report Prepared for Wellington Water, 18 April 2017, pp. pp. 21-25,

⁹ On these, please see Wellington Water, *Prince of Wales/Omāroro Reservoir Landscape strategy and visualisations*, Figure 5, Simulation: Salisbury Street, 22 May 2017 [please note there is no Salisbury Street in Mt Cook; this image is taken at the end of Salisbury Terrace].

¹⁰ Boffa Miskell, Prince of Wales/Omāroro Reservoir, *Landscape and Visual Effects Assessment*, p. 18.

¹¹ This ‘significant erosion damage’ is noted in CH2M Beca Ltd, *Prince of Wales/Omāroro Reservoir – Stormwater Assessment*, 20 April 2017, p. 5.

stabilised to provide an all- weather access route.¹²

11. Unfortunately, one of the edges for this proposed heavy vehicle route is the uphill bank of part of Papawai Stream. This includes an area behind the lower field clubroom where the unstable fill (including rubbish) is located. It is from this area that so much of the erosion has been occurring with significant downstream consequences¹³. Significant remedial work has been carried out very recently behind the clubrooms to reduce flooding and depositing of fill downstream. But these efforts are still to stand the test of repeated severe rain events. **We recommend that Councillors insist on a peer reviewed study to test the effects of heavy vehicle traffic as an erosion trigger**, and to confirm that stabilisation of the route is indeed possible without unintended effects, including the pushing of erosion problems onto banks further downstream.

12. The proposal to create temporary stockpiles of several metres in height for the construction period is also a serious concern for us. We simply don't understand the logic of doing this when we have seen this significant erosion and the depositing of eroded fill further downstream, including into streets and properties. The Preliminary Erosion and Sediment Control Plan prepared for Wellington Water concludes that:

'It is considered that the implementation of this plan and the required phase-specific ESCPs [Erosion and Sediment Control Plans] (required to be certified by GWRC and WCC) constitutes good erosion and sediment management and effects on the receiving environment will be less than minor.'¹⁴

13. We have not been able to locate in this preliminary plan or other documentation associated with the Easement Application an especially persuasive argument as to why this conclusion about 'less than minor' effects holds. **We recommend Councillors subject these preliminary assessments to independent peer review**. That review need to be informed by a more detailed knowledge of the record of erosion near the Papawai Stream (whose effects have not been 'less than minor' in recent years) than is demonstrated in the documentation provided in association with this Easement Application.

14. We worry that in a **significant rain event** and especially with repeated significant rain events, these stockpiles will prove to be unstable and subject to significant runoff of muddy water, sediment, and quite possibly of large amounts

¹² CH2M Beca, *Prince of Wales/Omāroro Reservoir – Preliminary Draft Construction Erosion and Sediment Control Plan*, Report Prepared for Wellington Water Ltd, 30 March 2017, p. 9.

¹³ For one media report from 2015, see Audrey Seaman, 'Dangerous Wellington stream exposed by floods', *The Dominion Post*, 21 May 2015, <http://www.stuff.co.nz/dominion-post/news/68685403/dangerous-wellington-stream-exposed-by-floods>

¹⁴ CH2M Beca, *Prince of Wales/Omāroro Reservoir – Preliminary Draft Construction Erosion and Sediment Control Plan*, p. 23.

of the stockpiled fill itself. We are concerned about flooding and mudslide risks for residences immediately adjacent to POWO, and for Papawai Stream and downstream properties. In this regard, **we would like Wellington City Council to indicate who has legal liability** in the event of damage to property or injury/loss of life as a result of the movement of fill material and water associated with either the larger stockpiles in the medium term or the long-term field raising. We request details on insurance arrangements and their suitability for covering this sort of event.

15. However we do not see the avoidance of placing fill on the lower field as a solution which then allows for the project to proceed. The excavated fill needs to go somewhere. This would mean either an even more unacceptable situation for the upper field (where fill placement is of concern for some of the same flooding, material movement, privacy and profile issues mentioned above). Or it means transporting by truck a greater proportion of the excavated fill out through Rolleston Street. We regard this as an unacceptable outcome for Rolleston Street residents who are already slated for very **significant noise, vibration, visual and traffic issues** in the current proposal.¹⁵

16. Constructing a 35 million litre reservoir will create **too much fill for the area to absorb**. If a reservoir is to be constructed on this site it needs to be smaller with a significantly smaller amount of fill produced.

B: Problems with Documentation and Process

16. A number (but by no means all) of the local effects which concern us have received attention in the documentation associated with Wellington Water's Easement Application. But we have been concerned by **omissions** in some of these documents which suggest a lack of attention to important detail. Given the effects this proposed project will create for residents, a lack of attention to detail at this stage is worrying not least because of what it may foreshadow in the event that construction begins. We detail a number of these **problems with attention to detail and process** below.

17. As we have already mentioned MWH submitted in 2011 that the POWO reservoir site was not immediately adjacent to residential properties. A Report seeking approval of the POWO location from the Wellington City Council's Strategy and Policy Committee in June 2011 repeats the MWH report's formula that 'The preferred Prince of Wales site has reasonable construction access, working area and is not immediately adjacent to residential properties.'¹⁶ **But maps provided in 2017 by Wellington Water confirm that the proposed**

¹⁵ Even with significant fill left on site, BECA estimates that Rolleston Street residents should expect over 2000 heavy truck movements during the construction period. CH2M Beca, *Prince of Wales/Omāroro Reservoir Transport Assessment*, Report prepared for Wellington Water Ltd, 5 April 2017, p. 14.

¹⁶ Wellington City Council, Strategy and Policy Committee, *Approval to Locate Proposed Reservoir on Town Belt (Prince of Wales Park)*, Report 5, 1215/52/IM, 23 June 2011, Paragraph 5.3.

construction area extends to the back fences of several residential properties.¹⁷ This should be seen as more than a 'temporary' area (the terminology used by Wellington Water). Placing fill on the upper and lower fields, which are both immediately adjacent to residential properties, will have permanent effects (concerns about which we have indicated above).

18. **This shortcoming is not rectified** in the more recent BECA Site Selection Report, which simply reiterates the MWH finding that the POWO site is 'not immediately adjacent to residential properties.'¹⁸ Given the extent of the construction site, this is clearly a troubling conclusion for any 2017 report to be making. Yet Wellington Water's Easement Application argues that the conclusions of the 2011 short list ranking 'are still considered to be valid' including the problematic assessment that the site 'was not immediately adjacent to residential properties.'¹⁹

19. We are aware that at least one other submission deals with the validity of site selection assessments in the 2011 MWH report which are still being relied on. We encourage Councillors to pay close attention to these concerns. They might wonder, for example, if any developments and knowledge about resilience, natural disasters, water storage and supply, and seismic stability have come to light over the last six years which might give rise to adjustments to the 2011 assessments. This includes important knowledge which has come to light in the years since the Christchurch Earthquake of 2011 and the 2016 earthquake centred on Kaikoura which had significant direct implications for Wellington. We recommend Councillors require that **relevant findings of the original MWH assessment are retested against more recent knowledge of risks and vulnerability and a deeper understanding of the full effects of the reservoir's construction.**

20. Given the impact that the proposed project will have on areas and residents adjacent to the POWO site, it is disheartening to see that **street names have been incorrectly identified and omitted in documentation produced in conjunction with the Easement Application.** For example, CH2M Beca's Feasibility Study for the Raising of the Playing Fields incorrectly identifies properties which back onto the Lower Playing Field as being part of Salisbury Terrace²⁰. These are part of Salisbury Avenue, which receives no mention at all in the Scenario 1 and 2 listings of Benefits and Dis-benefits of stockpiling on and

¹⁷ Wellington Water, Prince of Wales/Omāroro Reservoir, *Application for Town Belt Easement*, Appendix A: Site and Construction Site Maps, Figure 2, Temporary Construction Site Area, p. 3.

¹⁸ See CH2M Beca, *Central Wellington Bulk Water Supply – Prince of Wales Site Selection Summary*, Report, 24 April 2017, pp. 11, 14.

¹⁹ Wellington Water, Prince of Wales/Omāroro Reservoir, *Application for Town Belt Easement*, p. 31.

²⁰ See CH2M Beca, *Prince of Wales/Omāroro Reservoir: Raising of Playing Fields Feasibility Study*, Prepared for Wellington Water Ltd, 31 May 2017, Appendix A, Drawings, Concept Design Sketch Stockpiles, Sediment Control and Parking.

raising the Upper and Lower Fields. Neither do these lists refer to properties on Westland Road which are also immediately adjacent to the lower field.²¹

21. We note that the final report of the Raising of The Playing Fields Feasibility Study was completed, reviewed and approved by CH2M Beca on 31 May 2017.²² Wellington Water's website records the date of its Easement Application as 1 June 2017.²³ This suggests that Wellington Water had a maximum of 24 hours to look carefully at what this final Feasibility Study report meant for its Easement Application. Do Councillors believe that this is enough time to allow for a careful process with significant effects for residents and a price tag of more than \$2million for raising and stockpiling? **We recommend that Councillors establish whether Wellington Water was allowed sufficient time to receive and consider these various studies and to produce an Easement Application which carefully reflected upon their findings.**

22. The Easement Application confirms that about 25,000 cubic metres of fill will be stored 'temporarily' on the upper and lower POWO fields. In addition it notes its understanding that 'both the upper and lower fields will potentially be raised up to 1.5m using approximately 20,000 m³ of excavated in situ material from the reservoir construction sites'. The Easement Application also claims that 'Remediation of the upper and lower playing fields will be to a like-for-like or better condition.'²⁴ The Benefits and Dis-Benefits summary which appears to support this positive assessment was also originally completed by CH2M Beca on 31 May 2017, again just a day before the Easement Application was released. But the assessment of the benefit stemming from the re-use of material (presumably to raise the fields) was completed and approved by CH2M Beca on 6 June 2017. In other words, **this supporting information appears to have been provided after the Easement Application** was completed even though that Application appears to rely on such reporting for its findings. **We recommend that Councillors consider whether this is best practice.**

23. We wonder if more time would have allowed a proper assessment of the discrepancies between the reports which have been provided in association with the Easement Application. For example, in its assessment of the Benefits and Dis-Benefits of field stockpiling (without field raising), the CH2M Beca Report

²¹ See CH2M Beca, *Prince of Wales/Omāroro Reservoir: Raising of Playing Fields Feasibility Study*, Appendix C, Report – Prince of Wales Park – Raising Playing Fields – Summary of Benefits/Dis-benefits, Prepared for Wellington Water Ltd, 6 June 2017.

²² See CH2M Beca, *Prince of Wales/Omāroro Reservoir: Raising of Playing Fields Feasibility Study*, Prepared for Wellington Water Ltd, 31 May 2017, p. i.

²³ This is revealed on the Wellington Water website. See 'Prince of Wales/Omāroro Reservoir', Related Documents, <https://wellingtonwater.co.nz/work-in-your-area/pow-reservoir> [accessed 16 July 2017]. Hard copies of the Easement Application provided by Wellington Water to residents were undated.

²⁴ Wellington Water, *Prince of Wales/Omāroro Reservoir, Application for Town Belt Easement*, pp. 12, 13.

indicates that 'Impacts of construction activities (including visual noise and dust) would potentially be brought closer to residents of Salisbury Terrace (in the absence of appropriate mitigation).²⁵ We presume this applies to residents of Salisbury Avenue and Westland Rd (which are omitted in this report as we mentioned earlier) in addition to parts of Salisbury Terrace. And there is no corresponding assessment in these Benefits and Dis-Benefits lists of visual, noise, and dust effects for scenario 2 – where additional material is used to raise the height of the fields.

24. Several months earlier, Marshall Day Acoustics had prepared the Construction Noise Assessment Report for CH2M Beca which specifically states that 'the construction activities associated with the Scenario 2 lower playing field proposal would result in comparatively higher construction noise levels received at the closer properties in Salisbury Terrace, Salisbury Avenue, Dorking Road and Asquith Terrace.'²⁶ **We recommend that Councillors arrange for a complete list to be drawn up of discrepancies and omissions in the documentation associated with this Easement Application. We would like this list to be published so as to inform residents of gaps in the analysis.**

25. What might most kindly be depicted as a 'confusion' over street names (as mentioned above) was raised at Wellington Water's Open Day in June at Massey University. But once this problem was pointed out, it was repeated in at least one of the subsequent oral presentations at that event. This adds to our sense that the concerns of residents are not being fully understood.

26. The report on Landscape and Visual Effects provided for Wellington Water **makes no mention of visual effects for Salisbury Terrace** properties even though some of the most obvious such issues will affect residents who live at the end of that street.²⁷

27. If this project goes ahead, attention to detail issues can and will have serious and damaging consequences for POWO, for nearby residents and for their properties. On the basis of what we have seen so far, **we have very little confidence that the necessary attention to crucial points of detail will be a feature of the construction process.**

C. Resilience Questions Relating to the Proposed Reservoir

²⁵ CH2M Beca, *Prince of Wales/Omāroro Reservoir: Raising of Playing Fields Feasibility Study*, Appendix C, Report – Prince of Wales Park – Raising Playing Fields – Summary of Benefits/Dis-benefits.

²⁶ Marshall Day Acoustics, *Prince of Wales/Omāroro Reservoir*, Construction Noise Assessment, Rp 001 RO3 2016849 Prepared for CH2M Beca, 18 April 2017, p. 12.

²⁷ Boffa Miskell, *Prince of Wales/Omāroro Reservoir, Landscape and Visual Effects Assessment*, p. 18. These properties are most likely to have light effects mentioned above with reference to the improperly named 'Salisbury Street' photograph.

28. As residents and ratepayers we endorse the need for greater water supply resilience for Wellington, including in the event of a major natural disaster (such as a large earthquake). But we fail to see how the proposed reservoir meets these resilience needs.

29. WWL's Easement Application cites a 2009 GNS study which estimates that 'for a magnitude 7.5 Richter scale earthquake, there would be about 30 breaks on the main trunk pipeline and 60 breaks on the smaller branch lines. Wellington City could have as many as 8,000 breaks on its local supply network'.²⁸ It is difficult to see how a severe earthquake would allow supply via pipelines to continue from the new reservoir. We acknowledge that the seismic resilience of the reservoir itself has been a significant area of focus in the planning that has been undertaken to date. For example, we note that a 2013 report from CH2M Beca indicates the following geotechnical parameters:

'This structure has a base isolation system and a design requirement that the building is fully operational within 6 hours after a major earthquake. The return period for this major earthquake has been selected as 1000 years.'²⁹

30. Assuming the reservoir structure itself remains intact after such a severe natural disaster, this will leave **storage but not supply** unless there is a separate way to access the water and distribute it to residences. This in turn assumes that the earthquake will not have made it difficult (or impossible) for water supply trucks (or other forms of transport) to get to the new reservoir. In short, from what we can surmise, seismic resilience of the reservoir (and the storage it provides) does not amount to seismic resilience of supply.

31. We believe that the focus on constructing a single 35 million litre reservoir at one location reservoir risks creating **one point of supply failure**. It is, as one example of the documentation suggests, a 'one-shot'³⁰ approach to resilience. The Easement Application can state that 'The Prince of Wales/Omāroro Reservoir will ensure sufficient local water storage capacity exists in-zone to assist with supporting the local community following a disaster event.'³¹ But in the event of pipeline damage and access issues, we cannot see how this *storage* necessarily contributes to maintaining *supply*.

32. If part of Wellington water supply resilience is to come from new reservoir construction, Wellington City Council should not proceed with a single 35 million litre reservoir, either on the proposed site (POWO) or anywhere else in the city

²⁸ Wellington Water, Prince of Wales/Omāroro Reservoir, *Application for Town Belt Easement*, p. 7.

²⁹ CH2M Beca Ltd, *Hospital Prince of Wales Reservoir Geotechnical Basis of Design*, Report Prepared for Wellington City Council, 1 February 2013, p. 3.

³⁰ Anthony Wilson to Councillors, 'Hospital Prince of Wales reservoir', Email, 10 September 2013.

³¹ Wellington Water, Prince of Wales/Omāroro Reservoir, *Application for Town Belt Easement*, p. 23.

area. It should instead opt for a **set of smaller reservoirs, which provide a range of supply options**, so that in the event of a major natural disaster, failure at one point does not imperil the availability of all of the extra storage for supply purposes.

33. We encourage Councillors to consider the opening page of the 2011 MWH report which states that:

‘The size of the proposed reservoir has been advised by Capacity [Infrastructure Services Ltd] as 35ML...No consideration of alternative sizes of schemes has been made in this report. Capacity has noted that any future storage would be better constructed elsewhere, for geographic distribution of stored water for emergency use.’³²

34. We believe this last point also serves as a warning against the geographic concentration that a single 35 million litre reservoir on the POWO site would involve. If a reservoir is to be built on the POWO site it should be a significantly smaller structure than the one currently proposed, and one of several such smaller structures in different locations.

35. But even this mix of smaller reservoirs is unlikely to satisfy supply resilience needs. In our view extra encouragement to residents to develop their own on-site water storage is still going to be needed. Wellington Water’s Easement application dismisses this sort of thinking:

‘Alternative ‘methods’, such as promoting and supporting the development and installation of a dispersed network of publicly and privately owned micro water storage facilities (i.e. local community water tanks, and privately owned onsite water storage tanks and bladders) within the zone, are not capable of delivering the cost efficiencies, service reliability, integrated network operation benefits, and community health and safety monitoring and management requirements demanded of a modern urban water storage and supply network.’³³

36. But this dismissal is symptomatic of the one-shot approach that is a central weakness of the Easement Application’s logic for 35 million litre reservoir at POWO. Unless residents have been wasting their time filling bottles and purchasing residential water tanks from Wellington City Council, some of these other approaches can make contributions to water supply disaster resilience. We are not suggesting that residential storage options are the *whole* answer. We simply believe that risk needs to be spread, not concentrated.

Conclusion

³² MWH, *Wellington City Council Proposed CBD Reservoir Options Assessment*, p. 1.

³³ Wellington Water, *Prince of Wales/Omāroro Reservoir, Application for Town Belt Easement*, pp. 25-6.

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Item 4.1 Attachment 1

37. Wellington needs a more resilient water supply situation, especially in the event of a major natural disaster. But we are not convinced the proposed reservoir is a good answer to these resilience requirements. We are convinced that **the negative effects of the construction of a 35 million litre reservoir are too great for POWO and neighbouring residential areas to absorb.** Moreover, we are not reassured that the documentation associated with the Easement Application provides Councillors and residents with a sufficiently robust assessment of the risks and effects associated with the proposal. Nor do they offer a clear sense that the writers of some of these documents share a consistent and deep understanding of those parts of the Mt Cook neighbourhood which are most likely to be directly affected.

38. For these reasons we argue that this application for easement be rejected, and that alternative water supply resilience options, with reduced negative effects in any single area, be advanced.

39. We wish to thank the Strategy Committee for the opportunity to make this submission and Wellington Water for their community engagement efforts.

* * *



17 July 2017

To Wellington City Council and Wellington Water

Consent under the Town Belt Act for the proposed Prince of Wales / Omāroro Reservoir

Thank you for the opportunity to comment on the proposed Prince of Wales/Omāroro Reservoir (POWO). Through Mt Cook Mobilised (MCM), Mt Cook residents have discussed at length the proposed Prince of Wales / Omāroro Reservoir. MCM was formed in 2007 to represent residents of the suburb and meets every six weeks or so in open forum. We publish e-bulletins frequently and print a newsletter twice a year which is delivered to every household in Mt Cook.

Mt Cook Mobilised supports in principle the need for more reservoirs in Wellington. However we are uncomfortable with the scale of the proposed 35 million litre reservoir, and we doubt the ability of the Prince of Wales Park area to sustain the long and short term impacts.

We would like to comment on the proposal as follows:

1. Wellington's need for more stored water
2. External peer review of designs
3. Scale of the project and implications for our neighbourhood
4. Protection of surrounding bush eco-system, streams, and native fish
5. Suitability of the Prince of Wales fields
6. Car parking
7. Ongoing communication with the community
8. Educational opportunities
9. Weighing up the impacts

1. Wellington's need for more stored water

During the Wellington Water Open Days we learnt that Wellington's low zone water supply reservoirs supply 70,000 people and hold one day's supply of water. The low zone reservoirs are replenished overnight via pipes that run under the Hutt Road. Mt Cook Mobilised agrees that Wellington needs more reservoirs, but we are not convinced that a single reservoir of the size proposed is the best solution.

Since the 1970s Wellington City has been discussing where to site a new reservoir. A report prepared in 2011 suggested a shortlist of four sites that meet the criteria of being 92m above sea level and which could be added to the gravity-based low zone network.

The size of the proposed reservoir, 35 million litres (ML), has been dictated by economics. We suggest that using a 'resilience' lens, rather than an economic one, would see the city plan to build multiple smaller reservoirs in different locations, rather than trying to construct the largest one we can build, on a site that will struggle to cope with the effects.

MCM COMMENT:

- *We think that the option of multiple reservoirs spread more widely through the low zone network area should be considered as a basis for better resilience and less impact on the Town Belt, rather than reliance on this single POWO reservoir.*
- *For instance, \$2 a week (= \$100 a year) for 2,000 dwellings in the area, i.e. \$200,000 a year, would pay the interest on \$4m at 5%, as a contribution to prioritising better resilience ahead of a straight 'value for money' argument.*
- *Wellington City Council and WREMO have been installing large tanks in neighbourhoods, and encouraging people to install 200 litre home water tanks, where practical. Given the situation, we would like to see more focus on this, including further discounting of the home tanks to encourage householders to store enough water for at least 7 days.*

2. External peer review of designs and supporting technical reports and assumptions

Wellington is a city established on fault lines. Our geotechnical engineers understand a lot about the action of earthquakes but it is not possible to know everything. In the 2011 Christchurch earthquake the Huntsbury Reservoir cracked, and lost its entire contents of 35 million litres of water. This was later discovered to have been caused by the movement of two rock faces in a previously unknown fault splinter beneath the reservoir.

MCM COMMENT:

- *We ask that all of the reservoir designs and supporting information are externally peer reviewed by expert reviewers to ensure that the designs are as robust as they can be. This may mean peer reviewers from overseas.*

3. Scale of the project and implications for our neighbourhood

The proposal for the POWO reservoir is based on getting two days' storage for operational resilience, and meeting a disaster resilience target of a minimal supply of 20 litres per person per day between days seven and thirty after a natural catastrophe, as per Wellington Water's Service Levels that have been agreed with Wellington City Council.

In a disaster scenario it is forecast that there could be 8,000 breaks in the local distribution pipes network (Application for Easement para. 1.3.4, page 7). How will the 20 litres per person per day be moved from a single reservoir to multiple distribution points around the city between days 7 and 30 if the infrastructure is broken like this? Wouldn't a spread of smaller supply sources be better than a large single reservoir to achieve this emergency distribution, and potentially also have less overall impact on the Town Belt?

This consultation is about the use of the Town Belt for a reservoir. It is also about the use of the two Prince of Wales parks, which are in the Town Belt bordering residential properties. The consultation gives consideration to whether any permanent change can be made to one or both of the fields to incorporate fill excavated from the reservoir site.

In 2013, when an earlier reservoir project almost got off the ground, the thinking was that all the excavated fill required to backfill the reservoir would be stored on the upper Prince of Wales Park (to a height of 8.5m). The current discussion is about whether the fill can be stored on both fields, to a height of 4m on the upper Prince of Wales field and 5.5m on the lower Prince of Wales field. Some

of the fill would be used to backfill the reservoir, and further fill could potentially be used to raise one, or both, of the fields by 1 – 1.5m after the reservoir had been backfilled.

The Prince of Wales Park area is not a quarry. A stockpile of fill that is 4 or 5.5m high is sizeable, say 1.5 – 2 times the height of a modern living room, and the extra weight of the fill could put pressure on the ground water below the fields. We are unsure of the composition of the fields and whether they could support the extra weight of the proposed stockpiles or a substantial height increase.

We have an issue with the scale of the project which seems increasingly too large for this site. Even the spur that is the proposed location for the reservoir is not a very big site. If, for instance, the scale was reduced to a 20ML reservoir rather than a 35ML reservoir, presumably the stockpile heights would be scaled back to 60% of the proposed stockpile heights, i.e. 2.4m and 3.3m, respectively, which would be more manageable on suburban parks in the Town Belt.

Not unsurprisingly the prospect of substantially raised fields, either temporarily or permanently, is not attractive to residents living close to the two Prince of Wales parks. There is deep concern about loss of privacy and views, increased risk of run-off and flooding, and possibly increased shading. If the fields are not raised, or raised less with a smaller reservoir, there will need to be changes in the number of truck movements. Without more information about the number of truck movements it has not been possible to fully debate whether raising the fields is an acceptable long term option for our community. That said, we have come to a consensus that we think the scale of the proposal at 35ML is too ambitious for this Prince of Wales site.

MCM COMMENTS:

- *Over the last several years, this area has experienced a number of intense rain events. It seems likely that this type of deluge would wash away a reasonable amount of the fill stockpile, if the downpour occurred before the stockpile had been stabilised by grass hydroseeding. We wish to know what provision the project team will make for this situation?*
- *Two trucking 'seasons' are proposed to maximise the drier times of the year, but we have seen intense rainfall at unexpected times of the year, as the climate patterns begin to change.*
- *Has there been any investigation of alternative ways to take fill off-site, e.g. conveyor belts or aerial cable ways, techniques used in mining, for instance?*
- *The project team's suggestion that truck movements will be limited to 9am to 3pm during the Monday – Friday office/school week is a welcome one. (We note that trucks will also run on Saturdays but not Sundays). The impact of trucks on Rolleston Street is not part of the Town Belt consultation, but is part of the RMA process. The number of truck movements to expect is not able to be confirmed yet, but this is a topic that is of concern to the affected residents.*
- *We would like an assurance that all impacted roading and pipe infrastructure that has been affected by the construction work is returned to at least its original standard and quality at the end of the project.*

Lower Prince of Wales Park - Wetland Area

At a recent Mt Cook Mobilised meeting we talked about the possibility of the lower Prince of Wales Park being turned into a wetland, to mitigate effects on Papawai Stream. Water and sediment coming down from the Brooklyn slopes would be detained in the wetland area, which would slow it down before it reached Papawai Stream. Wetlands promote biodiversity. We talked about including ball play, and dog-walking areas. A wetland would be a great educational resource. If a wetland is developed, lower Prince of Wales Park would no longer be available as a sports field.

MCM COMMENT:

- *In principle Mt Cook Mobilised supports the idea of a wetland as part of a redeveloped lower Prince of Wales Park. A wetland would add further value to this area.*

4. Protection of surrounding bush eco-system and native fish

The preeminent requirement for our community is that the surrounding bush eco-system is protected, and particularly that the Papawai Restoration Area, the native banded kokopu and koura which live in Papawai Stream and in the Waitangi Stream tributary, are protected.

The Papawai Restoration Group holds monthly working bees, which are well attended. Since 2010 the restoration work of the group has been celebrated at Mt Cook's annual Spring Fling, a community picnic attended by around 200 people, including a large contingent of primary school-aged children.

Papawai Restoration Group working bees are held on a Sunday, which would not be a work day for any proposed construction activity in the area. We are strongly opposed to any construction activity on the day of a working bee.

Looking at the requested service area in the easement application, Papawai Restoration Area is outside the construction zone. Continued access to the Papawai Restoration Area is non-negotiable for our community.

The Papawai Restoration Group has a Memorandum of Understanding (MOU) with Wellington City Council whereby the group plants and looks after an area of the Town Belt below the two Prince of Wales parks. The area covered by the MOU includes the Papawai Stream and extends to the bund around the lower Prince of Wales Park. The understanding between WCC and the Papawai Restoration Group is that no chemicals will be used in this area. Our understanding is that the Greater Wellington Regional Council does not spray near streams.

We note from Boffa Miskell's Ecological Impact Assessment that the habitat of the banded kokopu and koura has been assessed as "not significant" against the GWRC criteria because overall in New Zealand they are not a threatened species. Since the fish and koura were discovered living in Papawai stream, the Papawai group has worked with Greater Wellington Regional Council to have a fish passage installed, planted the riparian edge to give the fish cover during daylight, taken part in fish stocktakes, cleared the stream's scruffy dome of debris following flooding, notified GWRC when sewerage entered the stream, and kept Wellington Water appraised of the state of the erosion in the stream. The Papawai planted area and stream have become an intrinsic part of Mt Cook's community.

MCM COMMENTS:

- *Continued access to the Papawai Restoration Area is a priority, including on the Sundays of our monthly working bees.*
- *For Mt Cook Mobilised, the banded kokopu, koura and the streams are very important, together with the plantings in the part of the Town Belt around the Prince of Wales parks.*
- *It is critical that the construction of a reservoir does not add to the Papawai Stream flows and erosion.*
- *The Ecological Impact Assessment does not mention the stand of tī kōuka (cabbage trees) in the Bell Road Restoration Area, which is in the gully immediately to the west of the spur (proposed reservoir site), and cared for by the Bell Road Restoration Group. This stand of tī*

kōuka is unusual for its size. We would like to see the protection of these trees explicitly stated in the Ecological Impact Assessment.

Walkways, seating, and natural play area

The narrow pathway immediately north of the upper Prince of Wales Park, between Hargreaves Street and Rolleston Street, will become an important walking track between Mt Cook and Brooklyn, and into the city when the upper field is closed.

We appreciate the work done by PAOS in the Assessment of Effects on Recreation to assess impacts on walking commuters and other recreational uses of these grounds.

When the landscaping is designed to cover the reservoir, we would like to see a natural play area for children incorporated into the design.

MCM COMMENTS:

- *We want assurance that public access via the walking track between Rolleston and Hargreaves Streets is retained during construction.*
- *We would like to see the commemorative bench to Dudley the dog returned to the area on the spur of the hill at the conclusion of the project.*

5. Suitability of the Prince of Wales fields

Composition of the fields

Within the Mt Cook community there is concern about how well the two fields will withstand the weight of extra fill. We are not totally clear from the reports just how much geotechnical work has been done on the playing fields, nor whether it has been done after recent seismic events. We understand that this work has not yet been done on the lower field, nor perhaps on the steep 10 to 20 metre high banks to the east of both the upper field and the access way between the two fields. The lower field has historically been a source of flooding for nearby residents, and the banks are largely loose fill from the original construction of the fields.

Over several months we witnessed the Papawai Stream bank being eroded under flood conditions, beside the concrete car pad of the Mt Cook Pavilion (changing sheds). Similarly, further downstream, the streambed is eroding more deeply and starting to significantly cut into the high bank below the access track between the two fields and the south-east corner of the upper playing field. The sediment going downstream from all the erosion is raising the level of the streambed in the last 50 metres before it enters the pipe system through to the harbour, which must be adding to the risk of future flooding of the adjacent houses. All this has added further to our concerns about the impact of additional fill on the adjacent playing fields, and the risks to Papawai Stream from the reservoir development.

MCM COMMENT:

- *We consider that all necessary geotechnical work should be completed before the Town Belt easement is determined, because of the potentially serious effects from the proposed development on the stream and the Town Belt, and hence on the surrounding residents.*

Contamination of playing field soil

The proposal for raising the fields involves stripping off the topsoil, stockpiling it separately from the fill, then reapplying it to the fields. This practice is used so that the fields can be prepared for vehicle use and for stockpiling fill. If the topsoil is not removed and is left 'in situ', earthwork and vehicle movement activity is likely to destroy its structural integrity and micro biological condition, rendering it incapable for reuse.

In 2012 BECA prepared a Preliminary Contamination Investigation of the upper Prince of Wales Park. Both the upper and lower Prince of Wales playing fields have been identified as potentially contaminated HAIL (Hazardous Activities and Industries List) sites, based on their current and historic use as sport turfs. Sport turfs tend to make any 'potentially contaminated site list' on the basis that they may have been subject to the use of persistent pesticides, e.g. DDT, which was routinely used on sports fields until the late 1970s. The Investigation of the upper field also found some heavy metals (cadmium, lead and nickel) and in the soil, DDT, and low levels of PAHs (polycyclic aromatic hydrocarbon) in surface samples.

BECA has advised that the disturbance of all HAIL sites is required to comply with the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, and its regulations (the NES). Any disturbance of a HAIL site that may result in the release or discharge of contaminants to land, water or air is also subject to the requirements of any rules in the Greater Wellington Regional Council's existing and proposed new regional plans. A resource consent will be required.

Thanks to Beca for supplying this explanatory information.

MCM COMMENTS:

- *We are concerned that the proposal to strip off the topsoil, stockpile it and reuse it will provide opportunities to release contaminants into the environment. The reports required by the NES regulations will provide more information when the RMA resource consent is applied for.*
- *Raising the fields could put extra pressure on the fields and could cause the contaminants to be released into the ground water. This is still a concern.*

Chemical flocculants

As per the preliminary Construction Erosion and Sediment Control Plan prepared by Beca, sediment retention ponds will be established to collect silt run-off from the fill stockpiles. The ponds are dosed with chemical flocculants to help the silt particles bind together, to allow the silt to be removed rather than enter the stormwater or Papawai Stream. The commonly used flocculant PAC (polyaluminium chloride) is aluminium based and adds to the acidity of the stream. As part of the control measures, dissolved aluminium levels in Papawai Stream would need to be tested regularly, not only after specified trigger events i.e. significant rain. Mitigation measures would be in place if the level is too high.

In addition the outflow from the upper field sediment retention pond is to flow directly into the Papawai Stream. As well as the risk of contaminants and silt entering the stream, MCM wants assurance that to avoid further erosion the flows into the stream from the ponds will not increase beyond present flows in significant rain events, or if the sediment ponds need to be emptied.

MCM COMMENT:

- *Dissolved aluminium is not desirable in Papawai Stream. It will not kill the fish, but it is likely to impact on the stream.*

6. Car parking

Workers Cars

When the Wellington Hospital was being redeveloped, the hospital made an arrangement with Te Whaea in Hutchison Road to use the car park for hospital workers to park their cars. This large car park is used for the Te Whaea dance and drama complex, and for people using the artificial turf above. During weekdays football is only played in the evenings and the car park appears to be quiet during the day. This is a very large car park (70+ parks) which is a short walk from lower Prince of Wales Park (up Westland Road, which is off Hutchison Road).

MCM COMMENT:

- *If the 40 workers' cars could be relocated to the Te Whaea car park there would be extra space on the lower Prince of Wales Park for storing fill, which could reduce the height of the stockpile there.*
- *Another possibility for car parking that is worth investigating is the training facility at the BNU Gym, 2 Bell Road, which is operated by the Brooklyn Northern United Football Club. This is a short, but steep, walk from the upper Prince of Wales Park, via the steps from Bell Road.*

Access to Wellington Scottish Athletics Clubrooms and via the lane to/from the city

The "Scottish Harriers" club rooms are used by a variety of local and other people for a variety of purposes both during the day and in the evenings, seven days a week. As we read the easement application, and from assurances provided at the Open Days, access along the lane to the club rooms will not be impeded during the construction period.

It is important that the value of the clubrooms to the local and wider community not be lost. Also, many Brooklyn residents come down the walkway and along the lane to go to work and to schools. This access should also continue to be available. We do not believe that people driving in and parking at the clubrooms, or passing through this area on foot, will cause any inconvenience to the workers parking on the construction site car park, if workers' car parking cannot be accommodated at, say, the Te Whaea car park.

Car parking on Rolleston Street

This is out of scope for the TBA application, but the impacts will be discussed with Rolleston Street residents as part of the RMA timeline.

7. Ongoing communication with the community

We have been impressed by Wellington Water's project team, and their level of engagement with the community through Open Days, community meetings, and direct contact. A project of this scale takes time for the community to come to grips with, as neighbours to the project, and as neighbours of the Town Belt.

Further consultation meetings are planned with Hargreaves Street residents (Hargreaves Street is the proposed route for the reservoir inlet and outlet pipes), and with Rolleston Street residents (to discuss issues around truck movements). These are RMA concerns rather than Town Belt easement issues.

A meeting was held with Salisbury Avenue / Westland Road residents and others who border the lower Prince of Wales Park.

We also want to ensure that during construction there is a process for advice to MCM on any changes that are found necessary as the work proceeds. Our experience from the minor works associated with Papawai stream and associated drainage issues is that contractors are not always supervised closely and change the details of the work as they proceed (for example the recent re-routing of pipework through the Papawai reserve).

MCM COMMENTS:

- *Whilst the Town Belt Act easement application is necessarily the first step before Wellington Water goes further with this proposal, from the perspective of our community the wider view needs to be taken into consideration, including the proposed pipework on Hargreaves Street, and the traffic volumes, noise, diesel fumes and car parking implications for Rolleston Street. From our perspective we foresee further discussions between Wellington Water and the community before final decisions can be made.*
- *We ask that a high level of communication with residents is maintained throughout the project, particularly during construction and while the options are being assessed.*
- *During construction we ask that a nominated person is available as a contact point with a 24 x 7 contact number for residents, and that the nominated person supply weekly updates to the community.*
- *We ask that Wellington Water engage with Housing New Zealand to ensure that the Housing New Zealand residents in the Rolleston Street apartments are aware of the project, as the Open Days were not well attended by residents of the apartments.*
- *We appreciate Wellington Water making project documentation publically available and ask that this continue as the high level decisions are refined.*

8. Educational opportunities

A project of this scale does not come along very often. When Pukeahu National War Memorial Park was developed, the approach was taken to involve Mt Cook School. The result was phenomenal. The children were invited to visit the site at various times throughout construction, they named the cranes, drew art about the park development, talked about it in class, and became inspired to become engineers. Brooklyn School and St Bernard's Primary School are a short walk from the proposed Prince of Wales / Omāroro site. Mt Cook School, St Mark's School, Newtown School, Wellington High, Wellington College and Wellington East Girls' College are all within walking distance, and Ridgeway School is not much further.

MCM COMMENTS:

- *We would like educational opportunities to be designed into the project to make the most of a valuable real life learning situation for children and young adults.*

9. Weighing up the impacts

As a community we strive to understand the project's effects on each other, and to attempt to spread the load so that no one part of Mt Cook bears an undue brunt of the development.

The proposed reservoir construction site is very close to housing.

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No final decision should be made until Rolleston Street residents have been separately consulted about traffic implications.

Our key concern is that we do not think that the case for a 35 ML reservoir above Prince of Wales Park has been soundly made. If the project is to go ahead as planned or in modified form, we need better assurance that no residual damage will be caused incidentally by the project, e.g. that residents' properties will not become prone to flooding, that the grounds can withstand the additional weight of stockpiles of fill, that the habitat is protected, and the area is left with recreational and ecological improvements after the work has been completed.

Thank you for the opportunity to comment on this proposal.

Mt Cook Mobilised would like to speak when this project is discussed by Councillors.

Carol Comber and David Smyth on behalf of Mt Cook Mobilised.

Submitter Details

First Name: **Judy**
Last Name: **Hutt**
Street: **100 Rolleston Street**
Suburb: **Mount Cook**
City: **Wellington**
Country: **New Zealand**
PostCode: **6021**
Daytime Phone: **(04) 3838285**
Mobile: **021 2033440**
eMail: **judyhutt@paradise.net.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

Submission

What is your overall level of support for this proposal?

- Not at all supportive
 Unsupportive
 Neutral
 Supportive
 Very supportive

What are your key concerns or issues with this proposal?

Comments

I'm a NIMBY. I live at the top of Rolleston Street and own the property next door which is tenanted. So I would probably be the most affected party in the area. I'm concerned about the noise, dust, traffic disruption and all other aspects associated with a project of this size for a three year duration. The area is rich in birdlife and I'm concerned about the potential effects of the disruption - particularly on the fairly large population of Morepork. My tenants have already said that they will be moving out if the project goes ahead and I'm concerned that it would be difficult to re-let my rental property. I'm not convinced that the site selected is the best one because of its proximity to a densely populated residential area and would like to see a peer review of the site selection process. I'm aware that the reservoir needs to be sited on high ground but I'm certain there are less populated high ground areas available close to the hospital and CBD. In addition, the Bell Road Reservoir is scheduled for replacement at the same time as the Prince of Wales Reservoir is scheduled to be constructed. A double whammy to me in particular because I would have massive earthworks being carried out at the front AND the back of my properties. Rolleston Street is narrow and has a sharp bend - difficult to maneuver large trucks back and forth. So far, Wellington Water has been hopeless at public consultation. I've never received anything in my letterbox about the project and despite requesting on numerous occasions to be updated via email, so far have received exactly nothing. The public consultation meetings that I've managed to find out about through other sources haven't really been very helpful. Mainly because Wellington Water have no way of knowing whether or not the levels of the two parks will be raised and the subsequent impact

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of heavy machinery and heavy traffic in my front (and back yard). However, a couple of weeks ago a sign about the proposal appeared on the entrance to the Upper Field of Prince of Wales Park . Maybe things are looking up in the notification department.

What do you see as the main benefits of this proposal?

Comments

I support the idea of a new reservoir in principle but as a total NIMBY would prefer that it was sited elsewhere.

Attached Documents

File
Prince of Wales/Omaroro Water Reservoir Project

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Submission Wellington City Council Prince of Wales Reservoir



Based on what information has been presented to date, I am opposed to the construction of a reservoir being considered for the Prince of Wales site on many counts

One of my major concerns is that of the placement of excavated soil being built up on the two playing fields, and I have strongly indicated this to both councillors Iona Pannett of the Wellington City Council and Mr Ulvi Salayev of Wellington Water on the basis that large areas are reclaimed sub soil structures, especially the top field's eastern bank

My concerns have been treated with scant regard

Please view photographs of the top field and the cut and chuck method of construction

Wellington Water and Becas want to scrape the top field of the top soil and mound for resurfacing once the field has been raised one and a half (1.5) metres on the half way line tapering to one (1) metre at both east and west ends of the park

They also want to place a 450 tonne temporary sludge pond on the most fragile east end of the top field

Conclusion

If the bank partially slips, the stream below will be blocked causing flooding again into Papawai Terrace and beyond

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Item 4.1 Attachment 1

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If there is a larger surface slip of the bank, it will possibly damage properties at the end of Papawai Terrace and the apartments constructed along the back boundary of number 26 Wright Street metres away from the Waitangi Stream

If there is total collapse occurring in the slip zone between the original hillside and the reclaimed soil and that scallops downwards, it could take out the buildings and disrupt and gouge the ground below them

In all cases the constant is that the stream will continue to flow, and if any of these scenarios occur the access is a narrow track which will make it very difficult to remediate considering it will be a muddy exercise

Please read my affidavit re the contaminated soil buried below 26 Wright Street structures and the nature of the dangerous substance contained in the bladder

If there is a total collapse and stream floods into the property and the bladder is punctured (it contains contaminated wood and sharp materials) the controls that the Wellington City Council has currently in place would not be able to contain the spread of such a toxic material

I will use an analogy: bodies float out of the ground when graveyards flood, especially when the water table is affected

The chemical I refer to are PCB's, and, even though we asked to have it removed, Wellington City Council wilted and allowed it to be buried, a problem for future generation to deal with

I was concerned then and I am concerned now

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I will be approaching the Ministry of the Environment for guidance on mitigating the spread of this colourless, odourless substance embedded in the soil and other buried objects, and I will also contact the Ministry of Health as to what category under the Stockholm Convention this criteria falls

I want this whole project peer reviewed by a body of independent commissioners competent in listening to our issues

Colin Taylor

Colin: C Taylor. 13th July 2017

I WISH TO SPEAK AT THE HEARING 

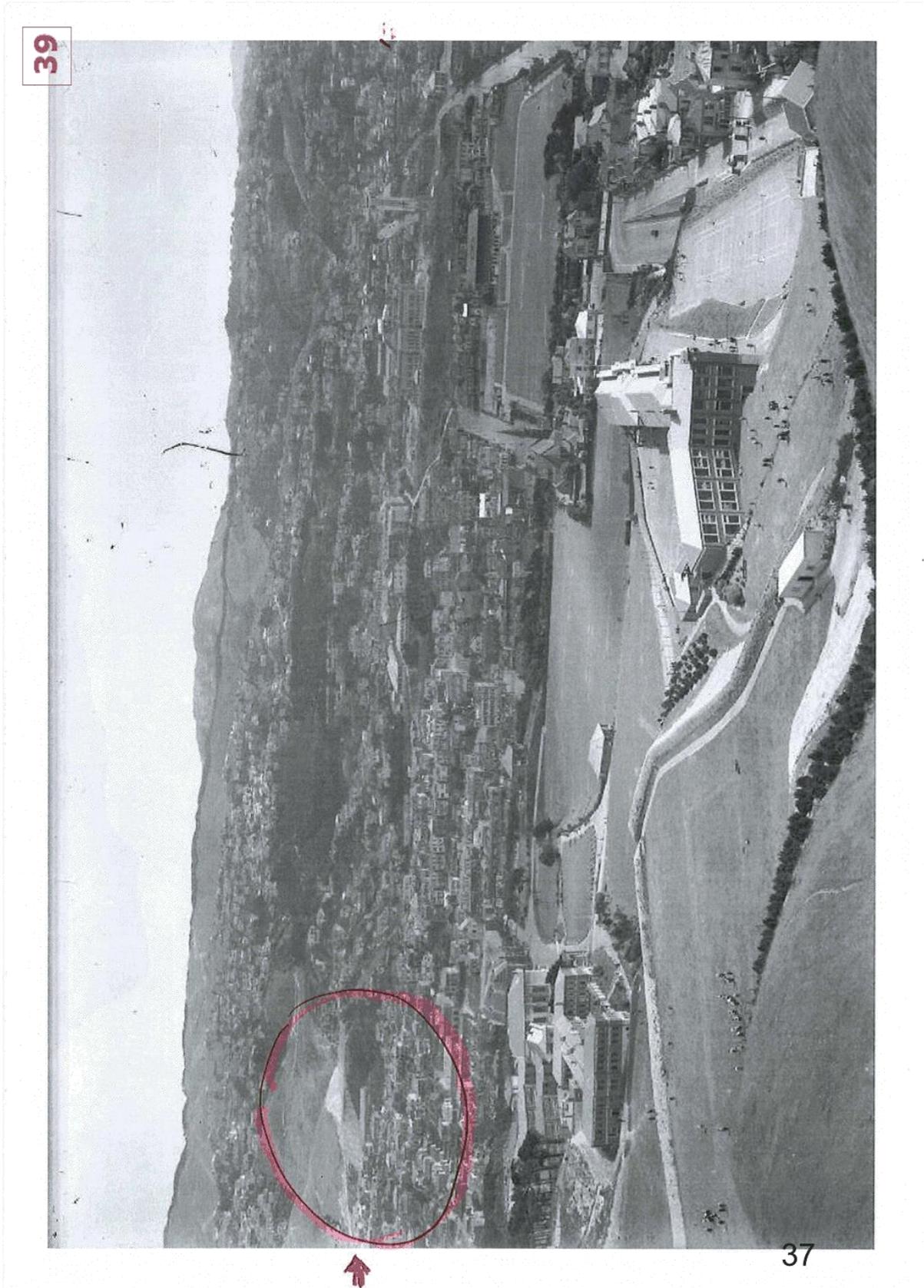
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THESE CAN BE ELECTRICAL EXHAUSTED 39



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IN THE HIGH COURT OF NEW ZEALAND
WELLINGTON REGISTRY

CIV-2007-485-1880

Under the Judicature Amendment Act 1972

In the matter of an application for review of a decision under the Resource Management Act 1991 not to publicly notify or serve notice of a resource consent application

Between **FRIENDS OF WRIGHT STREET INCORPORATED** a duly incorporated society under the Incorporated Societies Act 1908, having its registered office at Wellington

Applicant

And **WELLINGTON CITY COUNCIL** a duly constituted territorial authority having its main office at Wellington

First Respondent

And **STRATUM MANAGEMENT LIMITED** a duly incorporated company having its registered office at Wellington and carrying on business as a developer

Second Respondent

AFFIDAVIT OF COLIN CAMPBELL TAYLOR

Sworn the 29th day of October 2007

BUDDLEFINDLAY
Barristers and Solicitors
Wellington

Solicitor Acting: PT Beverley/ BR Balderstone
Tel 64-4-499 4242 Fax 64-4-499 4141 PO Box 2894 DX SP20201 Wellington



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I, Colin Campbell Taylor, Sales and Marketing Representative, of Wellington, do swear:

1. I live at 12 Wright Street, Mt Cook, Wellington. I have lived there for over 25 years. I am a member of the Friends of Wright Street Incorporated, and have been involved with the members in pursuing a range of issues of concern to us in the street.
2. I believe that the proposed development at 26 Wright Street should have been notified. I have concerns with a number of issues that the proposal raises.
3. For example, I am concerned that proposed development will add significantly to the parking pressure on Wright Street. There is already significant parking demand on Wright Street, and I do not believe that the Council addressed this issue properly in concluding that any effects on parking in the area would be no more than minor. I am also concerned about the effects on Waitangi Stream, and the effects of this 21 multi-unit development on the historic character of Wright Street.
4. In summary, I believe that public notification would have allowed the residents of Wright Street and the surrounding area the opportunity to voice these concerns in front of the Council's hearings committee. The non-notification of this application has denied us this opportunity to not only raise our concerns but also provide valuable information to the Council.
5. I am particularly concerned over potential contamination of the site. I will deal with this in more detail below.

Communication with the Council

6. I informed the Council of my concerns with the development, in particular in relation to contamination by registering myself through the "Concerned Neighbour Questionnaire" on 23 May 2005. Attached and marked "A" is a true copy of the questionnaire, which records me as a "very concerned neighbour". After that, I received very little further information from the Council, despite asking to be kept informed of this proposed development.

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7. I received a letter on 31 March 2006 from the Council to inform me that it had received a resource consent application for 26 Wright Street. Attached and marked "B" is a true copy of that letter.
8. Due to the overall lack of communication and a feeling that my concerns were being ignored, I contacted Councillor McKinnon by email on 5 September 2006. In this email, I asked Councillor McKinnon to look into the issue of contamination on site as it was important to me to know that the Council were taking the issue seriously. There are children that live in the street and potential PCB contamination is a serious concern.
9. Councillor McKinnon organised a meeting with Ernst Zollner & Halley Wiseman (from the Council) and myself. Councillor McKinnon was there for the first part and I voiced my concerns very strongly about contamination. Councillor McKinnon did listen carefully to my concerns, and he passed a copy of my email on to the Council Officer processing the application.

Contamination

10. I am particularly concerned about the issue of contamination on the proposed development site. I believe that the site was used for the manufacture of electrical capacitors, a key component of the manufacture of these is the use of polychlorinated biphenyls, or PCBs. I believe that PCBs are very toxic to the environment, and pose a risk to humans if they occur in high levels. There are families including young children that live in the street, and Waitangi Stream runs directly behind the west boundary of 26 Wright Street. This stream ends up running through the Waitangi Park on Wellington's waterfront. In my view, the potential for PCB contamination is a very serious concern, and this needed to be approached with the utmost care by the Council.
11. During my working life, I have worked at a chemical production plant, and in the electrical industry. At both workplaces, I witnessed a lack of safety and environmental standards. My concern is that if PCBs were used in the manufacture of capacitors on the proposed development site, and the safety and health standards were of a similar nature to those that I experienced, then the site could pose a significant risk to the health of residents in the Wright Street area, and

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the wider public and ecology of Waitangi Stream and Wellington harbour.

12. I am not seeking to give expert evidence on contamination. However, I am concerned about what I consider to be a superficial approach by the Council in concluding in making its notification decision that the effects of this potential contamination would be no more than minor.
13. I have searched the internet to find out who manufactured capacitors using PCBs in New Zealand. In the "Identification of PCB-Containing Capacitors" booklet, capacitors containing PCB's are listed in alphabetical order. At pages 33 and 34, Ducon New Zealand and Ducanol condensers are listed. Ducon is a previous occupier of the proposed development site. Attached and marked "C" are the relevant pages of this booklet.

Council Correspondence on Contamination

14. Between 20 April and 22 December 2006 the developer's consultant, Wellington Regional Council and Wellington City Council corresponded regarding contamination on the site. Attached and marked "D" is a true copy of that correspondence from the Councils' files.
15. For example, in the 28 April 2006 email from Bruce Croucher (Wellington Regional Council's Contamination and Land Scientist) to the Council, Mr Croucher stated:

"...I would be interested to know that electrical components were produced. Some nasty chemical[s] have [been] and are use[d] in the production of electrical components e.g PCBs"
16. In 1 May 2006 and 3 May 2006 emails from the developer's consultant (Mr Grant) to the Council, Mr Grant confirmed that prior to 1958, electrical condensers were manufactured on the site for some years by Ducon NZ Ltd.
17. In response to the 1 May 2006 email from Mr Grant, Mr Croucher stated:

"This is exactly what I was hoping they didn't make. Older condensers frequently contained polychlorinated biphenyls

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(PCBs). PCBs should they be present on the site, may have significant implications for any redevelopment of the site. The issues are that PCBs are toxic and extremely eco-toxic and it is recommended that they are not disposed of to landfill."

18. The Council was clearly on notice by this stage of the seriousness of the potential contamination. I also note that on 3 May 2006 (i.e. exactly one year before the notification decision), the potentially contaminated nature of the site was recorded on the Selected Land Use Register (SLUR) maintained by Wellington Regional Council.
19. The developer then commissioned an expert report from Pattle Delamore Partners. Attached and marked "E" is a true copy of the report. I have real concerns about the adequacy of this report and whether the Council could have been properly satisfied on the basis of the report that the effects would be no more than minor. My concerns include:
 - (a) there was no testing of the site undertaken;
 - (b) the report expressly acknowledges that it is only a "desktop" investigation;
 - (c) there is less than half a page of actual analysis on whether the site may be contaminated. The rest of the report is made up of a site description, site history, background to PCBs and recommendations;
 - (d) there is an assumption that the yard areas were sealed, but no justification for this assumption;
 - (e) there is no analysis of the potential risks to neighbours or the adjacent water body;
 - (f) there is no analysis of the risk of demolition and trucking out of material that could be contaminated.
20. In my view, it is very questionable whether this desktop investigation and a three page report was sufficient to satisfy the Council of the effects the potential contamination at 26 Wright Street. The report concludes that overall the potential for site contamination is considered to be low. I do not see how that conclusion could be

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reached given the site history, and on the basis of a desktop investigation.

21. The Pattle report was sent to the Council Resource Consents team with an attached letter from Mr Grant that stated "The site does not appear on the Selected Land Use Register (SLUR) maintained by Greater Wellington." This letter was dated 19 May 2006. Attached and marked "F" is a copy of that letter. As stated earlier, the site appears on the SLUR from 3 May 2006. The SLUR noted that the site had a verified history of hazardous activity or industry and also stated that in the 1950s the site manufactured electrical components including condensers, which at the time typically contained PCBs.
22. The 19 May 2006 letter from Mr Grant to the Council also stated that as the report stated that the risk of contamination was low, no resource consent was required for a contaminated site. I do not understand how the Council could have accepted this view without requiring some form of testing.
23. On 23 May 2006 Mr Croucher sent an email to the Council. Mr Croucher recommended that an investigation encompass the entire Wright Street site, rather than just the areas recommended in the Pattle report, and also noted that the Pattle report made the assumption that the Wright Street site was sealed at the time of electrical manufacturing, but that this may not have been the case. I am concerned that the conclusions in the Pattle report are based on this assumption, and this may well be incorrect.
24. I am also concerned about the risks of the demolition of a potentially contaminated site. In a 1 June 2006 email from Mr Croucher (copied to the Council), he stated:

"I see the major risks from any potential contamination on the site is not that posed to the occupants of the site – although this cannot be discounted – but ensuring that construction worker[s] are suitably protected, the correct disposal of any contaminated materials and ensuring that there are no detrimental effects on the environment."
25. In my view, this again reinforced to the Council the seriousness of the potential contamination effects. If construction workers need

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protection, then I would assume the same would apply to neighbours living directly next to this site, including young children.

26. This risk was also recognised in a letter from Mr Grant for the developer to the Council dated 7 August 2006, where the following condition was volunteered (emphasis added):

"That to ensure the demolition of the existing buildings on 26 Wright Street and construction of the town house development can occur without unnecessary risk of damage or contamination to adjacent properties (in particular 34A Wright Street, 7 Papawai Terrace and the adjacent waterbody within the Town Belt) a Demolition Management Plan (incorporating a demolition methodology) must be supplied and approved by the Compliance Monitoring Officer ..."

27. Again, the Council was well aware of the risk to neighbours from demolition and potential contamination, and it is difficult to see how these effects could have been disregarded by the Council. A public process would have at least allowed the neighbours and community the opportunity to input into the adequacy of such a management plan. I note that the Council has not included the above proposed condition in the final consent.
28. I note that the Council's Notification report (page 11) was based on the view that there would be some sampling, but that this would be after the buildings are demolished and the existing seal is removed. This is inconsistent with the requests of Mr Croucher and the assurances of the developer, but in my view this demonstrates that the Council did not appreciate the risks at stake from this contamination. In particular, this approach suggests that potentially exposed soil (adjacent to the Waitangi Stream) could remain exposed to the elements while a lengthy resource consent process was worked through.
29. Also, the Council's notification and decision reports state that the site is not registered on the Wellington Regional Council's SLUR register, which is incorrect as the site was on that register for exactly a year from 3 May 2006.

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Conclusion

30. I am concerned that the contamination issue has not been treated seriously enough by the Council, and that the Pattle report was far too superficial for the issues at stake. I believe that the Council should have requested further information so as to properly understand the contamination issues on the site. If this application was notified then the Council and neighbours could have submitted, and the Council could have been properly informed about the contamination issues.
31. Finally, I am also concerned about parking issues, effects on Waitangi Stream and the effects on the historic character of Wright Street. The neighbours had gone to significant effort to raise a wide range of real issues with the Council, including a 120 signature petition. It was clear to the Council that there was wide interest and concern, and these potential effects are not minor in my view. I would have made submissions on these issues if this application had been notified.

SWORN at Wellington
this 29th day of October 2007
before me:


COLIN CAMPBELL TAYLOR



A Solicitor of the High Court of New Zealand

Mercla Reddy
Solicitor
Wellington

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Item 4.1 Attachment 1

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"A" FILE: 420726
SEA 118776

CONCERNED NEIGHBOUR QUESTIONNAIRE

Date: 23/5/05

Source: Front Counter
 Phone

Request via Jeremy Blake,
District Plan Team

Possible Development Site Details

Address of possible/proposed development: 26 Wright Street, Mt Cook

Concerned Neighbour Details

Name of Concerned neighbour: Colin Taylor

Postal Address: 12 Wright Street, Mt Cook

Phone:

Email:

Concern:

Heard through grapevine that same developer as
3-5 Papanui Tce has purchased 26 Wright
Street - therefore wants to be added
as a VERY CONCERNED NEIGHBOUR

Officer:

Doc# 558830

This is the exhibit marked "A" referred to in the within Affidavit
of COLIN CAMPBELL TAYLOR and sworn at Wellington this
29th day of October 2007 before me:

A Solicitor of the High Court of New Zealand

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"B"

FILE COPY



31 March, 2006

Colin Campbell Taylor
12 Wright Street
Mount Cook
Wellington

Service Request No: 143194
Property ID: 1129785

Dear Colin

NOTICE OF RECEIPT OF RESOURCE CONSENT APPLICATION 143194 AT 26 WRIGHT STREET

Further to our letter of 16 August 2004 (Service Request No. 118776), I would like to advise you that a resource consent has been received for this property for construction of a multi-unit residential development.

If you would like to view the application and/or discuss it, please call Halley Wiseman on 801 3285.

Yours faithfully

Fiona McKee
Resource Consents Administrator
Strategy and Planning
Wellington City Council
Telephone 801 3679

This is the exhibit marked "B" referred to in the within Affidavit of COLIN CAMPBELL TAYLOR and sworn at Wellington this 29th day of October 2007 before me:

.....
A Solicitor of the High Court of New Zealand

WELLINGTON CITY COUNCIL
PO Box 2199, 101 Wakefield Street, Wellington, New Zealand
Ph 64-4-499 4444, Internet www.Wellington.govt.nz

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Item 4.1 Attachment 1

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"C"

IDENTIFICATION OF PCB-CONTAINING CAPACITORS



AN INFORMATION BOOKLET
FOR ELECTRICIANS AND
ELECTRICAL CONTRACTORS

1997 ANZECC

This is the exhibit marked "C" referred to in the within Affidavit
of COLIN CAMPBELL TAYLOR and sworn at Wellington this
24th day of October 2007 before me:



.....
A Solicitor of the High Court of New Zealand

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Make	Type	Capacitance (µF)	Dimensions (cm)	Power (V)	Remarks
DUCON	GPM 2200 WDCR	20 +/-10%		250 VAC	
DUCON	ET3C	25	4.0 x 1.3	250	Electrolytic
DUCON	LPM 407	25			
DUCON	GPM 235 HCR	35			
DUCON	GPM 4350 L	35 +/-10%	12.0 x 11.5 x 7.5	440	PFCU Paper Capacitor
DUCON	PFK 04271	39.8 +10	23.0 x 13.0 x 8.8	400	PFCU Paper Capacitor
DUCON	EMC 283	40			
DUCON	ZQNR11	45	16.0 x 11.5 x 7.5	230	PFCU
DUCON	RE228	49.5	17.0 x 26.5 x 12.0	400	PFCU
DUCON	EMU 8512	65			
DUCON	5 P 700 D	70			
DUCON	GPM 4800	80 +/-10%	23.0 x 13.0 x 9.8	400	PFCU Paper Capacitor
DUCON	EMB 826	150			
DUCON	EMB 823	180			
DUCON (NZ) LTD	8785		16.0 x 11.5 x 7.5	400	PFCU
DUCON (NZ) LTD	4P35B	2.5 MU-F	11.0 x 5.0 x 3.56	400	Flo. Lamp. Capacitor
DUCON (NZ) LTD	4P35C	3.5 MU-F	5.4 x 6.2 x 5.0	400	Flo. Lamp. Capacitor
DUCON (NZ) LTD	2P45	4.5	11.0 x 5.0 x 3.5	240	Flo. Lamp. Capacitor
DUCON Condensor Ltd.	PO605/1, 50	1	1.3 x 4.1 x 8.1	200	
DUCON Condensor Ltd.	QA, RS502285, 3/48	1.0	6.5 x 4.4 x 1.6	200	

ELECTRICAL EQUIPMENT CONTAINING PCBs

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Item 4.1 Attachment 1

Item 4.1 Attachment 1

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SPECIAL EQUIPMENT CONTAINING PCBs

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Make	Type	Capacitance (µF)	Dimensions (cm)	Power (V)	Remarks
DUCON Condensor Ltd.	PO 606A	2	8.1 x 4.1 x 2.5	200	
DUONOL	4P35	3.5	5.5 x 6.0 x 5.0	440	Fluo. Lamp. Capacitor
DUONOL	Part No. 5458 114, 787	4.5	11.1 x 4.9 x 4.0	240	'A' CAPACITOR
DUONOL	APF 260 CR	6	12.0 x 4.8 x 3.0	250	Paper Capacitor
DUONOL 'A'	4RN054	10	9.5 x 11.5 x 7.5	400	PFCU
DUONOLA	PST 569	0.5			
ELNA	93 E 80SV	250	4.9 x 1.8	50	
ELNA	CE-W	2500		63	
ENDURANCE	PPU 148				
ENDURANCE	AA10	2.3		250	
ENDURANCE	APR 1968	6 +/-10%		250	
FAC		2.5			
FIRBOURG	31740-10	1.4 +/-10%	5.0 x 4.5 x 3.5	310	Fluo. Lamp. Capacitor
FRANKO	M 280/20 RKB 18	20	16.5 x 5.0	280	oFCU
FUJI KEN	FS-4055	5.5 +/-5%			Capacitor
FUJI KEN	FS-2557	5.7 +/-5%	7.5 x 5.5 x 3.4	250	Fluo. Lamp. Capacitor
FUJI KEN	FS-2560	8.0 +/-10%	8.0 x 5.4 x 3.3	250	Fluo. Lamp. Capacitor
FUJI KEN	FS-2585	8.5 +/-5%	9.5 x 5.4 x 3.4	250	Fluo. Lamp. Capacitor
G.E.	45 F				60 Hz
G.E.	72F6056	0.1		600	

ME

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"D"

Bruce Croucher

From: Halley Wiseman [Halley.Wiseman@wcc.govt.nz]
Sent: Thursday, 20 April 2006 10:59 a.m.
To: David Grant
Cc: Bruce Croucher
Subject: Dangerous Goods Store - 26 Wright St

David

Further to our telephone conversation, further information is required in relation to the use of 26 Wright Street as a dangerous goods store. I have spoken to Bruce Croucher who, while Greater Wgtn have no record of this being a contaminated site, would like details in relation to the following:

- What type of dangerous goods were stored on the site & what were they used for;
- The quantities of goods stored;
- The location of the dangerous goods on site

Thanks

Halley Wiseman
Resource Consent Planner
Wellington City Council
Telephone (04) 801 3295
Fax (04) 801 3165

Behind every great city there's a great website

www.Wellington.govt.nz

Online rates payments now available

This is the exhibit marked "D" referred to in the within Affidavit of COLIN CAMPBELL TAYLOR and sworn at Wellington this 29th day of October 2007 before me.


A Solicitor of the High Court of New Zealand

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urban

PERSPECTIVES LTD

sw/05/sa6/02
#338846

Level 5
82 Willis Street

24 April 2006

P O Box 9042
Wellington
New Zealand

Resource Consents Team
Strategy and Planning
Wellington City Council
P O Box 2199
Wellington

Attention: Halley Wiseman

Dear Halley

Further Information Request – SR 143194
Multi-Unit Development - 26 Wright Street, Mount Cook

In response to your email of 20 April requesting information about a Dangerous Goods Shed on the site I have now researched the land use history of this site at the Wellington City Council Archives.

The archive files show:

- No records held prior to 1923
- 1923 – mid/1950's furniture manufacturing factory operated for SS Williams
- Mid – late/1950's the site used for the manufacture of electrical components
- 1959 – 1968 used as warehouse and administration offices for Goodyear tyres
- 1968 – 84 used a wholesale grocery warehouse and distribution centre for Moore Wilson's prior to their move to the Tory Street
- 1984 - present used as a film production studio

Building permit (B31326) was issued in May 1951 for a "Dangerous Goods Store". Attached to this letter is a copy of the plans and specifications for this shed dated stamped 5/March 1951. It details that the purpose of the small concrete shed was for storage of inflammable products associated with furniture manufacture. The shed was constructed in a central position on the site, which is now the location of a carparking area. The shed appears to have only been on site during the 1950's as the building permit for alterations for the Goodyear use of the site in February 1959 do not show the shed remaining at that time.

tel: 64 4 499 9725
fax: 64 4 499 9726
urban@urbanp.co.nz

Please advise if I can assist you further with this matter.

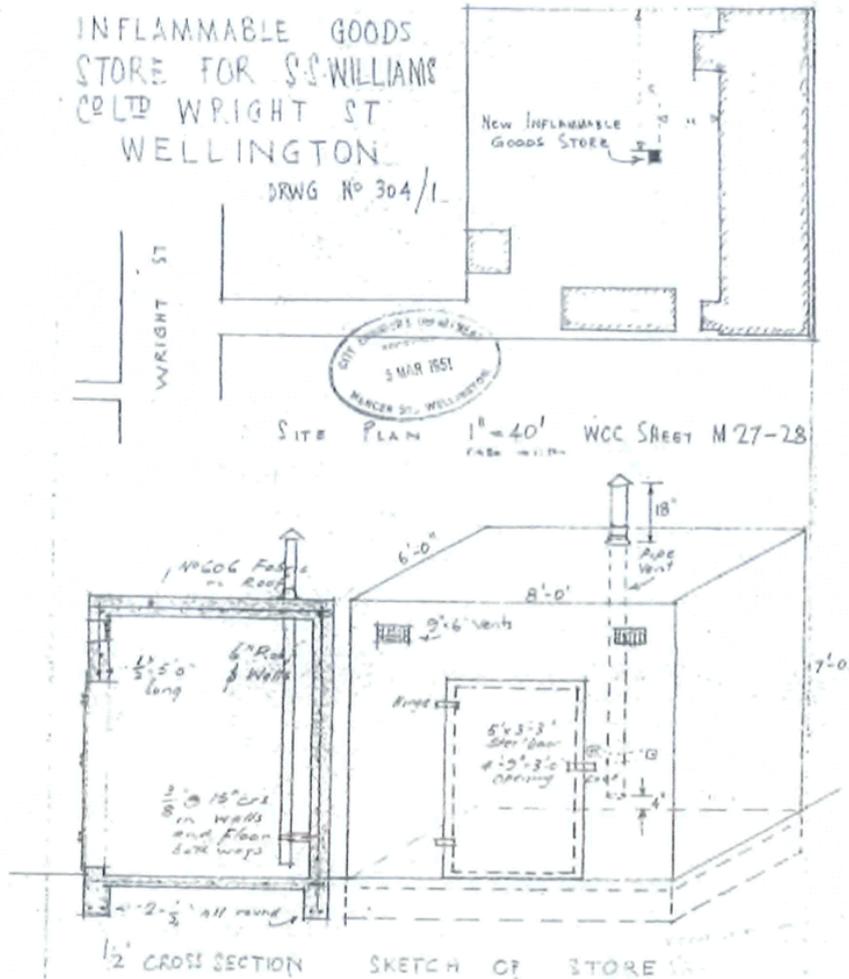
Kind regards
David Grant
David Grant
Resource Management Consultant
Urban Perspectives Ltd

CC: Bruce Croucher – Greater Wellington Regional Council

urban design
resource management

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1/2 CROSS SECTION SKETCH OF STORE

SPECIFICATION

DANGEROUS GOODS STORE FOR MESSRS. S. S. WILLIAMS AT FACTORY PREMISES, PRINCE STREET, WELLINGTON. SPECIFICATION NO. 2, C.

Excavator: Dig away bank and trench for footings as shown. Fill under floor slab to even surface.

Concrete: Build in concrete to the dimensions shown and reinforce in accord with details, all in 1 part Portland cement, 7 parts of builder's aggregate thoroughly mixed in the normal way. Build in 2 - 9" x 5" earthware vents where shown.

Steel Work: Mix 5" x 3'-3" mild steel plate, 3/4" thick door on pin hinges set in concrete and weld thereto hinge for engagement. In staple embedded in concrete. Apply one coat of priming immediately after fabrication.

Plumber: Fix 4" 22 gauge galvanized iron pipe with bowl into vent carried from 4" from floor up through roof slab rising 2 feet above roof.

Painter: Prime vent black and apply two coats of linseed oil paint to this end and to the steel door outside and in.

Handwritten initials and a circular stamp with the date '3/6 1951' and 'WCC'.

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Item 4.1 Attachment 1

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Bruce Croucher

From: Halley Wiseman [Halley.Wiseman@wcc.govt.nz]
Sent: Friday, 28 April 2006 03:53 p.m.
To: Bruce Croucher
Subject: RE: 24 Wright St, Mt Cook Wellington City

thanks Bruce - will feed this back to David. Have a good weekend too!

From: Bruce Croucher [mailto:Bruce.Croucher@gw.govt.nz]
Sent: Friday, 28 April 2006 15:52
To: Halley Wiseman
Subject: 24 Wright St, Mt Cook Wellington City

Hi Halley

I have reviewed the site history from Urban Perspectives Ltd

The dangerous goods store looks as though it probably stored glues varnishes and oils for the furniture manufacturing company. This is probably not a big concern although I would be interested to know what electrical components were produced. Some nasty chemicals have and are used in the production of electrical components e.g. PCBs.

This is why it is important that an environmental consultant or someone with experience undertakes these site histories/preliminary site investigations. They would have identified this issue and undertaken some further investigation to answer the questions posed.

If you have any question please contact me

Have a great weekend - I am away home

cheers

Bruce Croucher
 Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026
F 04 385 6960

NA

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Bruce Croucher

From: David Grant [david@urbanp.co.nz]
Sent: Monday, 1 May 2006 03:41 p.m.
To: Halley Wiseman
Cc: Bruce Croucher
Subject: Re: 24 Wright St, Mt Cook Wellington City

Attachments: image003.jpg

Hi Halley and Bruce
Thanks for the update on my previous information supplied.
All I can tell you about the manufacture of electrical components on the site is that "condensers" were produced.
There is very limited information on the Archive's property file about this particular use of the site - the reason why I couldn't be specific on dates for this activity.
If this raises a further red flag the only way to provide further information would be to get a specialist environmental consultant involved as Bruce suggests.
Please advise.
regards
David Grant



image003.jpg (3 KB)

Resource Management Consult nt

ph: 04 499 9725
fax: 04 499 9726
Level 5, 82 Willis St
PO Box 9042, Wellington
New Zealand

----- Original Message -----

From: Halley Wiseman
To: David Grant
Sent: Monday, May 01, 2006 2:15 PM
Subject: FW: 24 Wright St, Mt Cook Wellington City

FYI

From: Bruce Croucher [mailto:Bruce.Croucher@gw.govt.nz]
Sent: Friday, 28 April 2006 15:52
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Subject: 24 Wright St, Mt Cook Wellington City

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Item 4.1 Attachment 1

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If you have any question please contact me

Have a great weekend - I am away home

cheers

Bruce Croucher
Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026
F 04 385 6960

nt

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Extract from Selected Land Use Register (SLUR)

Microsoft Access - Edit Site Details

Site Use Details

Site Name: [Wright Street] Site No: [S405/56/02] Reference Num: [175008]

Address: [26 WRIGHT ST] Comment: [WRIGHT STREET INVESTMENTS LTD]

Ward/Suburb: [SOUTHERN] District: [MOUNT COOK] Occupier: []

Legal Description: [LOT 1 DP 359799] Add Occ: []

Value: [17320.627 00] Consultant: []

Classification: [Verified History of Hazardous Activity or Industry]

Suitable for: []

Comments for Letter: [] Report Date: []

Source: []

Between the 1930s and the 1950s the site stored hazardous materials as part of the furniture manufacturing undertaken on the site. In the 1950 the site manufactured electrical components including condensers, which at the time typically contained PCBs.

Land Use History

Year	Calculation Source
1930	MEC/ML
1950	LOW
1950	MEC/ML

Record: 14 of 2

UPDATED BY: [CROUC-ERB] ON: [01-May-06]

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Item 4.1 Attachment 1

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24 Wright St, Mt Cook Wellington City

Page 1 of 3

Halley Wiseman

From: David Grant [david@urbanp.co.nz]
Sent: Wednesday, 3 May 2006 11:58 a.m.
To: Bruce Croucher; Halley Wiseman
Subject: Re: 24 Wright St, Mt Cook Wellington City

Hi Bruce and Halley

Have just returned from Council Archives to see what additional information was held and can confirm that prior to 1958 electrical condensers were manufactured on this site "for some years" by Ducon (NZ) Ltd.

I will update my client on this and arrange for specialist input on this matter in order to allow the consent application to proceed. This will likely be a proposed methodology for investigation of the site, and procedures to be followed if contamination is found to be present.

Halley will you please advise if the consent application will require amendment to now also seek consent under Rule 5.4.4 for use of a contaminated site.

regards

David Grant
Resource Management Consultant



ph: 04 499 9725
fax: 04 499 9726
Level 5, 82 Willis St
PO Box 9042, Wellington
New Zealand

----- Original Message -----

From: Bruce Croucher
To: David Grant ; Halley Wiseman
Sent: Tuesday, May 02, 2006 11:35 AM
Subject: RE: 24 Wright St, Mt Cook Wellington City

Hi Halley & David

This is exactly what I was hoping they didn't make. Older condensers frequently contained Poly Chlorinated Biphenyls (PCBs).

PCBs should they be present on the site, may have significant implications for any redevelopment of the site.

The issues are that PCBs are toxic and extremely ecotoxic and it is recommended that they are not disposed of to landfill.

any questions please call me

Bruce Croucher
Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026

mf

15/05/2006

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24 WRIGHT ST, MT COOK WELLINGTON CITY

Page 2 of 3

F 04 385 6960

From: David Grant [mailto:david@urbanp.co.nz]
Sent: Monday, 1 May 2006 03:41 p.m.
To: Halley Wiseman
Cc: Bruce Croucher
Subject: Re: 24 Wright St, Mt Cook Wellington City

Hi Halley and Bruce
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If this raises a further red flag the only way to provide further information would be to get a specialist environmental consultant involved as Bruce suggests.
Please advise.

regards
David Grant
Resource Management Consultant

urban
PERSPECTIVES LTD
ph: 04 499 9725
fax: 04 499 9726
Level 5, 82 Willis St
PO Box 9042, Wellington
New Zealand

----- Original Message -----

From: Halley Wiseman
To: David Grant
Sent: Monday, May 01, 2006 2:15 PM
Subject: FW: 24 Wright St, Mt Cook Wellington City

FYI

From: Bruce Croucher [mailto:Bruce.Croucher@gw.govt.nz]
Sent: Friday, 28 April 2006 15:52
To: Halley Wiseman
Subject: 24 Wright St, Mt Cook Wellington City

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This is why it is important that an environmental consultant or someone with experience undertakes these site histories/preliminary site investigations. They would have identified this issue and undertaken some further investigation to answer the questions posed.

nf

15/05/2006

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Item 4.1 Attachment 1

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26 Wright St

Page 1 of 2

Halley Wiseman

From: Bruce Croucher [Bruce.Croucher@gw.govt.nz]
Sent: Tuesday, 23 May 2006 11:27 a.m.
To: Halley Wiseman
Subject: RE: 26 Wright St

*Decided Bruce r PDP meet.
Bruce happy to meet on
site.*

HW

Hi Halley

Given that the site is to be redeveloped for residential use, I would recommend that the site is investigated in accordance with the MfE Contaminated Land Management Guidelines. The results of the investigation can then be used to determine the suitability of the site for proposed use and what conditions would be appropriate to prevent any adverse effects from the redevelopment of the site. The consultants make the assumption that the site was sealed at the time the electrical manufacturing took place, it may not have been. I would strongly recommend that any investigation encompasses the entire site, not just the areas identified in the letter report.

I would also recommend that a construction management plan is produced before any redevelopment take place on the site. The CMP could utilise the findings of the site investigations to determine appropriate monitoring conditions/mitigation measures to quantify/prevent any discharges of contaminants/nuisance from the site.

If you have any questions please contact me.

Regards

Bruce Croucher
Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026
F 04 385 6960

From: Halley Wiseman [mailto:Halley.Wiseman@wcc.govt.nz]
Sent: Friday, 19 May 2006 10:56 a.m.
To: Bruce Croucher
Subject: 26 Wright St
Importance: High

Hi Bruce

I'm assuming you've got a hand delivered copy of the contamination report from PDP re this site. When you've had a chance to have a read, please call me.

Thanks!!

Halley Wiseman
Resource Consent Planner
Wellington City Council
Telephone (04) 801 3285
Fax (04) 801 3165

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29/05/2006

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Page 2 of 2

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Online rates payments now available

29/05/2006

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Ted Taylor *Copy printed from electronic file*

From: Bruce Croucher
Sent: Thursday, 1 June 2006 12:01 p.m.
To: 'Graeme Proffitt'
Cc: craigs@stratum-mgt.co.nz; 'Halley Wiseman'
Subject: RE: 26 Wright Street - Site Visit

Graeme

I think that sums up what we agreed would be appropriate for the site.

I see the major risks from any potential contamination on the site is not that posed to the occupants of the site - although this cannot be discounted - but ensuring that construction worker are suitably protected, the correct disposal of any contaminated materials and ensuring that there are no detrimental effects on the environment.

Regards

Bruce Croucher
Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026
F 04 385 6960

-----Original Message-----

From: Graeme Proffitt [mailto:Graeme.Proffitt@pdp.co.nz]
Sent: Thursday, 1 June 2006 11:42 a.m.
To: Bruce Croucher
Cc: craigs@stratum-mgt.co.nz
Subject: 26 Wright Street - Site Visit

Bruce

Thanks for your time on site this morning.

Recording our points of agreement ...

1. The proposed development will have almost complete site coverage and/or soil capping of some areas where the levels will be built up, therefore will pose little risk.
2. However, some sampling is appropriate, with the best time for sampling being after the buildings are demolished and existing seal removed, but before any soil is disturbed. There is no need to sample now.
3. Soil samples should be taken from:
 - (a) under the main building
 - (b) at the entrances to the main building and along the frontage of the side building
 - (c) under the side building (thought to have originally been an open-fronted timber rack and potentially used for storage in the 1950s) if the concrete floor is removed. For your information, since our meeting I have been advised by Stratum Management that the concrete floor could well remain as the levels are such that there is no need to remove it.
 - (d) around the former inflammable goods store
 - (e) around the yard area generally as a few composite samples (but not on the higher level ground in the southeast corner which, because of its elevation, has likely never been used for industrial activities).

In passing you noted that the cladding on the front of the side building might be asbestos cement, although if it was installed in the 1985 renovation it will not be.

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nr

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Ted Taylor

Copy printed from electronic file.

From: Graeme Proffitt [Graeme.Proffitt@pdp.co.nz]
Sent: Thursday, 1 June 2006 11:42 a.m.
To: Bruce Croucher
Cc: craigs@stratum-mgt.co.nz
Subject: 26 Wright Street - Site Visit

Bruce

Thanks for your time on site this morning.

Recording our points of agreement ...

1. The proposed development will have almost complete site coverage and/or soil capping of some areas where the levels will be built up, therefore will pose little risk.
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 - (d) around the former inflammable goods store
 - (e) around the yard area generally as a few composite samples (but not on the higher level ground in the southeast corner which, because of its elevation, has likely never been used for industrial activities).

In passing you noted that the cladding on the front of the side building might be asbestos cement, although if it was installed in the 1985 renovation it will not be. This cladding will need to be dealt with as appropriate during the demolition.

Please confirm this is as you understand it.

Regards

Graeme Proffitt DDI 04 471 4132
Pattie Delamore Partners Limited
PO Box 6136, Wellington, New Zealand
phone +64 4 471 4130
fax +64 4 471 4131
graeme.proffitt@pdp.co.nz

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Item 4.1 Attachment 1

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urban

PERSPECTIVES LTD

Level 5
82 Willis Street
PO Box 9042
Wellington
New Zealand

7 August 2006

Resource Consents Team
Planning and Urban Design
Wellington City Council
P O Box 2199
Wellington

Attention: Halley Wiseman

Dear Halley

**Further Information / Application Amendments – SR 143194
Multi-Unit Development - 26 Wright Street, Mount Cook**

I write in response to your further information request letter of 15 May 2006 on a variety of matters associated with the multi-unit application for 26 Wright St, Mt Cook including:

- Contamination
- Waterbody proximity
- Urban design
- Landscaping
- Vehicle Access
- Sunlight access
- Maximum height
- Demolition methodology

In addition to this further information request you sent an email on 18 May, 2006 requesting that I "extend the further information request to include confirmation of the extent of any cuts along the boundaries of the site by way of cross sections."

As will be seen from the attached documentation provided changes have been introduced to the proposal to address some of the concerns raised during initial processing of the application. A key amendment to the scheme has been to relocate the group of Units 12-15 into an east/west orientation rather than north/south as originally shown on the application plans.

tel: 64 4 499 9725
fax: 64 4 499 9726
urban@urbanp.co.nz

Contamination

As identified in the earlier supply of further information (dated 19 May 06) there is the potential for contamination to be present on the site as a result of a historical landuse (manufacture of electrical condensers by "Ducon" during a period in the 1950's). Although the site is not identified on the Greater Wellington Regional Council Selected Land Use Register (SLUR), as a result of concern from Greater Wellington about this historical use the Applicant commissioned a report from an environmental consultancy firm (Pattie Delamore Partners Ltd) to assess the risk to the environment arising from the previous use and proposed development. The conclusion of their report

SR143194 - 26 Wright St

Further Information/Amendment

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environmental mediation

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earlier supplied was that they were unable to confirm PCB's had been stored and used on the site and that there was a low risk for ground contamination to be present.

As the site is not an identified contaminated site, nor has an assessed high risk of contamination, the Applicant considers that Rule 5.4.4 "use of a contaminated site" is not triggered by this proposal. However given the lack of absolute certainty the Applicant has offered to implement a 'precautionary approach' on this matter. This would involve testing of specifically of targeted areas to determine the presence of any possible contamination and implementation of a suitable site management methodology should any contamination be identified.

The proposed methodology for assessing the site and reacting to any contamination found to be present was discussed on-site between Bruce Croucher of GW and Graeme Proffitt of PDP in late May. The points of agreement reached at the meeting (as supplied by Graeme Proffitt) were:

1. *The proposed development will have almost complete site coverage and/or soil capping of some areas where the levels will be built up, therefore will pose little risk.*
2. *However, some sampling is appropriate, with the best time for sampling being after the buildings are demolished and existing seal removed, but before any soil is disturbed. There is no need to sample now.*
3. *Soil samples should be taken from:*
 - (a) *under the main building*
 - (b) *at the entrances to the main building and along the frontage of the side building*
 - (c) *under the side building (thought to have originally been an open-fronted timber rack and potentially used for storage in the 1950s) if the concrete floor is removed. For your information, since our meeting I have been advised by Stratum Management that the concrete floor could well remain as the levels are such that there is no need to remove it.*
 - (d) *around the former inflammable goods store*
 - (e) *around the yard area generally as a few composite samples (but not on the higher level ground in the southeast corner which, because of its elevation, has likely never been used for industrial activities).*

Feedback in response to these points (as supplied from Bruce Croucher) was:

I think that sums up what we agreed would be appropriate for the site.

I see the major risks from any potential contamination on the site is not that posed to the occupants of the site - although this cannot be discounted - but ensuring that construction worker are suitably protected, the correct disposal of any contaminated materials and ensuring that there are no detrimental effects on the environment.

It is the Applicants belief that the precautionary approach proposed on this matter is able to be treated as a "relevant other matter" pursuant to s.104(c) of the Act. This would enable suitable precautionary conditions of consent "that the consent authority considers appropriate" to be put in place under s.108 of the Act to manage any avoid, remedy and mitigate any environmental risk associated with the potential for contamination to be present on the site.

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It has not yet been confirmed by Council whether it considers Rule 5.4.4. to have been triggered by this development proposal.

Waterbody Proximity

The consent as originally lodged did not acknowledge or seek consent for the close proximity of a waterbody located within the Town Belt. This oversight was due to a lack of awareness about the presence of the stream on the early site visits. Since being alerted to this by the Council, the Town Belt adjacent to the site has received some maintenance, which combined with this year's wet winter has served to better highlight the presence of a stream adjacent to the rear boundary of the site.

A small stream (which appears to have its flow generated by overland stormwater flows from Salisbury Ave / Tee and from within the Town Belt) flows parallel to the western boundary of the site in a shallow stony bed before disappearing into an intake structure immediately adjacent to the rear north-west corner of the property. It is believed to be a tributary of the Waitangi stream which has been re-exposed as a feature within Waitangi Park on the Wellington Waterfront. Measurement of the stream from the rear footprint of the existing building on the site (presumed to be the approximate boundary line) has shown that the stream banks range from approximately 2.2m - 4m from the boundary. Photographs of the stream are attached as Appendix 6 within the Addendum (No.2) supplied in association with this further information response.

As identified within the revised District Plan Rule Matrix Assessment Tables supplied with this further information, Rule 5.3.3.1 (yards) will also now be triggered by the application due to a combined fence and retaining wall (structures) being located closer than 3m from the waterbody. In addition the earthworks requiring consent from Rule 5.3.9.4 will now also extend to the earthworks (building demolition and site preparation) occurring within 5m of the waterbody. *[Please Note - The Architecture + further information response attached is incorrect in respect of some statements made within point 2 - 'Proximity to water body']*

A further Addendum (No. 2) to the resource consent application originally lodged has been included with this further information to address these additional rule breaches due to the proximity of this development from a waterbody. It is not considered necessary to further amend the Form 9 as it includes an application for "all necessary consents" including associated (hard) landscaping and site works.

Urban Design

The urban design matters for which additional information was sought are specifically dealt with in the attached letter from Architecture + and supporting information provided with this further information response.

Landscaping

The landscaping details sought by the additional information request have been specifically dealt with in the attached letter from Architecture + and supporting information provided including the landscape planting plan and planting specification.

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Vehicle Access

The vehicle access details sought by the additional information request have been specifically dealt with in the attached letter from Architecture + and supporting information provided with this further information response. Three visitor carparks have now been shown on the site plan.

Sunlight Access

The sunlight access details sought by the additional information request have been specifically dealt with in the attached letter from Architecture + and supporting information provided with this further information response. The repositioning of Units 12-15 has resulted in the proposal becoming fully compliant with all necessary sunlight access controls applicable to the site.

Maximum Height

The maximum height details sought by the additional information request have been specifically dealt with in the attached letter from Architecture +. This includes a plan (AP3) demonstrating the 9m height limit introduced by Plan Change 39 as applied across the development. An additional plan (AP3a) that is not referred to in the text of the Architecture + letter has also been included to demonstrate the Operative 10m maximum building height limit applied across the proposed development.

The assessment of the effects for these building heights within the development (none of which exceed the 1m additional allowance above maximum height for pitched roofs as provided by the Operative rules of the District Plan) in the original AEE remains unchanged and valid.

Demolition Methodology

The further information request sought provision of a demolition methodology to ensure that the neighbouring properties were adequately protected from risk during the demolition of the existing main building on the site which is built up to both the southern and northern boundaries.

As the project is in its early approval to concept stage, the appointing of demolition contractors has not been undertaken. Therefore, it is not practical or possible to provide a demolition methodology at this time. It is the Applicants opinion the most appropriate way to deal with this matter at this time is to volunteer a consent condition to provide Council (and the neighbouring properties) with certainty on this matter. Such a condition is suggested as follows (which also incorporates controls to protect the adjacent waterway within the Town Belt):

"That to ensure the demolition of the existing buildings on 26 Wright Street and construction of the town house development can occur without unnecessary risk of damage or contamination to adjacent properties (in particular 34A Wright Street, 7 Papawai Terrace and the adjacent waterbody within the Town Belt) a 'Demolition and Construction Management Plan' (incorporating a demolition methodology) must be supplied to and approved by the Compliance Monitoring Officer, Wellington City Council prior to any demolition or construction activities commencing on the site"

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Cross Sections

Cross sections to determine the extent of earthwork cuts along the boundaries of the site were sought. These are detailed on the Site Cross Section Plans P2a and P2b attached within the documentation provided with this further information response.

Status of the Revised Application

As is shown in the attached revised District Plan Rule Matrix the landuse activity status of the now amended application has changed. Originally lodged as a Non-Complying Activity, the proposal is now believed by the Applicant to be a **Discretionary (Restricted) Activity**.

[The final activity status remains subject to confirmation from Wellington City Council planners whether Rule 5.4.4 is triggered by this application. If so the overall activity status of the application would then become a Discretionary (Unrestricted) Activity.]

Written Approvals

Written approval to the original proposal lodged in March of this year was provided by the Parks and Gardens Unit of Wellington City Council whom were considered by the Applicant to be the only potentially adversely affected party to the proposal. This was due to a sunlight access breach of up to 4.8m from townhouse Unit 15 positioned right up to the common boundary with the Town Belt, combined with rule breaches in respect of combined wall/fence height and a deck in the side yard.

The amendments to the proposal have now removed all sunlight access breaches along the common boundary with the Town Belt. The potential rule breach attributable to a retaining wall / fence height exceeding a combined height of 2m at a portion of the common boundary will remain. The previous deck in the side yard breach from only Unit 15 in the original scheme has now been increased to breaches present from Units 12, 13, 14, and 15 as a result of their reorientation. The effects associated with overlooking of the Town Belt from these four decks in the site yard is considered by the Applicant to be a positive effect in terms helping ensure public safety via overlooking and monitoring opportunities within this part of the Town Belt rather than any potential adverse effects. It is now determined that there will be a structure (wall/fence) within 3m and earthworks within 5m of a waterbody within the Town Belt. As identified within Addendum No.2 it is considered there will be no adverse effects on the waterbody from the boundary fence or from proposed site earthworks.

Given the amendments to the original application lodged, the revised plans have been supplied to Scott MacColl of the Parks and Gardens Unit in order for reconsideration of the earlier written approval given. The overall potential effect on the Town Belt from the revised proposal is considered to be less than that for which approval was earlier supplied.

For the reasons provided within the Original AEE (dated 29 March 2006); Addendum (dated 11 April 2006); Addendum No.2 (dated 7 August 2006); and further information supplied no other parties are considered to be adversely affected by the proposal.

Concluding Comment

This multi-unit development within a residential area is a Discretionary (Restricted) Activity and is therefore envisaged as appropriate by the operative rules of the District Plan. In addition it is very nearly compliant with the multi-unit design guide changes

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sought by Proposed Plan Change 39 for this Inner Residential character suburb. The AEE originally submitted along with amendments assessed by two addendums and further information supplied have all served to show the effects of the proposal on the environment will be no more than minor and able to be avoided, remedied or mitigated by appropriate conditions of consent.

I trust this fulfils the further information required to 'progress forward' this resource consent application. Please contact me if I can provide any further assistance or clarification on any of the attached information.

Kind regards



David Grant
Resource Management Consultant
Urban Perspectives Ltd

Attachments:

- Revised application plans (2 copies at A2 and 2 copies at A3):
 - Site Plan P1 R2 12 July 06
 - Site Cross Sections P2a R1 21 July 06
 - Site Cross Sections P2b R1 21 July 06
 - Type A Units P3 R1 12 July 06
 - Type A1 Units P4 R1 12 July 06
 - Type B Units P5 R1 12 July 06
 - Type B1 Units P6 R1 12 July 06
 - Type B2 Units P7 R1 12 July 06
 - Type C Units P8 R1 12 July 06
 - Type C1 Units P9 R1 12 July 06
 - Type D Units P10 R0 12 July 06
- Landscaping Planting Plan for 26 Wright St, Mt Cook (dated May 2006) and associated Planting Specification (2 copies)
- Letter from Architecture + addressing the matters contained in the further information request of 15 May including additional supporting plans and diagrams (2 copies)
- Compact Disk containing a "Sketchup" Model (and viewer) of the development (1 copy)
- Revised District Plan Rule Matrix Assessment for the amended proposal (2 copies)
- Addendum No. 2 amending the original resource consent application lodged in respect of structures and earthworks within close proximity to a waterbody (2 copies)

SR143194 - 26 Wright St

6

Further Information/Amendment

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Copy to:

CC of covering letter and revised plans only: Bruce Croucher – Greater Wellington Regional Council

CC of covering letter; revised plans; rule matrix; addendum (No. 2) and landscaping planting plan: Scott MacColl – WCC Parks and Gardens

CC of covering letter and supporting documentation (excluding the development model on compact disk): Rachel Hornsby – WCC Issues Resolution Officer

SR143194 – 26 Wright St

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Further Information/Amendment

mf

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26 Wright St

Page 1 of 1

Ted Taylor *Copy printed for election file.*

From: Halley Wiseman [Halley.Wiseman@wcc.govt.nz]
Sent: Thursday, 21 September 2006 10:57 a.m.
To: Bruce Croucher
Subject: 26 Wright St
Importance: High

Hi Bruce
Excerpt below is from another one of the neighbours. Could you please have a read and give me your thoughts on this in relation to the information that we have received to date.

Sorry to do this to you but comments by tomorrow would really be appreciated
Cheers
Halley

Contamination Ducon not only stored PCB on site but manufactured on site in the current building
Please visit website www.safetyline.wa.gov.au/pagebi page 21
This lists the manufacturers includes Ducon(NZ) Ltd and under its former name Ducon Condenser Ltd which in all cases produced capacitors containing PCB This information can be verified by viewing the publication the ANZECC publication

(IDENTIFICATION OF PCB_CONTAINING CAPACITORS dated 1997 and acknowledges the input of the New Zealand Ministry of Health,Public Health Policy and Regulations Division

My concern is that the answers lodge in the reply are inadequate to contain the spread by either airborne dust or exposure to the elements that could contaminate the surrounding area including the Waitangi Stream that borders the property

I have worked in the chemical industry 20 years later and because of the lack of regulations even then I suffer

Waterbody Proximity
Again Contamination and that the area is prone to flooding is a concern

Halley Wiseman
Resource Consent Planner
Planning and Urban Design
Wellington City Council
Telephone (04) 801 3285
Fax (04) 801 3165

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Level 5
82 Willis Street
PO Box 9042
Wellington
New Zealand

21 December 2006

Resource Consents Team
Planning and Urban Design
Wellington City Council
P O Box 2199
Wellington

Attention: Halley Wiseman

Dear Halley

SR 143194 – Multi-Unit Development - 26 Wright Street, Mount Cook
Confirmation of Methodology for Potential Contamination Investigation

I write further to my letter of 19 May 2006 providing an assessment of contamination issues for this site by Graeme Proffitt of Pattle Delamore Partners Ltd which found "the potential for ground contamination is considered to be low". Taking a precautionary approach, the report contained recommendations for investigations to occur on the site prior to its redevelopment commencing as follows:

"If the site is redeveloped then it would be prudent for a small number of soil samples to be taken following the demolition of the existing buildings, but prior to any excavation works. The soil samples would be analysed for PCBs and heavy metals. The samples should target

- *Original locations of entranceways opening onto the yard area in front of the main building*
- *Around the original location of the inflammable goods shed*
- *Random locations under the original buildings"*

The further information letter accompanying this report stated the Applicant would adopt the detailed precautionary approach (or variations on this approach as determined necessary by Greater Wellington) and accept relevant conditions of consent in respect of this matter.

You have recently advised that this precautionary approach has been accepted by Bruce Croucher at Greater Wellington subject to inclusion of some additional testing of the main building floor slab to determine that the demolition material from the building will meet the acceptability criteria of the Southern Landfill. I can confirm that as requested by Bruce Croucher sampling and testing of the floor slab within the main building on the site will occur in addition to the sampling detailed above.

You have also asked for clarification on the proposed methodology for the sampling and testing to be undertaken on the site. I am not able to add anything further to the details earlier supplied in the recommended methodology by Graeme Proffitt other than confirming:

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- Sampling of ground and floor slab of the building will occur by Prattle Delamore Partners Limited prior to any site works commencing
- Test results will be supplied to both Wellington City Council and Greater Wellington Regional Council for determination of the contamination status of the site
- Should contamination of the floor slab be present within the main building, testing of the ground below the building will also be undertaken after its demolition

I can confirm on behalf of the Applicant, that if pre-commencement site sampling test results determine heavy metals and/or PCBs to be present in levels that elevate the site to the status of a 'contaminated site' then a resource consent application will at that point be prepared and lodged for consent from District Plan Rule 5.4.4.

Kind regards



David Grant
Resource Management Consultant
Urban Perspectives Ltd

CC: Bruce Croucher – Greater Wellington Regional Council

rf

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Page 1 of 1

Ted-Taylor *Copy printed from electronic file*

From: David Grant [david@urbanp.co.nz]
Sent: Thursday, 21 December 2006 05:16 p.m.
To: Halley Wiseman
Cc: craigs@stratum-mgt.co.nz; Rachel Hornsby; Bruce Croucher
Subject: 26 Wright St
Attachments: Contamination Methodology Confirmation.doc

Hi Halley
As requested please find attached a letter confirming the approach of the Applicant to be taken in respect of investigating potential site contamination at 26 Wright St.
regards
David Grant
Resource Management Consultant



ph: 04 499 9725
fax: 04 499 9726
Level 5, 82 Willis St
PO Box 9042, Wellington
New Zealand

nr

04/10/2007

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Wright St

Page 1 of 2

Halley Wiseman

From: David Grant [david@urbanp.co.nz]
Sent: Friday, 22 December 2006 9:58 a.m.
To: Halley Wiseman
Cc: craigs@stratum-mgt.co.nz; Bruce Croucher
Subject: Re: Wright St

Hi Halley
Totally agree with Bruce and apologies if my wording did not accurately reflect this - it is certainly what the Applicant has committed to do

Therefore:
"Confirm sampling for contamination and supply of results will occur prior to any site works including demolition occurring".

regards
David Grant
Resource Management Consultant

urban
PERSPECTIVES LTD

ph: 04 499 9725
fax: 04 499 9726
Level 5, 82 Willis St
PO Box 9042, Wellington
New Zealand

----- Original Message -----

From: Halley Wiseman
To: David Grant
Cc: Bruce Croucher
Sent: Friday, December 22, 2006 9:21 AM
Subject: RE: Wright St

Hi David

Please see Bruce's email below and confirm that what you meant with the following was that prior to the demolition of the building:

- Sampling of ground and floor slab of the building will occur by Prattle Delamore Partners Limited prior to any site works commencing

Kind regards
Halley

From: Bruce Croucher [mailto:Bruce.Croucher@gw.govt.nz]
Sent: Friday, 22 December 2006 09:10
To: Halley Wiseman
Subject: Wright St

Hi Halley

I have read the letter and in principle I find the principles acceptable. I do however have some concerns over ensuring that the testing of the floors is undertaken before they are disposed of. The reasons for this are to ensure :-

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Item 4.1 Attachment 1

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Wright St

Page 2 of 2

- that should any special disposal be required, it can be arrange prior to the floors being broken up.
- And that any contaminated concrete does not get accidentally mixed with clean concrete and inappropriately disposed of to landfill.

If I was you, I would prefer that the floor slabs were tested before demolition. This would prevent any confusion over what went where and any risks posed by the contaminated concrete

The over issue I have is I do no recall requiring anything. I may have made a few suggestion/recommendations.

Have a great Christmas and New Year, enjoy your break.

See you in the New Year

Bruce Croucher
Contamination and Land Scientist
Greater Wellington Regional Council
P O Box 11-646
Wellington
P 04 801 1026
F 04 385 6960

mk

2/02/2007

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This is the exhibit marked "E" referred to in the within Affidavit of COLIN CAMPBELL TAYLOR and sworn at Wellington this 29th day of October 2007 before me:



.....
A Solicitor of the High Court of New Zealand

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PATTLE DELAMORE PARTNERS LIMITED

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26 Wright Street - Assessment of Contamination Issues

below the ground floor level. The only openings observed in the foundation wall were small ventilation openings a small distance below floor level. Window openings are at least 1m above ground floor level. A number of doors open onto the carpark.

The building permit records also detail a small inflammable goods store located in what is now the carpark. This store, permitted in 1951 while the site was still operating as a furniture factory, had reinforced concrete floor, walls and roof, and the door opening had a concrete lip to prevent any spills escaping. It is not known when this store was demolished.

Site History

The site history, as researched by Urban Perspectives Limited and provided to PDP, show the original buildings were erected in 1923 for use as a furniture factory. At some stage from the mid 1950s the building was owned by Ducon (NZ) Limited, who manufactured electrical equipment, including condensers (otherwise known as capacitors), and from around 1959 by the Goodyear Tyre Company, as warehouse and offices for the distribution of tyres and rubber goods. From 1969 the site was as a grocery warehouse and distribution centre by Moore Wilson, food wholesalers and distributors, and then from 1984, as a film production facility and associated uses.

The period of ownership of particular interest is that of Ducon (NZ) Limited. Research by PDP has revealed that Ducon is listed by ANZECC¹ as having manufactured PCB-containing capacitors. It is not known, however, whether PCB-containing capacitors were manufactured in the Wright Street factory.

Background to PCBs

Polychlorinated biphenyls are a family of chlorinated hydrocarbons widely used in industry since the 1930s as dielectrics (insulators) in transformers and large capacitors, as heat exchange and hydraulic fluids, solvent extenders, in plastics and in some paints and printing inks. PCBs fall into a wider group of chemicals known as Persistent Organic Pollutants (POPs) because of their toxic nature, resistance to break down and the way they are stored in body fat and can accumulate through the food chain, thereby posing a risk to human health and the environment.

New Zealand has agreed to eliminate the use of PCBs in ratifying the Stockholm Convention, an international agreement on controlling the use of POPs. PCBs can no longer be manufactured in, or imported into, New Zealand and New Zealand has implemented a nationwide recall of PCBs used in the electrical industry. Most stocks of PCBs have already been shipped overseas and destroyed.

PCBs are mentioned in a Ministry for the Environment list of hazardous activities and industries (the HAIL), under an entry for transformers and the manufacture of heavy electrical equipment. This list is used by regional councils to guide them in deciding whether a particular site has the potential to be contaminated.

Assessment

The site history suggests the potential for PCBs to have been stored and used on the site during its use by Ducon, although there is no confirmation that this has actually occurred. There is also the potential for other hazardous substances to have been employed on the site, both during its use as a furniture factory (e.g. lead and solvents in

¹ ANZECC, 1997 Identification of PCB-Containing Capacitors, An Information Booklet for Electricians and Electrical Contractors, Australian and New Zealand Environment and Conservation Council.

WELLINGTON LTD Refuse, 15/05/2005

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PATTLE DELAMORE PARTNERS LIMITED

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28 Wright Street - Assessment of Contamination Issues

paints and varnishes) and subsequently by Ducon, e.g. heavy metals in electrical components. Site uses following Ducon will have had a low potential for site contamination.

The solid construction of the factory building suggests a low potential for contamination under or around the building from Ducon's period of ownership. Any spills within most of the building would probably have been contained within the building, with the solid concrete floor preventing any ground contamination under the building, and the brick walls preventing any spills escaping sideways to the outside of the building. It is possible that spills or leaks near the main entrances, off the carpark, either during the unloading of raw materials or loading out of finished goods, might have resulted in spillage outside. However, assuming the yard area in front of the buildings was sealed at the time the factory was used for electrical manufacturing, then little if any ground contamination could have occurred. Overall, the potential for ground contamination is considered to be low.

The current site configuration suggests no risk to site occupants, even if there is some ground contamination, as there is no access to bare soil in locations where contamination would be most likely.

Recommendations

1. No action needs to be taken for the existing site use.
2. If the site is redeveloped then it would be prudent for a small number of soil samples to be taken following the demolition of the existing buildings, but prior to any excavation works. The soil samples would be analysed for PCBs and heavy metals. The samples should target
 - Original locations of entranceways opening onto the yard area in front of the main building.
 - Around the original location of the inflammable goods store.
 - Random locations under the original buildings

Limitations

This desktop investigation has been limited to an examination of building consent and site history information prepared by others, and a site inspection. This information has been used to assess the possible ground conditions that might exist, and the implications for proposed residential site redevelopment. No sub-surface investigations have been carried out and the ground conditions cannot be guaranteed. Confirmation of the conditions would require sub-surface investigation.

This assessment has been prepared for Wright Street Investments Limited for the objectives described in this report. Use of the information by any other party, or for any other purpose, is entirely at that party's risk.

Yours sincerely

PATTLE DELAMORE PARTNERS LIMITED



Graeme Proffitt



WELLINGTON OFFICE, 1/10/2008

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PATILE DELAMORE PARTNERS LIMITED
20 WRIGHT STREET - Assessment of Contamination Issues



Figure 1: Current aerial photograph of site.

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"F"

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Level 5
92 Willis Street
P O Box 9042
Wellington
New Zealand

19 May 2006

Resource Consents Team
Strategy and Planning
Wellington City Council
P O Box 2199
Wellington

Attention: Halley Wiseman

Dear Halley

**Further Information Request – SR 143194 – Potential Contamination
Multi-Unit Development - 26 Wright Street, Mount Cook**

I write in partial response to your s.92 further information request of 15 May 2006 for this multi-unit development. In respect of 'contamination' you have requested:

"Details of the site investigation that has taken place in relation to the site being potentially contaminated in order to determine whether consent is actually required under this Rule." i.e. Rule 5.4.4 – Notwithstanding any rule to the contrary, any activity, use, or construction, alteration of, and addition to buildings or structures, on a contaminated site is a Discretionary Activity (Unrestricted).

'Contaminated Site' is defined by the District Plan as *"means a site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses or is likely to pose an immediate or long-term hazard to human health or to the environment."*

The site does not appear on the Selected Land Use Register (SLUR) maintained by Greater Wellington. As a result of responding to an earlier further information request from Wellington City Council regarding the history of buildings and uses on this site, a concern was raised by Greater Wellington Regional Council. This was concern about the possibility of Poly Chlorinated Biphenyls (PCBs) being present on the site as a result of its use for the manufacture of electrical condensers by Ducon (NZ) Ltd for several years during the 1950's.

The applicant has in response commissioned Prattle Delamore Partners Ltd (PDP) to investigate the site in light of this concern expressed and assess the risk of contamination. This report is attached and in it the following conclusion is drawn:

"The site history suggests the potential for PCBs to have been stored and used on the site during its use by Ducon, although there is no confirmation that this

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fax: 64 4 499 9726
urban@urbanp.co.nz

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is has actually occurred ... the potential for ground contamination is considered to be low."

On the basis of the attached report there can be no contamination confirmed as being present on the site, and in the Applicant's opinion does not satisfy the District Plan definition of a contaminated site, or trigger provide the necessary certainty to trigger Rule 5.4.4.

However, the Applicant is prepared to implement, via appropriate conditions of consent, a precautionary approach to this matter as recommended by the PDP report. These could include undertaking sub surface sampling on the site in accordance with their suggested methodology or variations on this approach as determined necessary by Greater Wellington.

Kind regards
David Grant
David Grant
Resource Management Consultant
Urban Perspectives Ltd

CC: Bruce Croucher – Greater Wellington Regional Council

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Item 4.1 Attachment 1

Item 4.1 Attachment 1



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Submission on proposed Omaroro/Prince of Wales reservoir (reservoir@wcc.govt.nz)

From: Graeme Aitken and Pru Dryburgh
1 Westland Rd, Mt Cook Wellington
Phone 04 3845 854

Date: 15 July 2017

About Us

Our house backs on to the Prince of Wales park lower playing field. It is the southern-most house at the end of the lane, on a rise which places our property a little higher than our neighbours. We have lived here for 28 years.

During that time, we have enjoyed a constructive relationship with Wellington City Council. Over the years, we have done some projects in partnership with the council, including:

- Planting council supplied native plants in the small reserve outside our property on Westland Rd.
- Jointly funding boundary fences.
- Jointly funding a mural painted on our fence which runs along the walk way between the park and Westland Rd.

How the reservoir project will affect us

The completed reservoir itself will have a modest impact us:

- It will remove a few pine trees from our sky-line. We are in favour of that – see below.
- If the 1 to 1.5 metres of fill is put on the bottom park, there may be an impact on our privacy in that people on the field will have a little more visibility into our back yard.

The process to build the reservoir will be a significant inconvenience, for a lengthy period of time. We anticipate:

- A lot of noise and a lot of dust/dirt from the fill and from vehicle movements. We have already endured a lot of noise, airborne matter, and disruption from the felling of the trees above Hutchison Road, and from regular machinery access past our house. We are the closest house to that activity.
- That our and other houses in vicinity will be pretty much unsellable (or values will be significantly diminished) from now until the construction is completed.

What we think of the reservoir proposal

We support the construction of this and other reservoirs

We understand that the proposed reservoir is part of a Wellington wide plan to have a number of reservoirs to provide resilience/secure water supplies. We acknowledge that the reservoirs have to go in someone's neighbourhood. We understand that Wellington Water have investigated options and have selected this site being suitable.

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Whilst we would prefer the reservoir to be somewhere else and to not have the significant inconvenience during the construction period, we acknowledge the process that has been followed and support the construction of this and other reservoirs.

We are concerned about the time it will take and the impact that it will have on residents who may have a need to sell their properties

It will, we assume, take something 6 to 12 months to get consents and do investigations/etc, and then two years to build the reservoir. We can live with something like three years – not because we like the idea, but because we recognise that as a realistic timeline.

However, we are concerned that the timing for constructing the reservoir will get delayed because of potentially endless objections and/or processes. What we would not be able to live with would be two, three, or four years of arguing about whether this is the correct site or not, and then 6 to 12 months for consents/investigations/etc, and two more years to do the construction. That is too long for us and others to have unsaleable properties and is unreasonable.

Name change

We support the name change to Omāroro. We note that there will be a double name and that makes sense for a period – but the Prince of Wales bit could be phased out over time.

The proposal to put fill on the park

We understand the benefits of putting a lot of the fill on the two parks and raising them by 1.5 metres in the centre and 1 metre at the sides:

- Significant reduction in the required number of truck movements down Rolleston St. We agree that this is a significant issue for Rolleston St residents and support finding ways to reduce the impact of the construction project on them.
- Improved quality of the playing fields. The south-western corner of the lower field gets boggy and we assume that lifting the height of the field will help solve this problem. If this is to remain as a playing field, then this makes sense and we support that too.
- Flooding. We have witnessed the periodic flooding and the damage suffered by a succession of owners of houses at the park end of Salisbury Terrace. We support moves to reduce flood risks and understand that raising the level of the lower field will allow for better management of floods.

We also, however, note the impact of raising the field on the privacy and outlook of our neighbours further down the lane. This also needs to be considered.

Opportunities presented by the reservoir project

Opportunities presented by the reservoir project

We believe that the construction project, and the quest to solve the many issues and concerns surrounding it, offers many opportunities for some imagination and creativity. We don't agree that it should just be assumed that "we put things back to what they were before" when opportunities like these present themselves

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Wellington Water's exploration of putting some fill on the parks to mitigate truck movements in Rolleston St, to improve the field drainage and to mitigate some flood risks is a good example of a bit of lateral thinking. They have come up with something worth thinking about. We just don't think that the lateral thinking should stop there.

Problems with current uses of the sports fields and possible solutions

We know quite a lot about the lower sports field, so will restrict our comments to that field. There are three particular issues with the lower field at present.

The field may be adequate for the sports teams, but the surrounds are very limited in size. This means players in the stream after balls (not good for the ecology) and also spectator interference with the privacy of our neighbours further down the lane. These two problems are likely to be accentuated if the field is raised.

Second, the bogginess in the south-western corner means the playing surface is problematic. As we say above, putting more fill on the park is likely to fix the bogginess problem.

The third problem is car parking when:

- There are two games on Saturday afternoon (1pm and 2.45pm). This used to happen a lot, with people arriving for the later game before the early game has finished - and parking the early game players and spectators in. This has not been a problem in recent times because there has tended to be just one game in the afternoon. This may, however, be in part because of the bogginess.
- There is a major Scottish Harriers run and a sporting event (rugby or cricket) on at the same time. This only happens on a two or three Saturdays a year.

This is not so much a problem for residents, but it does generate quite a lot of unnecessary aggro amongst different sports teams and their supporters.

At other times (e.g. kids Saturday morning rugby, summer cricket, hurling teams on Sundays, etc), the parking areas are adequate/close to adequate to cope with the numbers.

If the bottom field is to remain a playing field, then a solution to the Saturday afternoon car parking issues is required. If the bogginess problem of the field is sorted by the fill, then we are concerned that we will be having two games on Saturday afternoons again.

There are two options worth consideration:

- Have only one game on Saturday afternoons.
- Space the games out a little to avoid the earlier crowd still being there when the later crowd arrives. Scheduling the games at 12.15 and 3pm would achieve this. This option would be of minor inconvenience to us (another hour of noise over our back fence) but it would mean adequate car parking for the sports people and more harmonious relationships between the various sports teams and their supporters.

On the Scottish Harriers events coinciding with a rugby game, a bit of communication between Parks and Reserves and Scottish Harriers should sort this. It only happens on two or three Saturdays per year, so a why not talk to each other and avoid the clash of events i.e. don't schedule any rugby/cricket on the lower field on that day.

31

If there are to be two games without a gap between them on Saturday afternoons and/or the clash of events between sports and Scottish Harriers, then the option of more car parking should be explored. The site above the Scottish Harriers clubrooms (where the caretaker's house used to be) is an option, although it would probably require a second access way.

We don't favour this because we think that that area should revert to recreational or ecological use and a second access way would be at the expense of ecological values – but, if the council chooses to allow events that there is not enough car parking for, then it should take responsibility for at least removing the extremes of the resulting carparking problems.

We note that there are bike tracks/jumps going in around the area where the caretaker's house used to be. If this is a planned council activity with quality/safe construction, then we are fine with that. If not, then the council needs to take some steps to ensure safety.

Flood control as a driver

We think flood control considerations should be more of a driver. This is for two reasons. First, the flooding of properties has been an issue. Second, the recent works below the park's changing sheds do not seem to be a full solution. It appears to us that the houses and new apartments down towards and into Papawai Terrace may be at risk.

So, we think that a more comprehensive consideration should occur. How can the works associated with the reservoir project be designed to find a sustainable solution to the flooding? If you are going to put a massive amount of fill on the park, then please do it to a design that has the best possible impact on flooding. Arrangements that allow the most retention of water and a slower/steadier release over a longer period should be considered.

Ecological area

Given the points above, a more imaginative approach to options for future use of the bottom field is required. What if the bund was moved east (and perhaps raised even higher) with a slope down to the eastern side of the playing field? This might take a similar amount of fill, but would create a water overflow and wetland area, which would also assist flood control.

We understand that others have developed more detailed plans for this, and we support consideration of those plans.

We think a first-class wet land ecological area could be created, with potential predator control (community based project involving neighbours and schools). The parking area and the changing sheds could remain to service the upper playing field. Alternatively, the changing sheds could be converted to a use consistent with an ecological theme e.g. an ecological centre.

The lower park could then become a recreational area for more casual (as opposed to structured and formal) activities. This could include both ecology related activities and training/children's sports which do not require a full-sized rugby/playing field. This fits with the park's location which has numerous schools in the vicinity.

It would, also mean that the ugly high fence in front of our neighbours' properties is no longer required and instead there could be a lower fence and bushes along the eastern boundary of

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the lower field. This would mitigate the adverse impact, of raising the side of the field by a metre, on the outlook and privacy of our neighbours further down the lane.

Pine trees

We understand that a small number of the pine trees at the northern end of the ridge above the bottom park will be removed to accommodate the reservoir.

We regard these and the other pine trees in the area as eyesores and some of them take out a lot of sunlight. They are not native trees. Once again, the reservoir project should be seen as an opportunity for some lateral thinking - to do other things that need being done. Heavy machinery is on site and land is being excavated. It is an opportunity (that will not come again) to remove some pines and get regeneration of native trees under way.

We think that the plan should be to regenerate native trees along that ridge line. This would complement what the native tree planting that the council has done over the last 20 years on the western/Brooklyn side of that ridge.

We understand the argument that the tall pines prevent harmful run off down to the stream and offer some safe roosting for some native bird species. Fair enough – but where is the sustainable plan for ensuring that there will be protection from harmful runoff and roosting trees in future. Pines coming down in quick succession (e.g. over 20 years) and natives that take 40+ years to grow to a reasonable size is not consistent with sustainability of water quality, ecological health, or native bird life.

The pine trees have been beginning to drop over the last 10 - 15 years. The pines that stand adjacent to the tracks (to the south of the lower playing field) constitute a danger to the people using those tracks.

We think that the council needs to have a plan for the pines in the area to be removed over time and for native trees to replace them.

Comprehensive investigation/studies/testing

We note Wellington Water's advice that preliminary studie/tests have been done but that more extensive/expensive investigations/studies will follow if/when the easement is granted.

We agree that there needs to be comprehensive investigation/studies on a variety of engineering, land related, ecological and other issues. We also support the views expressed by others that there needs to be proper peer review of investigations/studies.

We do, however, repeat our concerns about timing. Proper studies are required – not endless arguments that will extend the timing by years.

Engagement with the community

We have appreciated the efforts Wellington Water and the council have made to engage with the community and to provide information. We look forward to that continuing throughout the project.

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We also acknowledge the work of Mt Cook Mobilised, who have done a lot of work on liaising with local residents and taking into account disparate views in putting together its submission.

Oral submission

We would like to make an oral submission. We believe that our knowledge of the area could be helpful to those needing to establish the factual basis upon which decisions will be made.

Submission: To Wellington City Council

Proposed Reservoir Prince of Wales Park Town Belt Act Easement Application.

Submitter: Frank Cook

Date: 17 July 2017

Appearance: I wish to appear before the committee and speak in support of my submission.

Summary

The application by Wellington Water Ltd (WWL) on behalf of Wellington City Council for a Town Belt easement to construct a 35MLK reservoir in Prince of Wales Park should be rejected.

The major reasons for this are

1. The initial decision in June 2011 by Wellington City Council to construct a 35ML reservoir in Prince of Wales Park was based on a flawed and non-peer reviewed MWH report and was taken without consultation.
2. The need for a 35ML reservoir has not been adequately demonstrated.
3. The disruption to Town Belt users and to residents is unreasonable.
4. Mitigation to protect the surrounds and the streams has not been adequately addressed in the application and in any event is very likely not possible.
5. Inlet/Outlet Pipes are not included in the application papers

1. June 2011 decision of WCC

1.1 Council Decision for Reservoir on POW.

The minutes of the Strategy and Policy Committee meeting of Thursday 23 June 2011 contained the following resolution:

RESOLVED:

THAT the Strategy and Policy Committee:

1. *Receive the information.*
2. *Agree to the location of the proposed reservoir at Prince of Wales Park at 92m above sea level contour, subject to Council's conditions **around the reinstatement and protection of landscape and recreational values of the Town Belt**, and resource consent being granted.*
3. *Note:*
 - (a) *A paper will be presented on 18 August 2011 to Strategy and Policy Committee regarding the funding for the reservoir.*
 - (b) *The expected timeframe for the construction of the reservoir, subject to resource consent, is planning and design 2011-12, and construction from 2012-15.*

It was this resolution that set in process the work on Prince of Wales Park presented in the current WWL application.

The basis of the Council decision to proceed with a reservoir at Prince of Wales Park was a report dated March 2011 by MWH (See Appendix-M-Site-Selection-Summary-2017-Part-1 Appendix C) and titled 'Wellington City Council Proposed CBD Reservoir Options Assessment. Prepared for Capacity Infrastructure Services Ltd 24 MARCH 2011'.

That the current application by WWL for an easement has not referred to this resolution or to the associated Council papers is regretted and distorts the underlying basis on which reservoir work subsequent to June 2011 has been undertaken.

1.2 *Beca 2017 Selection Report*

The 2017 CH2M Beca report – Appendix-M-Site-Selection-Summary-2017-Part-1 and titled 'Central Wellington Bulk Water Supply – Prince of Wales Park Site Selection Summary' is the report which allegedly develops the argument for a new reservoir and for it to be at a level of 92 m. This development of the case for a reservoir is discussed later in this submission. However once the case determines the reservoir has to be at 92m it then totally relies, falls back, on the MWH selection of Prince of Wales as the preferred 92m level option.

I maintain the MWH report has serious flaws and note it was neither peer-reviewed nor has it been re-examined in any subsequent analyses presented in WWL's current application.

1.3 *MWH Report Examined*

The MWH options were narrowed to one of four Town Belt sites and the final choice was based on a multi-criteria analysis (MCA) undertaken by MWH staff with the criteria developed in consultation with Capacity Ltd, the predecessor to WWL.

The page below taken from the MWH report details the evaluation criteria, the scoring, and the subsequent results.

6 Multi-Criteria Comparison of Sites

Evaluation criteria for the site selection were developed in discussions between MWH and Capacity staff. The criteria were developed to ensure that the four well beings of Economic, Environmental, Social and Cultural were considered when selecting the proposed sites. The location of the reservoir was also included as a separate category as the strategic network considerations were considered to be significant.

Figure 6-1 shows the evaluation criteria and the scores from the MWH evaluation. The results of the MWH evaluation scoring are shown in Figure 6-2.

Key Issues	Attributes	Weighting	POW	TORQ	CARM	GOVT
Location	• Proximity to hospital	5%	3	3	3	4
	• Proximity to CBD	5%	4	3	2	3
	• Proximity to Thomson-Macalister main	5%	4	5	2	2
	• Network / operational flexibility	5%	5	3	2	2
Economic	• Geotechnical suitability of site;	5%	3	3	3	3
	• Cost of Inlet & Outlet mains;	10%	4	5	2	1
	• Capital Cost of reservoir construction.	10%	4	3	2	2
Social	• Proximity to residential areas;	10%	3	3	3	4
	• Landscaping and visual impacts.	10%	3	3	2	2
Environmental Issues	• Changes due to modified habitat.	20%	3	2	3	4
	• Other consenting difficulties	5%	4	4	3	2
Cultural	• Cultural impacts	10%	3	3	3	2

Figure 6-1 : Summary of site scoring

		Evaluation Criteria					Score	Rank
		Location	Economic	Social	Environmental Issues	Cultural Issues		
		20%	25%	20%	25%	10%		
Short list sites	Prince of Wales park	4.00	3.80	3.00	3.20	3.00	3.45	1
	Torquay	3.50	3.80	3.00	2.40	3.00	3.15	2
	Carmichael	2.25	2.20	2.50	3.00	3.00	2.55	4
	Government House	2.75	1.80	3.00	3.60	2.00	2.70	3

Figure 6-2 : Results of evaluation scoring

There are a number of issues which need to be highlighted and which show the conclusions to be flawed.

1.3.1 Environment.

A 25% weighting was given to the environment, comprising 20% for 'Changes due to modified habitat' and 5% 'Other consenting difficulties'. Regarding the 20% category the following comments were made in the associated commentary for first, Prince of Wales Park and second, Torquay.

Prince of Wales

5.1.4.1 Changes to local environment

The site is currently covered with scrub and regenerating native vegetation, with some macarocarpa and eucalyptus trees. There is a regenerating bush gully to the west of the site. Appropriate landscaping is expected to result in a long term improvement to the site.

No detailed assessment of the site has been prepared to date however there are no obvious environmental issues with this site. A more detailed assessment should be undertaken prior to construction.

Torquay

5.2.4.1 Changes to local environment

The site is currently covered by regenerating native vegetation accessed from a large grassed area between Hanson Street and Macalister Park. There is regenerating bush gully to the south of the site. Appropriate landscaping is expected to result in minimal long term impact to the site.

No detailed assessment of the site has been prepared to date however there are no obvious environmental issues with this site. A more detailed assessment should be undertaken prior to construction.

There is no reference above or anywhere in this MWH report to any streams in the Prince of Wales Park. At that time, and up to this year, Capacity and WWL referred to the streams as drains and they were clearly not a consideration by MWH. As a result of their (MWH) assessment Torquay scored 2 and Prince of Wales 3, which means Torquay was considered more valuable. While POW has open streams there are none in the Torquay area – the last few metres section of open stream in Hanson St, some distance from the Torquay site, has recently been piped.

With the streams and the need to protect them figuring in WWL's application one has to conclude that the 20% environmental assessment Torquay/Prince of Wales should see the positions reversed. The CH2M Beca report simply reiterated that MWH identified no environmental issues regarding Prince of Wales. Evidently they did not wish to raise any stream issues and cloud the MWH findings.

An environment scoring change of one point - Prince of Wales score 2 and Torquay score 3 - the final result would change and Torquay would come out as the preferred option. The outcome would then be

Torquay:	3.35
Prince of Wales:	3.25

1.3.2 Pipework.

The evaluation criteria did not include any geotechnical analysis for the inlet and outlet pipes. With those piping routes crossing valleys it is highly likely they cross fault lines and will fail in a large earthquake. In fact this has been accepted as a possibility by WWL, and at one of the public hearings in response to a question the public was informed that they had a supply for pipes in case of an earthquake failure in Japan and other places. That is hardly a position of resilience. More resilient would be a reservoir where the connecting pipes run North-South, and along the same ridge. For example the MWH Government House option would score higher than POW and Torquay on that

basis. And of course with the Torquay option near to the existing Macalister Reservoir, inlet and outlet pipe costs will be significantly less, as well as associated disruption to residents.

1.3.3 *Geotechnical stability of site*

All options scored 3 here but it was noted POW and Government House both had a fault line in the vicinity. With respect to POW the report stated: "The inactive Lambton Fault may cross the site." and regarding Government House: "An inactive fault may exist within the proposed site." The Huntsbury reservoir emptying in the Christchurch earthquake and the Wellington-Kaikoura November 2016 earthquake, where a record 21 faults moved, should be a warning against building reservoirs over fault lines. POW should have scored less than Torquay because of the Lambton fault.

1.3.4 *Proximity to residential areas.*

Again Torquay and POW scored equally on this criteria, and no mention was made of vehicular movements and disruption in Hargreaves St, Wright St, and Salisbury Terrace. Only Rolleston St was mentioned. There was no plan to involve the lower field in the MWH report. That change – to using the lower field and incorporating it into the construction area - places many more houses in close vicinity to the proposed works.

The distance to the nearest house was the measure, regardless of whether the nearest house was away from all works and of the number of houses that would be affected. A very strong case could be made that for this criteria POW's score should have been less than that of Torquay.

1.3.5 *"No Change" Position of Wellington Water.*

In the primary application document (Application for Town Belt Easement) section 6.7 Wellington Water writes regarding the MWH report:

WWL has reviewed the conclusions of this 2011 [MWH] assessment, and although 6 years old, these are considered to still remain valid, notwithstanding that the TLoS delivery goals associated with the proposed Prince of Wales/Omāroro reservoir (described in section 1.3 of this request) have changed since 2011.

The change in TLoS (Target level of service) is primarily due to the DHB not agreeing to make any budget allocation towards the project. Hence the original TLoS -to supply Wellington CBD and provide emergency storage for the Wellington Regional Hospital –was no longer applicable. These changes in TLoS and consequent delay in proceeding as per the resolution of June 2011 were notified to Wellington City Councillors on 10 September 2013 by WCC Assets Manager, Anthony Wilson (Appendix 1 to this submission). So for WWL to maintain the 2011 report remains valid is not credible on this count alone.

It does appear that once the original rationale for the reservoir was no longer supportable new TLoS delivery goals were sought to justify an already taken decision to build a reservoir on POW Park. At the point of the Assets Manager's September 2013 email the whole project should have been re-examined. And that the papers in WWL's application make no mention of these changes is an obfuscation of the facts.

Furthermore findings from the Christchurch earthquake of February 2011 and the Kaikoura-Wellington earthquake of 2016 have most certainly changed both the understanding of likely fault movements and of the methods of supply of basic needs immediately following such earthquakes. One large reservoir built over a fault line and with pipes crossing fault lines and likely ruptured in a major earthquake is not a resilient solution. In the main easement application paper the only resilience referred to is seismic resilience for the actual reservoir. A standing reservoir is little use if the water within is not accessible.

And since the June decision of WCC, when only the top POW playing field was going to be out of action, we now have both fields out of action, longstanding commuter paths closed, environmental and other impacts not fully considered at the time. Both fields out dramatically changes the impact on the immediate Mt Cook community.

Additionally is the point made in the September 2013 email to Councillors:

... the Regional Council have included provision in the current year's Annual Plan to study the option of a cross harbour pipeline to increase the resilience of the Eastern Suburbs. Such a pipeline would provide better resilience than a 'one shot' storage solution.

This throws the 'no-change since 2011' position of WWL in this application further into question.

2. WWL Case for a 35ML Reservoir

2.1 The WWL case for a 35ML reservoir is formally made in the CH2M Beca Ltd report dated 24 April and entitled:

[Central Wellington Bulk Water Supply - Prince of Wales Park Site Selection Summary](#)

It is important to note that the basic design for the reservoir was done over the period 2012/2013 and before the email of 10 September of 2013 from the WCC Assets Manager advising of a temporary halt to the reservoir project.

It is apparent that work did resume at some later date. However WCC and WWL were left without an adequate rationale for proceeding. The CH2M Beca Ltd 24 April 'Site Selection Summary' report is apparently an attempt to justify the continuation of the project. This report is one of the last to be prepared, but without which there would be no basis for the reservoir at POW to proceed. This is further evidence of an apparent determination to proceed with a reservoir at POW at all costs.

The proper course following the Asset Managers email to Councillors would have been to review the case for a reservoir at that time. Work done to that date particular to the POW site should not have affected any subsequent selection process.

2.2 The CH2M Beca Ltd report is clearly hurried and inadequate as a justification for proceeding with the POW reservoir.

That the front page does not even note who the report is for and other typographical errors evidence the hurried nature of its preparation.

A further inadequacy is that various reports on which the findings are based are cited in the text and in footnotes but are not available in the WWL easement application.

And while it is noted that water use per person trending down – a situation that has developed over the past decade and was clear from the former Greater Wellington annual water reports – the Beca

report says an overall increase is forecast but no details are supplied. Even the cited Cardno report is not available or properly referenced.

On page 3 of the Beca report is written “ *Studies highlight a need to build a major new water reservoir close to the Wellington CBD*” The footnote referencing the ‘studies’ is to ‘*Wellington Water Strategic Case 2016, Wellington Low Level Zone technical reports (various 2007 to 2016)*’ Those reports are not available. What we have is Wellington Water providing Beca with reports saying we need a 35ML reservoir at POW and Beca repeating that back to Wellington Water as justification! Withholding those reports from the easement application is a serious failure of the applicant.

2.3 The TLoS delivery goals lack clarity and in part that is due to publicity coming out of WWL. For we read example in the article

<http://www.massey.ac.nz/~wwjourn/proposed-reservoir-worries-mt-cook-residents-tutor-approved/>

“Salayev said the reservoir was urgently needed. Wellington’s water supply is vulnerable to seismic activity and there are only 19 hours of water available if was to break.”

The implication being that the extra one day supply from the proposed reservoir will come on stream immediately. However WWL make it clear that we are on our own for the first 7 days.

2.4 While expenditure to date on the reservoir project is significant, it would be irresponsible of WCC to allocate a further \$20,000,000 on the basis of the evidence presented in this report. It also needs to be noted that the underlying basis for the selection of the POW site remains the MWH report. As I have already noted the basis for that report has changed and there were serious flaws with the application of the multi-criteria analysis on which the final selection was made. The Wellington Water Ltd statement ‘No other practical alternative method exists for meeting this in-zone water storage service and resilience requirement’ is not supported by the evidence provided in the application.

2.5 Page 15 of the application notes:

WWL has developed a TLoS for the strategic/disaster resilience of its water storage network, following a significant disaster event. This has been developed and agreed around the network being sufficiently prepared to support a Survival & Stability State (from Days 8 to 30 after a large earthquake affecting the Wellington region) at a basic minimum level of service that consists of:

- Provision of 20 litres per person per day to residents via distribution points
- Providing major hospitals and CD centres with a basic water supply from Day 8
- Providing Aged Care and Medical Services with a basic water supply from Day 14
- Providing Education facilities with a basic water supply from Day 21.

In terms of the above TLoS the critical issue will be getting water to the distribution points. In this respect it is not the reservoir location that is critical – if it is the reservoir that will be supplying the distribution points – but the ability to get water to the distribution points. Also the provision to the hospital would be enhanced were the reservoir located in closer proximity to the hospital and where it is less likely connecting pipes will be fractured, ie the Government House option gives much greater confidence in that regard.

2.6 The critical issue of firefighting is mentioned in the report but lacks any details on this. How the reservoir will be in a position to contribute to firefighting following an emergency is absent. It may

well be that some lower level options would be in the best position to contribute in the early days following a large earthquake. Having all water at higher levels may not be the best solution.

3. Disruption to Town Belt Users and Residents

The disruption to Town Belt users and residents will be at an unacceptable level if the proposal proceeds. Changes since the MWH proposal have brought the lower field into the project area. That has significantly increased the level of disruption over the construction period. The high level of disruption for residents in Hargreaves St, Rolleston St, Wright St, Papawai Terrace, Salisbury Terrace, Salisbury Avenue extends over a number of years. Furthermore Wallace St has one of the higher traffic counts in the city. The PAOS report indicated very high recreational and educational use in POW Park, much of which will be disrupted during the construction phase. While that loss will impinge most on local users it will also have a much wider impact. As the report notes that was the area selected for Imagine My City, which brought people from as far as the Kapiti Coast. Some of those people have returned with their children to revisit the natural features highlighted in the programme. And loss of such an important recreational area will mean more commuter travel for locals, who in the past have relied on the walkability of the area.

A number of long standing pedestrian commuter routes will be closed for at least two years. Reports on these commuter routes and which will be closed is unclear.

For example PAOS Ltd report comments with regard to one of the routes “*People wishing to walk between Dorking Road and Rolleston Street will be redirected to the existing paved path between Dorking Road and Rolleston Street, via the Bell Road reservoir and the steps at the top of Rolleston Street*” while the later Beca Ltd Traffic report notes this as desirably left open, as indicated in the snip below taken from their report.



According to PAOS the route will be open, while Beca in their later report notes it as desirable to leave it open.

Both reports indicate the road to Scottish Harriers from Salisbury Terrace will remain open, but that is also an access way for construction activities and is included in the designated construction area. That means access will be by grace and favour only.

Residents experience with WWL has shown their published plans and assurances are not matched by the execution of those plans.

4. Mitigation to Protect Surrounds and Streams

Appendices E, F and J cover respectively Landscape and Visual Assessment, Ecological Impact Assessment and Construction Erosion and Sediment Plan.

4.1 The Ecological Assessment report maintains: *Both Papawai Stream and the Waitangi Tributary are avoided by physical works, and riparian planting is replaced where lost.* While the intention may be to avoid the streams, the nature of the terrain and the proximity to the streams bring into question the credibility of this assertion. The Ecological Assessment report relies on an effective Sediment Plan to protect the stream, but does not actually address that plan. The Ecological Assessment report also maintains effects measured against RPS policy 23 are not significance. However RPS 23(a) reads:

Policy 23: Identifying indigenous ecosystems and habitats with significant indigenous biodiversity values – district and regional plans

District and regional plans shall identify and evaluate indigenous ecosystems and habitats with significant indigenous biodiversity values; these ecosystems and habitats will be considered significant if they meet one or more of the following criteria:

a) Representativeness: the ecosystems or habitats that are typical and characteristic examples of the full range of the original or current natural diversity of ecosystem and habitat types in a district or in the region, and:

- (i) are no longer commonplace (less than about 30% remaining); or
- (ii) are poorly represented in existing protected areas (less than about 20% legally protected).

Clearly the Papawai Stream is a remnant of a much larger system and in that regard appears significant in terms of Policy 23 of the RPS. However the report measures its significance against Schedule F1 of the Proposed Natural Resources Plan. – A plan which is not yet finalised and is currently going through a Greater Wellington Regional Council consultation process.

4.2 I also maintain that the mitigation as shown in the Construction Erosion and Sediment Plan is inadequate. That plan is a draft which makes comment difficult. While a complete plan will be needed for the Resource Consent process it should have been provided at this stage. Currently this plan does not comply with the Erosion and Sediment Control Guidelines for the Wellington Region. For example the SRP in the upper field is outside the allowable dimensions. And regarding the comment “DETAIL AT EXISTING CULVERT CROSSING TO BE PROVIDED PRIOR TO CONSTRUCTION”. It is that crossing which will need to stop cross contamination at periods of high flow. With the stream having over-flowed the culvert in the past it is difficult to see how this will be managed. As an indication the photo below, taken before the bund was constructed, shows flow from Reach 5 after heavy rain.



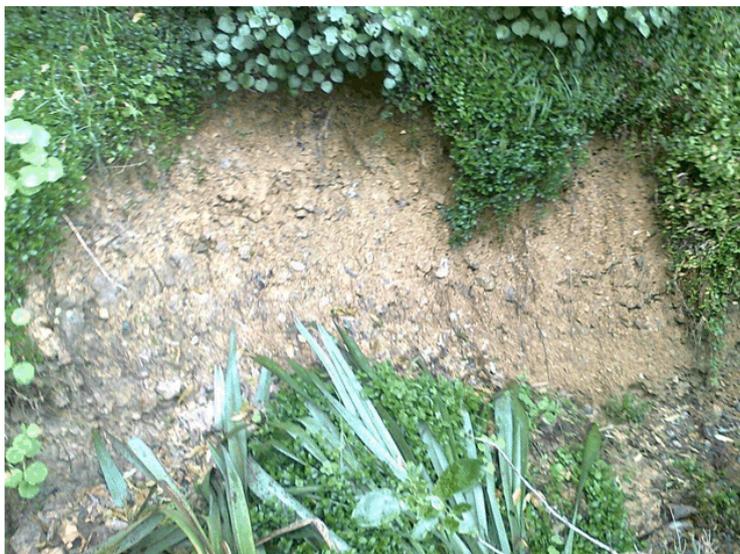
4.3 The draft Sediment Plan also contains the following

The ecological assessment notes that both the Papawai Stream and unnamed tributary provide relatively poor habitat (low Physical Habitat Assessment scores). The Papawai Stream contains only one species of fish – banded kopoku. No fish species were recorded in the unnamed tributary, however, koura were present.

Notwithstanding the low habitat availability and lack of fish species identified, the ecological assessment notes that the Papawai Stream and unnamed tributary of the Waitangi Stream represent two of only a very few fragments of the Waitangi Stream that remain un-piped and therefore have high and medium ecological values respectively as remnants to the once much larger system.

So this Plan does note the high and medium ecological value of the streams. It does however miss reference to the sighting of elvers in the stream

4.4 The Construction Erosion and Sediment Plan also notes the possible need to strengthen the road connecting the two fields. The bank below that road is uncompacted fill and has begun eroding at the stream level. See Photo below, taken in July 2017.



Should there be a catastrophic collapse associated with this bank it could cause a flow through the former production village – 26 Wright St. - and interfere with the buried PCBs. The likelihood of this occurring will be dramatically increased with the use of the road above for heavy vehicles. The recent spate of slips in Wellington (<https://www.stuff.co.nz/dominion-post/news/wellington/94723591/wellington-in-cleanup-mode-after-storm-savages-capital>) highlights the precarious nature of some of our slopes.

A slip of the bank below the connecting road could also happen if a problem develops with the top field SRP. This bank, below the top field and above the stream, has a number of seepage points into the stream indicating former water paths eliminated from view in the original cut and chuck approach when the fields were developed. Very early photos showing the original cleared hills give an idea of the extent of the changes of the 1930s. The more northerly seepage point along that section of the stream is one where in the past I have previously smelled eels, suggesting they have been in the stream in recent times.

4.5 *Monitoring*

The Construction Erosion and Sediment Plan does not allow for any monitoring pre construction. That should be included.

4.6 Finally the Ecological Assessments report notes the bird life present in the area. Because of the times the bird counts and observations were made it has missed the fact that the morepork/ruru has been present in the area for a very considerable period. Consequentially it has not been established where these birds spend the day but it may well be in the trees scheduled for removal. And the presence of the stream is a significant aspect of the high numbers of birds in the area. A visit to the stream almost invariably shows birds drinking and playing there. There is little doubt the proposed works jeopardise the stream and its quality and consequentially the bird life.

5. Inlet/Outlet Pipes

There are no plans in this Easement Application showing or detailing where the inlet pipes will be located, or the disruption their installation will cause. It is understood that the original plans on the MWH report – inlet up Hargreaves St and outlet through Papawai Terrace – have changed. The recreation report notes they will both be in Hargreaves St, whereas the formal 'Application for Town Belt Easement notes 'Servicing pipework will extend underground across the upper Prince of Wales Park playing field to Hargreaves and Rolleston Streets to connect with water mains supply and outlet, and storm water.' And in section 11.5 notes

a) Final detailed design plans for the reservoir and any supporting services, including power supply and inlet and outlet water supply pipelines, and overflow and scour flow pipelines, must be submitted to the Parks Manager prior to the commencement of reservoir and pipeline construction.

It is not at satisfactory that a decision to proceed or not is to be made without that information. The original plan in the MWH report took the outlet through a steep and well vegetated bank in the Town Belt across the stream and into Papawai Terrace. That the placement of these pipes in relation to the Town Belt is not available is a further reason to reject the application.

The Beca costing (see Appendix G Cost Estimate Summary Table) does not include inlet/outlet connecting pipes. In the MWH report those costs were set at \$4,800,000, which amounts to an increase of 30% on the Beca cost estimates.

6. Other Matters

6.1 *Availability of documentation.*

The documentation associated with this application was not made available for viewing at the Council's service centre until Tuesday 8 July, and that was only done following a public request. Tuesday 8 July was in the fifth week of the five week submission period. The assumption by WCC appears to be that everyone will read the documents online. I think the Council has a responsibility to make a viewing copy available from the time submissions open.

The Council's resolution of June 2017 enabling WWL to proceed with its application makes reference to the 2017 Town Belt Management Plan. That plan is not yet published on its website. While changes to the 2013 Management Plan may have been minor it remains wrong for the Plan to form part of the Council resolution and not be readily available for public access.

6.2 *Resilience and TLoS*

The question of resilience and TLoS needs much greater debate and has not been well done in the WWL Easement application. As has been noted earlier under emergency conditions the POW location is not the most favourable option to servicing the hospital and also may not be optimal for servicing distribution points. There is no mention of discussions with WREMO in reaching these 'agreed' TLoSs and there has not been an opportunity for public input into these important

questions. Once this application is rightfully rejected then immediate plans need to be made for public debate around the WWL TLoS delivery goals.

Finally, I have kept this submission brief with my major focus the failure of WCC and WWL to revisit the June 2011 decision following the change to its rationale. Many other matters, such as the problematic proposed raising of the fields are left to others to comment on.

Conclusion

The Council would be wrong to approve this application a number of grounds, including the five below.

1. The initial decision in June 2011 by Wellington City Council to construct a 35ML reservoir in Prince of Wales Park was based on a flawed and non-peer reviewed MWH report and was taken without consultation.
2. The need for a 35ML reservoir has not been adequately demonstrated.
3. The disruption to Town Belt users and to residents is unreasonable.
4. Mitigation to protect the surrounds and the streams has not been adequately addressed in the application and in any event is very likely not possible.
5. Inlet/Outlet Pipes are not included in the application papers

Essentially, the required re-evaluation following the change in position of the DHB, notified to Council in 2013, has yet to occur.

Frank Cook

Wellington 17 July 2017

Appendix 1

From: Anthony Wilson
Sent: Tuesday, 10 September 2013 12:28 p.m.
To: GRP: Councillors
Cc: GRP: Executive Leadership Team (ELT); Haydn Read
Subject: Hospital Prince of Wales reservoir

Good afternoon Councillors,

I have asked Capacity to place a temporary halt on progressing this project for the reasons set out below:

My apologies, but the project website has been updated advising a delay in the formal consultation, prior to my being able to advise you all.

The reasons for my request are five fold:

1. The first is that the DBH have not agreed to pay their share, and I have had a meeting with the Crown Monitor who advises me that they have no budget allocation and are unlikely to make such a provision. My understanding of the Council's resolution is that construction is not to proceed without an agreement to recover the hospital's share, or alternatively until some form of targeted rate is in place. Such a rate proposal has the potential for political fallout with the government, given the political sensitivity of the health budget.
2. The second is that I understand (but am still checking) that the DBH does not have any financial provision to fund the dedicated pipeline that will go from the new reservoir to the hospital. There is little value in building this reservoir with one of its prime purposes to serve the hospital, if this line is not built.
3. The third is that the consultants are seeking an increase in their fees which Capacity judges as unreasonable.
4. The fourth is that the Regional Council have included provision in the current year's Annual Plan to study the option of a cross harbour pipeline to increase the resilience of the Eastern Suburbs. Such a pipeline would provide better resilience than a 'one shot' storage solution.

If anyone would like further information I am happy to discuss

Regards,

Anthony Wilson

TRAFFIC RESOLUTIONS - ELECTRIC VEHICLES AND CAR SHARE

Purpose

1. Wellington City Council (WCC) is seeking to promote both electric vehicle (EV) charging and car sharing to improve the greenhouse emissions of the city through travel demand management and shifting to non-fossil fuels. By making parking bays available free to both car sharing providers and offering support for electric vehicle charging infrastructure providers, Wellington City Council aims to enhance sustainable outcomes for the city and improve the transport mix. Currently 16 spaces have been allocated.
2. WCC propose to introduce a further 6 spaces. The traffic resolution reports for these two locations are attached.
3. By introducing this mix of parking for fast and medium EV charging and car sharing, all with the council's highly valued private sector partners, Wellington City Council seeks to enhance liveability and sustainability in Wellington City.

Summary

4. The proposed resolutions were advertised on 18 April 2017, giving the public 18 days to provide feedback.
5. Many of the submissions received related to the scheme as a whole giving general feedback across proposed locations with a large majority agreeing to the changes proposed. All feedback specific to these locations can be found in the attached reports.

Recommendations

That the City Strategy Committee:

1. Receive the information.
2. Approve the following amendments to the Traffic Resolutions, pursuant to the provisions of the Wellington City Council Consolidated Bylaw 2008.

a.	Car Share Vehicle Parking Space - Ballance Street & Maginnity Street, Wellington Central (TR 53-17)		
	Delete from Schedule B (Class Restricted) of the Traffic Restrictions Schedule		
	Column One	Column Two	Column Three
	Ballance Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southwest side, following the kerbline 14.5 metres northwest of its intersection with Featherston Street (Grid coordinates x= 1748883.2 m, y= 5428444.8 m), and extending in a north-westerly direction for 11.5 metres. (2 parallel carparks)

	Maginnity Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southeast side, following the kerbline 8 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 20.5 metres. (8 angle carparks)
Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule			
	Column One	Column Two	Column Three
	Ballance Street	Car share, at all times	Southwest side, following the kerbline 14.5 metres northwest of its intersection with Featherston Street (Grid coordinates x= 1748883.2 m, y= 5428444.8 m), and extending in a north-westerly direction for 11.5 metres. (2 parallel carparks)
Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule			
	Column One	Column Two	Column Three
	Maginnity Street	Car share, at all times	Southeast side, following the kerbline 8.0 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 2.5 metres. (1 angle carpark)
Add to Schedule F (Metered parking) of the Traffic Restrictions Schedule			
	Maginnity Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southeast side, following the kerbline 10.5 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 18.0 metres. (7 angle carparks)

b.	Car Share Vehicle Parking Space - Willeston Street, Wellington Central (TR 54-17)		
	Delete from Schedule B (Class Restricted) of the Traffic Restrictions Schedule		
	Column One	Column Two	Column Three
	Willeston Street	DC, CC, FC Registered Vehicles Parking, Monday to Friday 8:00am - 6:00pm.	South side, commencing 24.5 metres west of its intersection with Jervois Quay (Grid Coordinates X=2658909.49981 m, Y=5989560.35795 m) and extending in a westerly direction following the kerbline for 9.5 metres. (3 angle carparks)
	Delete from Schedule F (Metered parking) of the Traffic Restrictions Schedule		
	Column One	Column Two	Column Three
	Willeston Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	South side, commencing 6.5 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 9 metres. (2 parallel carparks)
	Willeston Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	South side, commencing 34 .0metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 29.5 metres. (8 angle and 1 parallel carparks)
	Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule		
	Column One	Column Two	Column Three
	Willeston Street	Car share, at all times	South side, commencing 6.5 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 9 metres. (2 parallel

			carparks)
	Willeston Street	Car share, at all times	South side, commencing 24.5 metres west of its intersection with Jervois Quay (Grid Coordinates X=2658909.49981 m, Y=5989560.35795 m) and extending in a westerly direction following the kerblines for 3.2 metres. (1 angle carpark)
	Willeston Street	DC, CC, FC Registered Vehicles Parking, Monday to Friday 8:00am - 6:00pm.	South side, commencing 27.7 metres west of its intersection with Jervois Quay (Grid Coordinates X=2658909.49981 m, Y=5989560.35795 m) and extending in a westerly direction following the kerblines for 9.1 metres. (3 angle carparks)
	Add to Schedule F (Metered parking) of the Traffic Restrictions Schedule		
	Willeston Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	South side, commencing 36.8 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerblines for 26.7 metres. (7 angle and 1 parallel carparks)

Background

6. In June 2016, Wellington City Council adopted the Low Carbon Capital Plan which outlined a pathway to reduce carbon emissions by 80% by 2050.
7. The Low Carbon Capital Plan focuses on three pillars of climate change action: greening Wellington's growth, transforming the Capital's transport use and for Council to lead by example, partnering with organisations to fund more sustainable and environmentally-responsive ways of operating.
8. In an effort to change the way we move, WCC is committed to making it easier for Wellington City residents to either not own a personal vehicle, or to own personal vehicles which operate on sustainable alternatives to fossil fuels.
9. Mobile emissions make up the largest segment of Wellington City's emissions profile. Having a high-quality diverse transport system is key to Wellington's economic, environmental and social success as well as meeting the city's climate change targets.
10. In order to make sure the city is on track to achieve this, the following measures have been outlined in the 2016-2018 implementation plan:

- Support car-share schemes
- Promote electric vehicle uptake, including providing electric vehicle charging stations
- Invest in walking, cycling, and public transport modes
- Advocating for lower fares and a fully electric public transport fleet
- Advocate for greater support for the development of biofuels.

11. As part of the commitment to supporting car sharing and electric vehicle charging, WCC is investigating up to 100 car parks citywide over the three year period between 2016 and 2018. This includes 30 car parks in the CBD and 70 in the suburbs. These parks will be available based on demand for car-share operations, electric vehicle (EV) charging infrastructure, or any other service which reduces the need to own a car or makes it easier to shift to sustainable transport fuels. This kind of support is in line with support WCC already offers to other providers of valuable transport options with public transport and taxis enjoying substantial road space across the city, including in high-value areas. This will also be done in an integrated way being cognisant of the impact on other important sustainable transport modes such as walking, cycling, and public transport.

Discussion

Site Selection

12. A broad outline of how they were selected is provided below.

1. Medium speed EV charging stations

Parking bays for medium speed EV charging stations were identified by selecting spaces that met several criteria applicable to EV charging. First, the bay needed to be adjacent to a phone box to enable the service provider to install EV charging infrastructure while maintaining the existing street furniture context. Second, the bays had to be in attractive, highly used areas - particularly town centres. International evidence shows that EV charging stations installed in unattractive spots are poorly used. WCC and the service provider wish to avoid this as significant cost is being incurred.

2. Fast EV charging stations

Parking bays for fast EV charging station were selected by identifying areas that would increase coverage of the CBD for EV charging, where one could park to charge up their EV and shop or eat in the meantime. Three locations have been identified at Brandon St, Stout St and Bond Street.

3. Traditional car-share

In accordance with Wellington City Council's car sharing policy, these parks were only provided where demand could be demonstrated. The three traditional car-share spaces were selected in conjunction with the car sharing provider. The provider demonstrated where the demand was highest for their service and provided the evidence that their service was well-used.

WCC helped the service provider in selecting spots that are currently less well-used to minimise the overall impact on the city's parking provision. They were also selected to maximise visibility, ease of access, and viability for car sharing.

Adding car-share vehicles in the city could potentially free up parking space given recent research from Australia showing that for every car-share vehicle in operation an average of 10 private vehicles are removed from city streets. Research out of the USA shows as many as 15 can be removed.

13. Based on the above analysis, Wellington City Council officers propose to introduce a mix of fast and medium EV charging stations and dedicated car-share spaces by replacing existing parking bays.

Attachments

Attachment 1.	TR 53-17 Ballance Street & Maginnity Street	Page 186
Attachment 2.	TR 54-17 Willeston Street	Page 190

Authors	Tom Pettit, Senior Advisor, Climate Change Moana Mackey, Programme Manager Sustainability Steve Spence, Chief Transport Planner
Authoriser	David Chick, Chief City Planner

SUPPORTING INFORMATION

Engagement and Consultation

Recommendations have been publicly advertised.

Treaty of Waitangi considerations

Not applicable.

Financial implications

Foregone parking revenue – largely dependent on speed of Car Share take-up during the year and occupancy rates of EV parks. This revenue loss was agreed to in Council's Low Carbon Capital Plan which was consulted on as part of 2016/17 Annual Plan and its implementation is reflected in current 2017/18 Annual Plan.

Policy and legislative implications

The recommendations comply with the legal requirements for amendments to traffic restrictions as laid down by the Bylaws.

Risks / legal

None identified.

Climate Change impact and considerations

Greenhouse gas emissions from road transport comprise of 40% of Wellington City's emissions profile. Support for car sharing services and electric vehicles will assist towards the City's target of an 80% reduction in emissions by 2050.

Communications Plan

Not applicable.

Health and Safety Impact considered

Health and Safety has been considered.

PROPOSED TRAFFIC RESOLUTION

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Reference: TR 53 – 17

Location: Ballance Street & Maginnity Street, Wellington Central

Proposal: Car Share Vehicle Parking Space

Information: Summary

Wellington City Council (WCC) is seeking to promote both electric vehicle (EV) charging and car sharing to improve the greenhouse emissions of the city through travel demand management and shifting to non-fossil fuels. By making parking bays available free to both car sharing providers and offering support for electric vehicle charging infrastructure providers, Wellington City Council aims to enhance sustainable outcomes for the city and improve the transport mix.

By introducing this mix of parking for fast and medium EV charging and car sharing – all with the council's highly valued private sector partners, Wellington City Council seeks to enhance liveability and sustainability in Wellington City.

Proposal For This Particular Site

This traffic resolution report seeks to convert three existing P120 metered car parks around the corner of Ballance Street and Maginnity Street (parking bays no. 2022, 2023 and 2562) into parking spaces dedicated to car-share vehicles. The P120 time restriction will be removed.

Key Dates:

- | | |
|---|---------------|
| 1) Advertisement in the Dominion Post Newspaper | 18 April 2017 |
| 2) Feedback period closes. | 5 May 2017 |
| 3) If no objections received report sent to City Strategy Committee for approval. | 3 August 2017 |
| 4) If objections are received, further consultation, amendment/s, or proceed with explanation as appropriate. | |

PROPOSED TRAFFIC RESOLUTION

Absolutely Positively
Wellington City Council
 Me Heke Ki Pōneke

Legal Description:

Delete from Schedule F (Metered parking) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Ballance Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southwest side, following the kerbline 14.5 metres northwest of its intersection with Featherston Street (Grid coordinates x= 1748883.2 m, y= 5428444.8 m), and extending in a north-westerly direction for 11.5 metres. (2 parallel carparks)
Maginnity Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southeast side, following the kerbline 8 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 20.5 metres. (8 angle carparks)

Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Ballance Street	Car share, at all times	Southwest side, following the kerbline 14.5 metres northwest of its intersection with Featherston Street (Grid coordinates x= 1748883.2 m, y= 5428444.8 m), and extending in a north-westerly direction for 11.5 metres. (2 parallel carparks)

PROPOSED TRAFFIC RESOLUTION

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

Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Maginnity Street	Car share, at all times	Southeast side, following the kerbline 8.0 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 2.5 metres. (1 angle carpark)

Add to Schedule F (Metered parking) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Maginnity Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	Southeast side, following the kerbline 10.5 metres southwest of its intersection with Ballance Street (Grid coordinates x= 1748862.1 m, y= 5428468.0 m), and extending in a south-westerly direction for 18.0 metres. (7 angle carparks)

Prepared By: Charles Kingsford (Principal Traffic Engineer T/L)
 Approved By: Steve Spence (Chief Transport Advisor)
 Date: 14 July 2017

WCC Contact:
 Tom Pettit
Senior Analyst - Strategy
 Wellington City Council
 101 Wakefield Street / PO Box 2199,
 Wellington 6140
 Phone: +64 4 803 8697
 Email: tom.pettit@wcc.govt.nz

Feedback received:
 There was no feedback received specific to this location.

Traffic Resolution Plan:



PROPOSED TRAFFIC RESOLUTION

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Reference: TR 54 – 17
Location: Willeston Street, Wellington Central
Proposal: Car Share Vehicle Parking Space

Information: Summary

Wellington City Council (WCC) is seeking to promote both electric vehicle (EV) charging and car sharing to improve the greenhouse emissions of the city through travel demand management and shifting to non-fossil fuels. By making parking bays available free to both car sharing providers and offering support for electric vehicle charging infrastructure providers, Wellington City Council aims to enhance sustainable outcomes for the city and improve the transport mix.

By introducing this mix of parking for fast and medium EV charging and car sharing – all with the council's highly valued private sector partners, Wellington City Council seeks to enhance liveability and sustainability in Wellington City.

Proposal For This Particular Site

This traffic resolution report seeks to convert the first two P120 metered car parks (parking bays No. 2972 and 2973) and one of the diplomatic car parks (parking bay No. 2971) on the Jervois Quay end of Willeston Street into parking spaces dedicated to car-share vehicles. Existing time restrictions on these parking spaces will be removed.

To maintain the number of available diplomatic car parks at this location, the nearest available P120 metered car park will be converted to a diplomatic car park.

Key Dates:

- | | |
|---|---------------|
| 1) Advertisement in the Dominion Post Newspaper | 18 April 2017 |
| 2) Feedback period closes. | 5 May 2017 |
| 3) If no objections received report sent to City Strategy Committee for approval. | 3 August 2017 |
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PROPOSED TRAFFIC RESOLUTION

Legal Description:

Delete from Schedule B (Class Restricted) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Willeston Street	DC, CC, FC Registered Vehicles Parking, Monday to Friday 8:00am - 6:00pm.	South side, commencing 24.5 metres west of its intersection with Jervois Quay (Grid Coordinates X=2658909.49981 m, Y=5989560.35795 m) and extending in a westerly direction following the kerbline for 9.5 metres. (3 angle carparks)

Delete from Schedule F (Metered parking) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Willeston Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	South side, commencing 6.5 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 9 metres. (2 parallel carparks)
Willeston Street	Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.	South side, commencing 34 .0metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 29.5 metres. (8 angle and 1 parallel carparks)

PROPOSED TRAFFIC RESOLUTION

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

Add to Schedule B (Class Restricted) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Willeston Street	<i>Car share, at all times</i>	<i>South side, commencing 6.5 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 9 metres. (2 parallel carparks)</i>
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Add to Schedule F (Metered parking) of the Traffic Restrictions Schedule

Column One	Column Two	Column Three
Willeston Street	<i>Metered parking, P120 Maximum, Monday to Thursday 8:00am - 6:00pm, Friday 8:00am - 8:00pm, Saturday and Sunday 8:00 - 6:00pm.</i>	<i>South side, commencing 36.8 metres west of its intersection with Jervois Quay (Grid coordinates x= 1748887.7 m, y= 5427848.2 m), and extending in a westerly direction following the kerbline for 26.7 metres. (7 angle and 1 parallel carparks)</i>

PROPOSED TRAFFIC RESOLUTION

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Prepared By: Charles Kingsford (Principal Traffic Engineer T/L)

Approved By: Steve Spence (Chief Transport Advisor)

Date: 14 July 2017

WCC Contact:

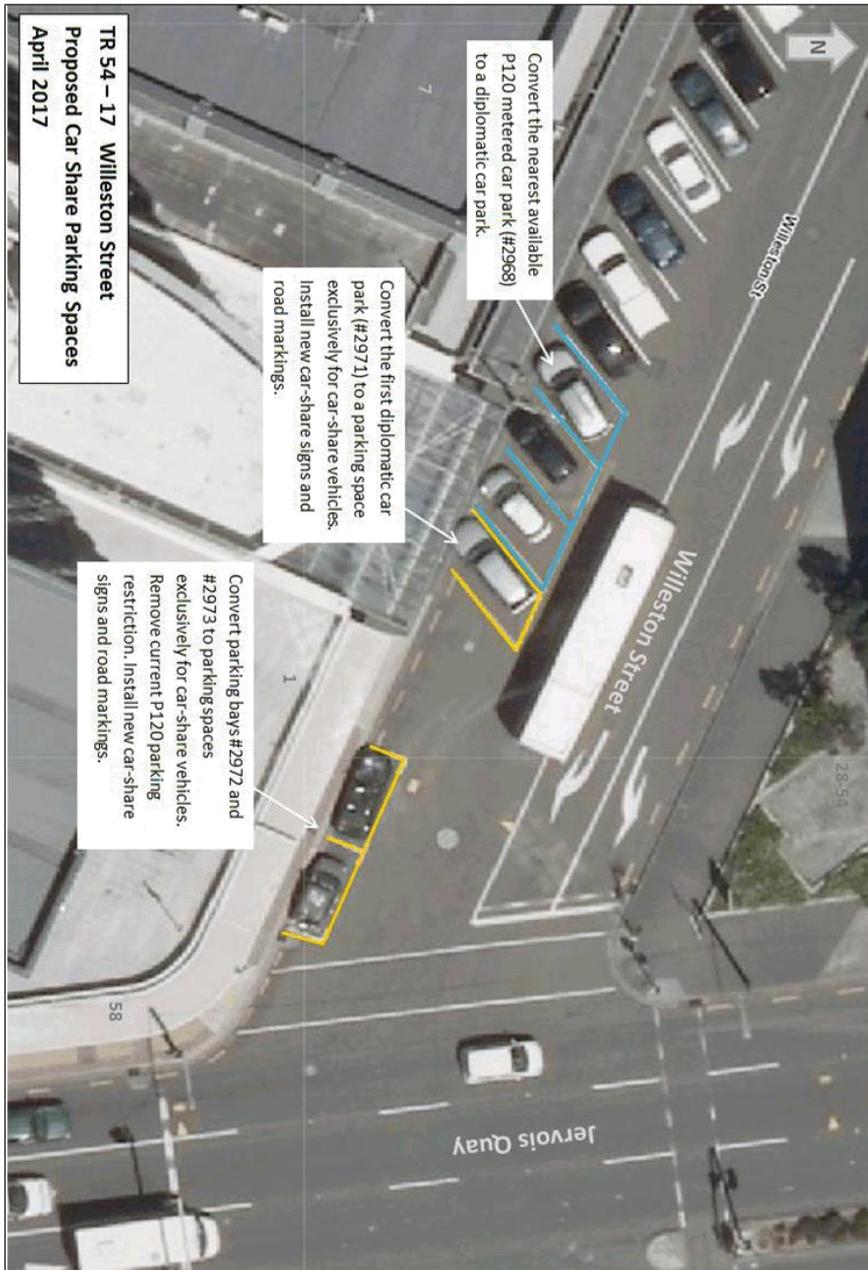
Tom Pettit
Senior Analyst - Strategy
Wellington City Council
101 Wakefield Street / PO Box 2199,
Wellington 6140
Phone: +64 4 803 8697
Email: tom.pettit@wcc.govt.nz

PROPOSED TRAFFIC RESOLUTION

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Item 4.2 Attachment 2

Traffic Resolution Plan:



FEEDBACK RECEIVED

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Feedback received:

Please see below for specific comments relating to this location:

Submitter: Jon Paske

Agree: No

These metered parks are useful to casual users coming to the area. My clients use them and they are always busy with area visitors. Using them for long term share riding cars makes no sense for such a useful short term spot.

Officer's Response:

While the submitter is correct that the parks are quite useful, there is ample parking in the area and the car sharing parks will provide substantial benefit, including to surrounding residents and businesses that may not have access to a vehicle fleet or wish to dispose of their vehicle fleet. WCC's decision to support car sharing took into account the fact that it will have local impacts on parking, but will provide enough substantive benefit to offset that impact.

Submitter: Steve Drummond – Greenstone Hospitality Group

Agree: Yes

Got your letter... Great Idea!. Thanks for letting us know. We'd be happy to run a promotion to help you market it if interested.

REPORT OF THE GRANTS SUBCOMMITTEE OF THE 29 JUNE 2017

Members: Mayor Lester, Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Eagle, Councillor Foster, Councillor Free, Councillor Gilberd, Councillor Lee, Councillor Marsh, Councillor Pannett (Chair), Councillor Sparrow, Councillor Woolf, Councillor Young.

The Committee recommends:

PRIORITIES AND FUNDING CRITERIA SOCIAL AND RECREATION FUND

Recommendation

That the City Strategy Committee:

1. Approve the proposed changes to the Social and Recreation Fund priorities (focus areas) as set out in Attachment 1.

PRIORITIES AND FUNDING CRITERIA OUR LIVING CITY FUND

Recommendation

That the City Strategy Committee:

1. Approve the proposed changes to the name, criteria and fund priorities (focus areas) for the Our Living City Fund as set out in Attachment 2.

Attachments

Attachment 1.	Social and Recreation Fund priorities - proposed changes	Page 198
Attachment 2.	Proposed changes to priorities and funding criteria - Our Living City	Page 199

Author	Antoinette Bliss, Governance Advisor
Authoriser	Kane Patena, Director Governance and Assurance

Proposed

Social and Recreation Fund- Criteria

- The project is Wellington-based and mainly benefits the people of Wellington (exceptions may be made for projects based elsewhere in the region, but which significantly benefit Wellington City residents).
- The applicant is a legally constituted community group or organisation
- The applicant provides evidence of sound financial management, good employment practice, clear and detailed planning, clear performance measures, and reporting processes.
- The applicant outlines how physical accessibility has been built into project development and how pricing has been set to ensure access by a wide range of people or by the intended users.
- The project should show evidence of community support, collaboration, and building partnerships with other organisations (e.g. social media interest, letters of support from other organisations/ leaders).
- The applicant must show that the project discernibly improves community wellbeing and adds value to the range of similar types of services in the community.
- Māori are often over-represented in many determinants of social deprivation. Outline how the specific needs of Māori have been incorporated into the planning of your project.
- We encourage innovative community projects, applicants that apply under this category will need to demonstrate the transformative nature of the project.

Proposed focus areas

Building strong resilient communities

Priority will be given to projects that:

- Strengthen the local community, contribute to community wellbeing and deliver local solutions to issues /opportunities
- Support local volunteering and neighbourhood connectedness
- Deliver on outcomes that support Wellington's Urban Agriculture programme; with particular focus on building sustainable food networks
- Increase local community resilience and emergency preparedness
- Help develop social and community enterprises- profitable business entities meeting community need which in turn create opportunities for communities to participate in their governance.

Promoting community safety and wellbeing

Priority will be given to projects that:

- Enhance community safety and wellbeing
- Encourage a community participatory approach to local neighbourhood safety initiatives
- Assist in supporting the city's most vulnerable
- Support a Housing First approach to ending street homelessness

A child and youth friendly city

Priority will be given to projects that:

- Involve children and young people in their development and delivery
- Help young people gain a better understanding of community, an increased sense of belonging as active citizens and positive contributors to society

Operational support for residents and progressive associations (up to \$1,000)

Priority will be given to organisations that:

- Demonstrate a positive and inclusive approach to working with all residents, building connections and neighbourliness
- Communicate regularly with local residents in the area and have an up to date CommunityFinder profile
- Have an active membership of 10 or more, excluding the committee, meeting regularly (outside their AGM), keep minutes of these meetings

Natural Environment Fund

Proposed criteria

- The project is Wellington-based and mainly benefits the people of Wellington (exceptions may be made for projects based elsewhere in the region, but which significantly benefit Wellington City residents).
- The applicant is a legally constituted community group or organisation
- The applicant provides evidence of sound financial management, good employment practice, clear and detailed planning, clear performance measures, and reporting processes.
- The applicant outlines how physical accessibility has been built into project development.
- The applicant outlines how the project ensures access by a wide range of people or by the intended users.
- The project should show evidence of community support, collaboration, and building partnerships with other organisations (e.g. social media interest, letters of support from other organisations/leaders).
- The applicant must show that the project discernibly improves community wellbeing and adds value to the range of similar types of services in the community.
- The Council respects mana whenua values and aspirations for the environment and should show how it incorporates Te Ao Māori and Māturanga Māori.

Proposed Focus Areas

Protect

Priority will be given to projects that:

- Control pest animals and plants on public land
- Reduce the impacts of urban environment on aquatic ecosystems

Restore

Priority will be given to projects that:

- Undertake restoration work in riparian and coastal ecosystems
- Create connections between reserves for key plant and animal species
- Support the growing of eco-sourced plants for restoration

Connect

Priority will be given to projects that:

- Help people engage with nature, including through community and edible gardening and community beekeeping'
- Incorporate Te Ao Māori and Māturanga Māori, respecting mana whenua values and aspirations for the environment
- Increase people's awareness of nature
- Give children and young people the opportunity to experience and learn about nature
- Increase active participation in biodiversity projects

Research

Priority will be given to projects that:

- Monitor the success of biodiversity activities