
ORDINARY MEETING

OF

TRANSPORT AND URBAN DEVELOPMENT COMMITTEE

AGENDA

Time: 9.15am
Date: Thursday, 12 March 2015
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Wade-Brown

Councillor Coughlan
Councillor Foster (Chair)
Councillor Lee
Councillor Lester
Councillor Pannett
Councillor Woolf
Councillor Young

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

AREA OF FOCUS

The focus of the Committee is to direct growth to where the benefits are greatest and where adverse effects are minimised, and to deliver a quality compact urban environment.

The Committee will also lead and monitor a safe, efficient and sustainable transport system that supports Wellington's economy and adds to residents' quality of life with a strong focus on improving cycling and public transport and enhancing Wellington's walkability.

Quorum: 4 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 5 February 2015 will be put to the Transport and Urban Development 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 Transport and Urban Development 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 Transport and Urban Development Committee.

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

2. General Business

HOUSING ACCORD IMPLEMENTATION - NOMINATION OF SPECIAL HOUSING AREAS

Item 2.1

Purpose

1. This report seeks the Committee's agreement to recommend to the Minister of Housing 13 Special Housing Areas (SHAs) in accordance with the Housing Accords and Special Housing Areas Act 2013 (HASHAA).

Summary

2. The Council entered into a Housing Accord with Government in June 2014. The Accord sets targets for the number of dwellings and sections consented across the city over the five year period of the Accord.
3. Eight sites were then nominated to the Minister of Housing in August 2014 as a first tranche of Special Housing Areas. The Council also agreed to a series of development incentives particular to the Housing Accord to assist, as far as practicable, with spurring the uptake of development opportunities provided by the Housing Accord.
4. A second tranche of 13 sites is now proposed for nomination to the Minister of Housing as SHAs. These sites will provide for a further range of development opportunities across the city, ranging from low to medium density. The proposed sites are:
 - 135 Britomart Street, Berhampore – Housing New Zealand
 - 175 Owen Street, Newtown – Housing New Zealand
 - 320A MacLean Flats, The Terrace – Housing New Zealand
 - 74 Helston Road, Paparangi – privately owned
 - 30 White Pine Avenue, Woodridge – privately owned
 - Erskine College, Island Bay – privately owned
 - 24A Freeling Street, Island Bay – privately owned
 - Tapu Te Ranga Marae, Island Bay – privately owned
 - The Reedy Land, 28 Westchester Drive, Glenside – privately owned
 - Shelly Bay – Wellington City Council/Shelly Bay Ltd
 - 131 Silverstream Road, Crofton Downs – privately owned
 - Spenmoor Street, Newlands – privately owned
 - Princess Street/140 Daniell Street, Newtown – Wellington City Council
5. In recommending these sites to the Minister of Housing, the Committee is not agreeing to any particular development proposal. Rather, the decision to recommend these areas is a procedural one that makes available the alternative consenting path provided by the HASHA Act. A resource consent is still required and will be assessed in accordance with the legislation, including assessment against the relevant District Plan provisions.
6. The recommended sites are in the main already zoned for residential development, or are considered suitable for residential development. The sites present a range of

development opportunities for greenfield development, infill development, or redevelopment in the case of the three properties owned by Housing New Zealand. Maps of the proposed sites are attached to this report.

Recommendations

Officers recommend that the Transport and Urban Development Committee:

1. Receive the information.
2. Recommend to the Council that the Minister of Housing approve the following thirteen special housing areas and associated qualifying development criteria as identified in the Special Housing Area maps:
 - a. 135 Britomart Street, Berhampore, with qualifying developments being 10 or more dwellings or allotments;
 - b. 175 Owen Street, Newtown, with qualifying developments being 10 or more dwellings or allotments;
 - c. MacLean Flats, 320A The Terrace, with qualifying developments being 10 or more dwellings of allotments;
 - d. 74 Helston Road, Paparangi, with qualifying developments being 10 or more dwellings or allotments;
 - e. 30 White Pine Avenue, Woodridge, with qualifying developments being 10 or more dwellings or allotments;
 - f. Erskine College, Island Bay, with qualifying developments being 10 or more dwellings or allotments;
 - g. 24A Freeling Street, Island Bay, with qualifying developments being 2 or more dwellings or allotments;
 - h. Tapu Te Ranga Marae, Island Bay, with qualifying developments being 10 or more dwellings or allotments;
 - i. The Reedy Land, 28 Westchester Drive, Glenside, with qualifying developments being 10 or more dwellings or allotments;
 - j. Shelly Bay, with qualifying developments being 10 or more dwellings or allotments;
 - k. 131 Silverstream Road, Crofton Downs, with qualifying developments being 10 or more dwellings or allotments;
 - l. Lot 41, Spenmoor Street, Newlands, with qualifying developments being 10 or more dwellings or allotments;
 - m. Princess Street, Newtown, with qualifying developments being 2 or more dwellings or allotments.
3. That the Chair of the Transport and Urban Development Committee and the Chief Executive be delegated the authority to approve any minor editorial changes to the Special Housing Area maps.

Background

7. The Council entered into a Housing Accord with Government in June 2014 in order to increase housing supply in the city, and by extension improve housing affordability.
8. The Accord outlines targets for the number of dwellings approved and sections consented across the city. The targets are as follows:

Targets – total number of sections and dwellings consented				
Year One	Year Two	Year Three	Year Four	Year Five
1000	1500	1500	1500	1500

9. The Council then recommended a first tranche of eight SHAs in August 2014 for nomination to the Minister of Housing. These sites focused on the existing growth areas of the city, namely:
 - the greenfield areas of Lower Stebbings and Lincolnshire-Woodridge;
 - the Johnsonville and Kilbirnie medium density residential areas;
 - Adelaide Road (Mount Cook Centre zone);
 - Two 'low city' parts of the Central Area referred to as *Central Area North* and *Central Area South*¹; and
 - Arlington Apartments site (Inner Residential Area).

These areas were subsequently approved and are now in place.
10. As part of nominating the first tranche of sites, the Council agreed to a range of assessment criteria under which future sites would be assessed for nomination as SHAs. The sites proposed for nomination in this tranche have been assessed against those criteria.
11. The Council also approved a series of incentives to aid in the uptake of consenting opportunities presented by the approved SHAs. These incentives spanned a range of measures from financial to process incentives, as follows:
 - **Process incentives**
 - A one-stop-shop consent function, which will use the streamlined consenting processes under HASHA Act; and
 - Proactive engagement with the development community, infrastructure providers and key stakeholders.
 - **Financial incentives**
 - An agreement in principle for a two year period of deferred rates increases on greenfield subdivisions in excess of 30 allotments or dwellings (from the time Council signs off the subdivision (s224(c)), or when the land is sold; and
 - Waiving of pre-application resource consent fees.

¹ The two areas are those that qualify under the height limit of 27m prescribed in section 14(b)(ii) of the Housing Accords and Special Housing Areas Act 2013.

- **Council targeted investment**
 - Some of the SHAs are in areas where the draft WUGP has signalled growth will be encouraged through the provision of growth supporting infrastructure and public realm improvements.
12. Since August of last year, officers have focused on implementation of the Accord. This has concentrated on engaging with key developers across the city. A number of sites were nominated by developers to officers from this engagement process, and these are reflected in this report. Additional work has centred on the investigation of the sites proposed for nomination, and establishing a monitoring framework for the Accord.
 13. Officers have also agreed a Memorandum of Understanding with Greater Wellington Regional Council that clarifies the roles and responsibilities of both parties in implementing the Housing Accord. This focuses particularly on consent applications which cross the jurisdictional boundaries of both Councils. This is particularly relevant to the greenfield areas where resource consents from the Regional Council are often required for bulk earthworks and stream modifications.

Discussion

Proposed Special Housing Areas – Tranche Two

14. 13 sites are proposed for nomination to the Minister of Housing. The sites provide for a range of development densities, ranging from low density to medium density/infill development, and the redevelopment of three Housing New Zealand sites. Once these areas are recommended to the Minister of Housing, they go through a Cabinet process for approval before being created by an Order in Council.
15. Approval of these sites would bring the total number of SHAs for Wellington to 21 (as compared to over 80 in Auckland) and provide a further impetus to the achievement of the targets set by the Accord.
16. The Accord targets are ambitious and the selection of Special Housing Areas is a key tool to spur development. It is important to note that if despite the Council's best efforts targets are not met and no agreement is reached to renegotiate the targets, the Government may terminate the Accord. If the Accord is terminated, the Minister of Housing may identify Special Housing Areas at his discretion and the Chief Executive of the Ministry of Business, Innovation and Employment may be empowered to process resource consent applications under the HASHA Act.
17. The proposed sites are:

Site	Description
135 Britomart Street, Berhampore	Housing New Zealand site of 2000m ² zoned Inner Residential containing a block of existing flats
175 Owen Street, Newtown	Housing New Zealand site of 2500m ² zoned Inner Residential containing a block of existing flats
MacLean Flats, 320A The Terrace	Housing New Zealand site of 1500m ² zoned Inner Residential containing a block of existing flats
24A Freeling Street, Island Bay	Approximately 2 hectare undeveloped site zoned Outer Residential

Tapu Ta Renag Marae, 44 Rhine Street, Island Bay	Approxiamtely 4.6 hectare undeveloped site zoned Outer Residential
30 White Pine Avenue, Woodridge	Approxiatly 3.8 hectare undeveloped site zoned Outer Residential, adjacent to the existing Lincolnshire-Woodridge SHA
74 Helston Road, Paparangi	Approximately 1.2 hectare undeveloped site zoned Outer Residential
Erskine College, Island Bay	Approximately 1.8 hectare site containing former school buildings and grounds zoned Outer Residential
The Reedy Land, 28 Westchester Drive, Glenside	Approximately 20 hectare site, containing one residential dwelling, primarily zoned Rural
Shelly Bay	Approximately 2.8 hectare site containing former air force and naval buildings, zoned Business 1
131 Silverstream Road, Crofton Downs	Approximately 25 hectare undeveloped site, primarily zoned Residential
Spenmoor Street (Lot 41)	Approximately 10 hectare undeveloped site zoned Rural
Princess Street/140 Daniell Street, Newtown	Approximately 2000m ² undeveloped site zoned Inner Residential

Consistency with the Wellington Housing Accord

18. All of the sites proposed for nomination are consistent with the Housing Accord's objective of increasing housing supply. The sites would provide for a range of development opportunities within the existing urban footprint, thereby also achieving Council's general policy aim of urban containment.
19. The sites are important in providing opportunities to boost the level of development across the city additional to a 'business as usual' approach.

Consistency with the District Plan

20. With the exception of the Reedy land and Spenmoor Street which are zoned rural, the remaining sites proposed for nomination as SHAs are zoned for residential development² under existing District Plan settings. The residential development of these sites is therefore consistent with the District Plan policy intention, as confirmed by their zoning.
21. Spenmoor Street has provision made for rural residential development (Rule 15.4.6 of the District Plan). This land (known as Point 360) is progressively being developed for residential and rural residential purposes, and is fully serviced to an urban standard (roading and services).
22. The Reedy Land is well serviced from an infrastructure perspective and would provide a further supply of greenfield land for residential purposes within an area surrounded by either existing residential land or future urban land. When considered in this context, it is considered that the site can support residential development that would be generally consistent with the district plan.

² Shelly Bay carries a Business 1 zoning, the provisions of which provide for residential development.

Site Specific Controls

23. Some of the sites proposed for nomination are subject, at least in part, to particular District Plan provisions such as ridgelines and hilltops area, containing a feature such as heritage buildings at Erskine College, being subject to a design guide, or having particular provisions applicable to them contained in a District Plan appendix.
24. Recommendation of these sites as SHAs does not approve a particular development. If approved as an SHA, a resource consent may then be sought under the HASHA Act. Where a site is presently subject to a particular District Plan provision (e.g. a height limit), this provision will be taken into account, as it would normally be, in considering any future resource consent application for development.

Infrastructure availability

25. Comments were sought from Wellington Water on the availability of the three waters infrastructure for these sites.
26. Overall, no concerns have been raised that would preclude a site from being nominated as an SHA. Wellington Water have highlighted matters such as minor upgrades to pipe infrastructure or potential on-site stormwater detention requirements for some sites.
27. These matters are appropriately addressed at the resource consent stage through conditions of resource consent that can appropriately avoid, remedy or mitigate any environmental effects.

Shelly Bay

28. Shelly Bay requires significant infrastructure investment to enable development given the age of the infrastructure servicing the area. A development feasibility study shows that a sustainable development can proceed on the site provided the infrastructure currently servicing the area is upgraded. No development would be approved without investment in these essential services.
29. Accordingly, all of the sites proposed are considered to be suitable from an infrastructure perspective.

Landowner and Iwi views

30. Landowners are supportive of each site proposed for nomination to the Minister of Housing, with a number of the sites proposed for recommendation as an SHA having been nominated to Council by the landowners themselves.
31. Shelly Bay is partly owned by Port Nicholson Block Settlement Trust through Shelly Bay Ltd. Shelly Bay Ltd is supportive of the sites nomination.

Demand for Housing

32. There is ongoing demand for housing in these areas as the city continues to experience a moderate rate of growth. The sites proposed will cater to a wide selection of dwelling types and therefore a wide segment of the market. They will also provide for development of sites within established urban areas where strong demand for residential housing exists.

Qualifying Development Criteria

33. Qualifying development criteria relate to the number of dwellings/sections required within each Special Housing Area for a development to be able to progress under the HASHA Act. The recommended criteria for each Special Housing Area have been formulated based on consistency with the first tranche of Special Housing Areas and with reference to the particular characteristics of the site (10 or more for larger greenfield or redevelopment sites; 2 or more for infill/medium density sites).

Communication and Engagement

34. Officers have consulted with the landowners of each of the sites proposed for nomination in preparing this report.
35. No consultation beyond that undertaken with landowners is proposed as part of recommending the present group of sites as SHAs to the Minister of Housing. Officers have consulted with staff from the Greater Wellington Regional Council, Ministry of Business, Innovation and Employment, NZTA and Wellington Water in preparing this paper.
36. A Communications Plan for the Housing Accord was prepared in 2014 following the signing of the Accord with the Crown. A press release will be issued following the nomination of the second tranche of Special Housing Areas to the Minister of Housing.

Next Actions

37. Following the nomination of this second tranche of sites to the Minister of Housing, officers will investigate a potential third tranche of sites, continue liaison with the development community, and continue monitoring of Housing Accord implementation. The first monitoring report will be presented to the TUD Committee in April 2015.
38. A meeting of the Joint Steering Group comprising the Minister of Housing, the Mayor and the Deputy Mayor will soon be scheduled by officials from the Ministry of Business, Innovation and Employment as required by the Housing Accord.

Attachments

Attachment 1. Proposed Special Housing Area Maps

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Author	Mitch Lewandowski, Principal Advisor Planning
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SUPPORTING INFORMATION

Consultation and Engagement

Officers have consulted with the landowners of each site proposed for nomination, along with officials from the Greater Wellington Regional Council, Ministry of Business, Innovation and Employment, NZTA and Wellington Water in preparing this paper.

Treaty of Waitangi considerations

There are no known implications.

Financial implications

There are no known implications stemming from this paper.

Policy and legislative implications

Council has signed a Housing Accord with the Crown. The 13 Special Housing Areas recommended for approval will need to be approved by the Minister of Housing and Cabinet, before they are gazetted and included as a schedule to the Housing Accord and Special Housing Areas Act as Special Housing Areas.

Risks / legal

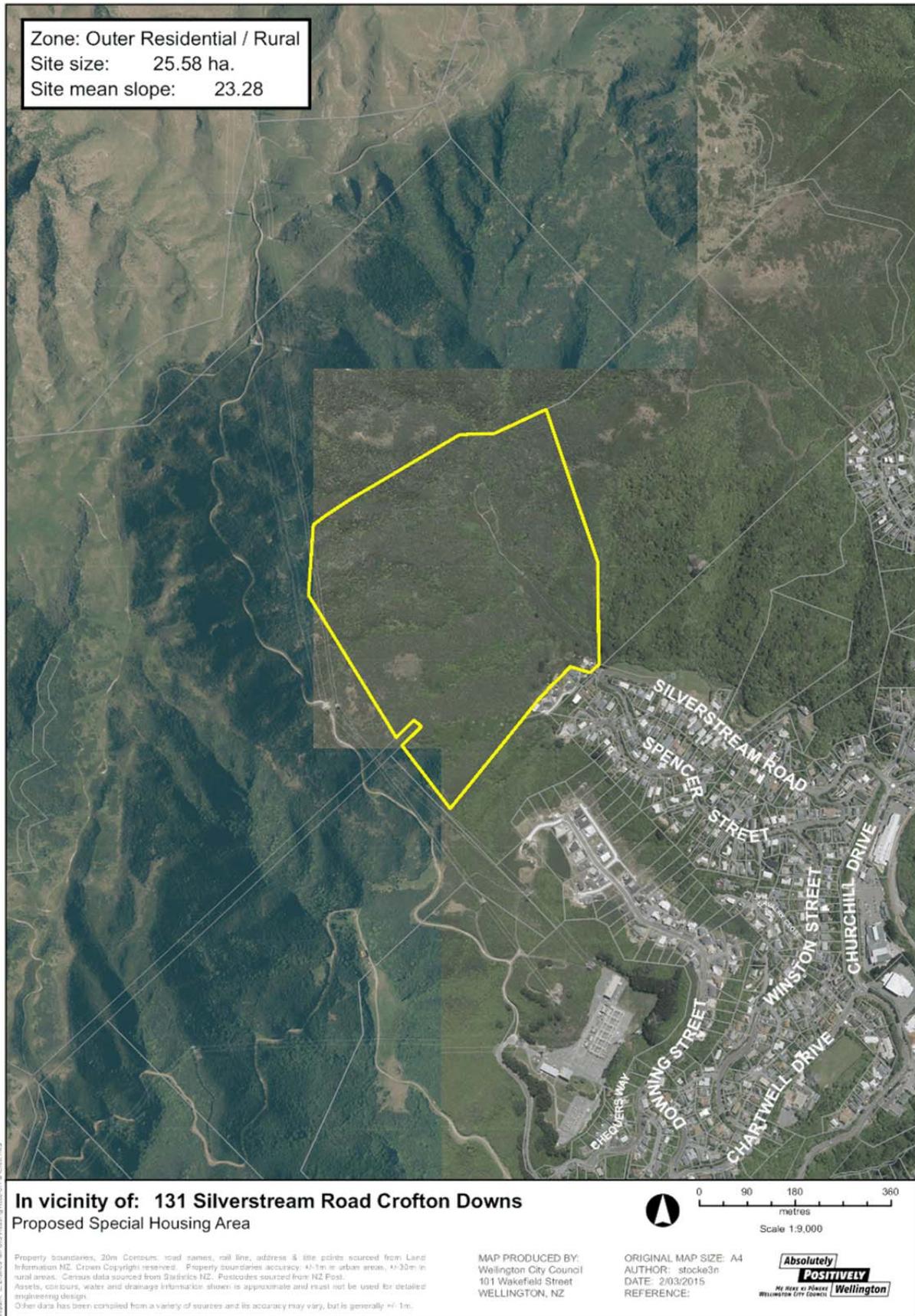
There are no known risks and legal implications from the recommendation of these sites as Special Housing Areas.

Climate Change impact and considerations

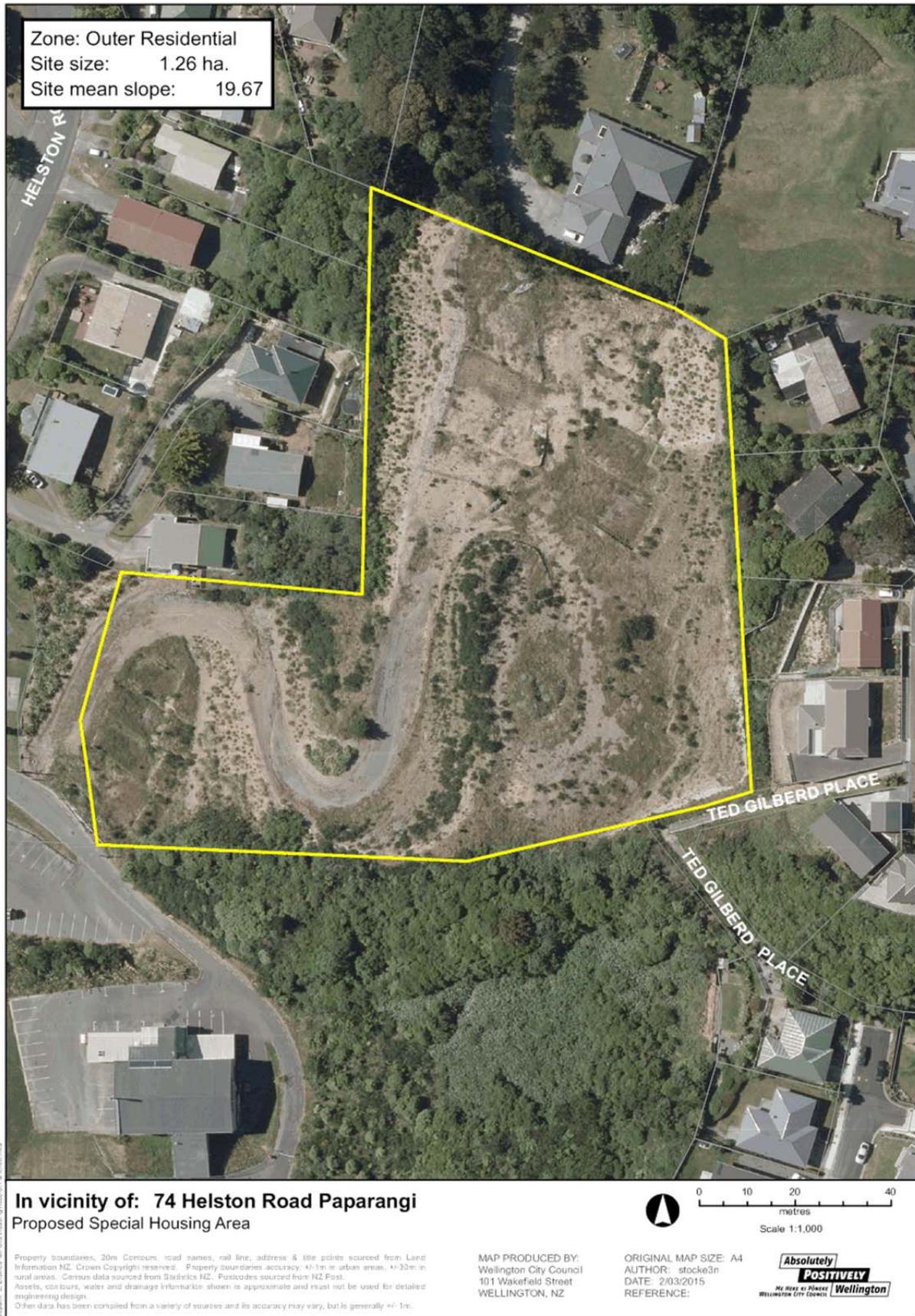
The proposed Special Housing Areas provide for a range of low-medium density development options in areas appropriately zoned for development purposes and within the overall urban footprint of the city, promoting a policy of general urban containment. Promoting a compact urban form reduces the consumption of fossil fuels and harmful greenhouse gas emissions which result in negative climate change impacts.

Communications Plan

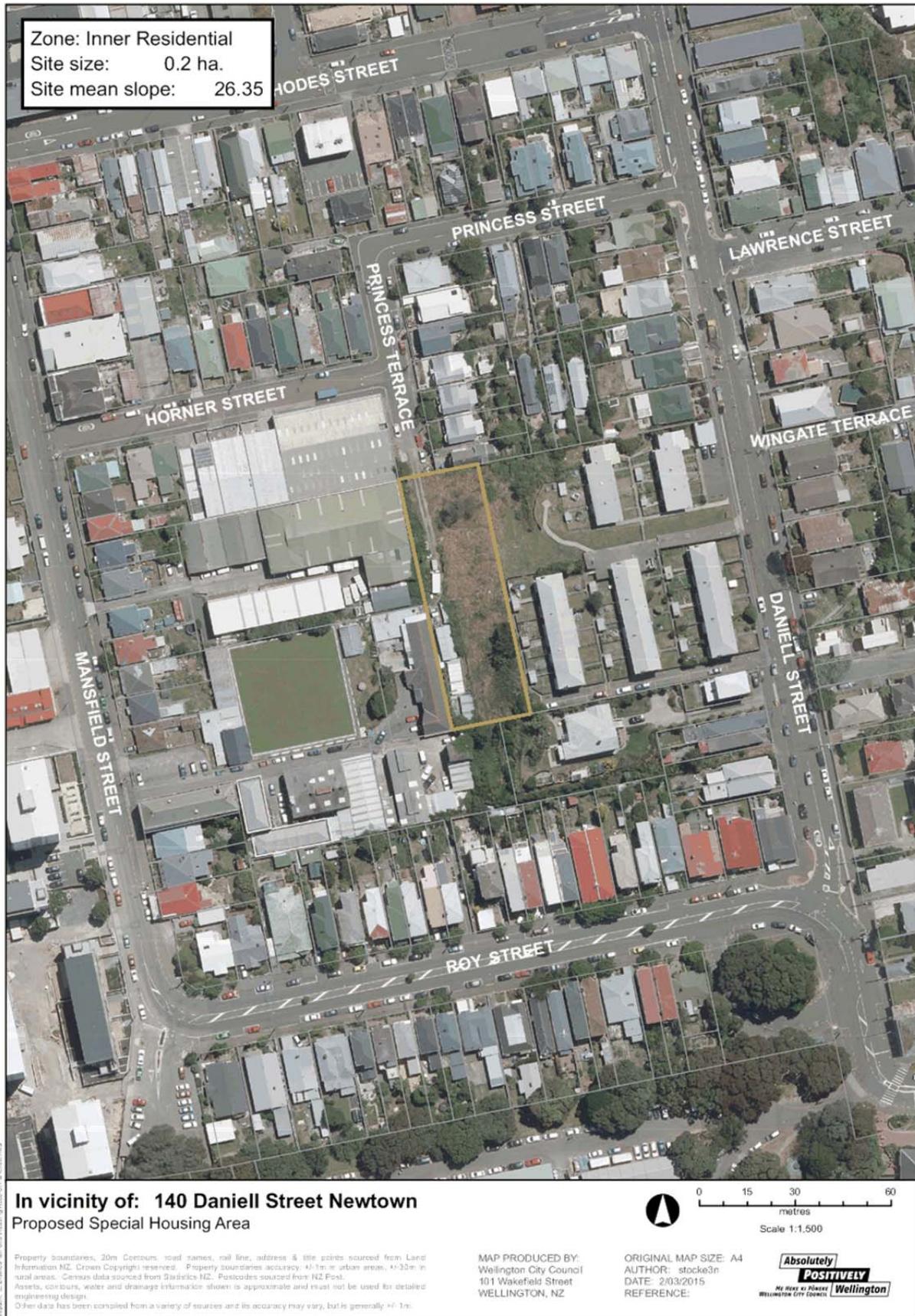
A Communications Plan has been prepared for the implementation of the Housing Accord. A press-release will follow the recommendation of these sites to the Minister of Housing as Special Housing Areas.











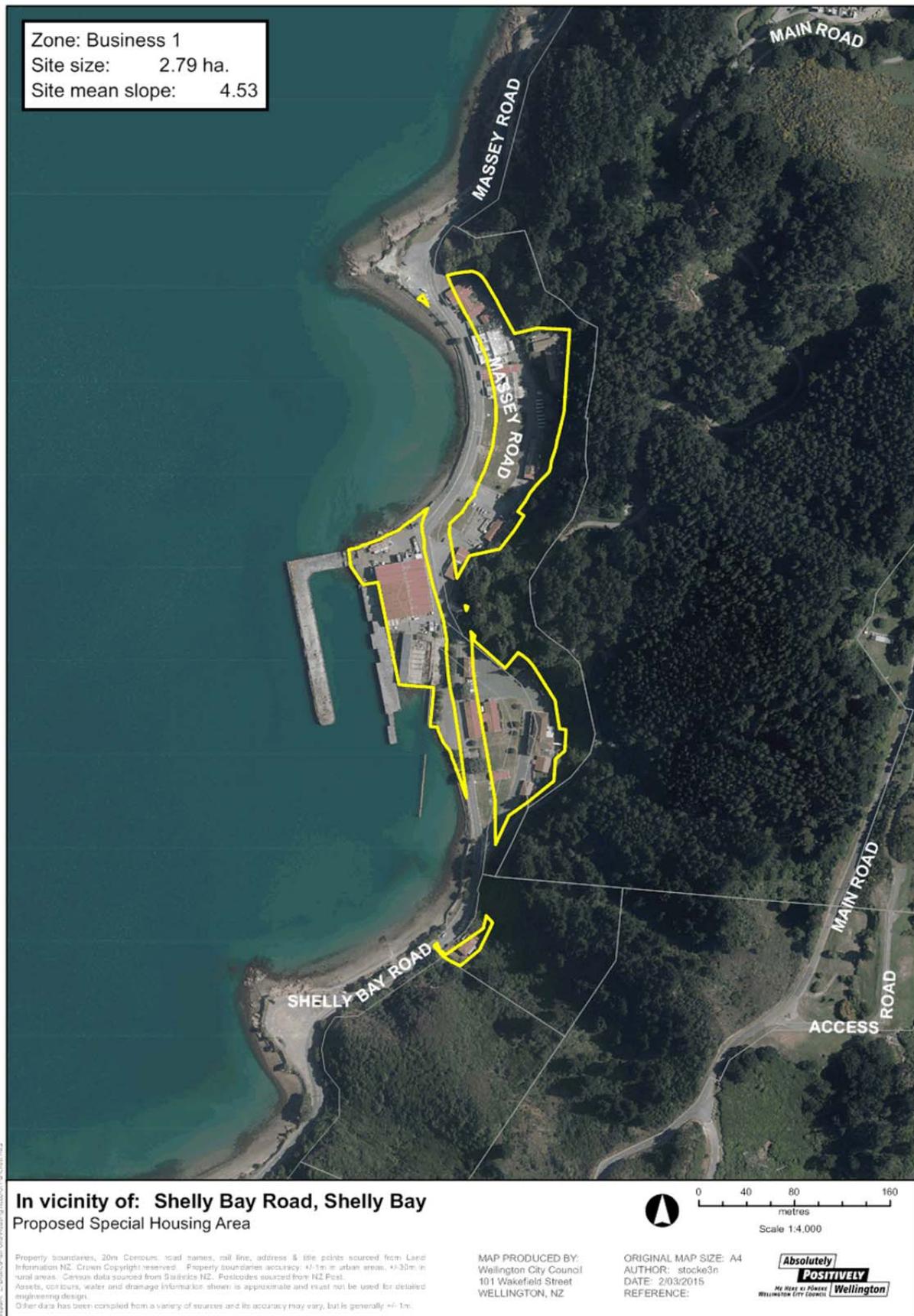




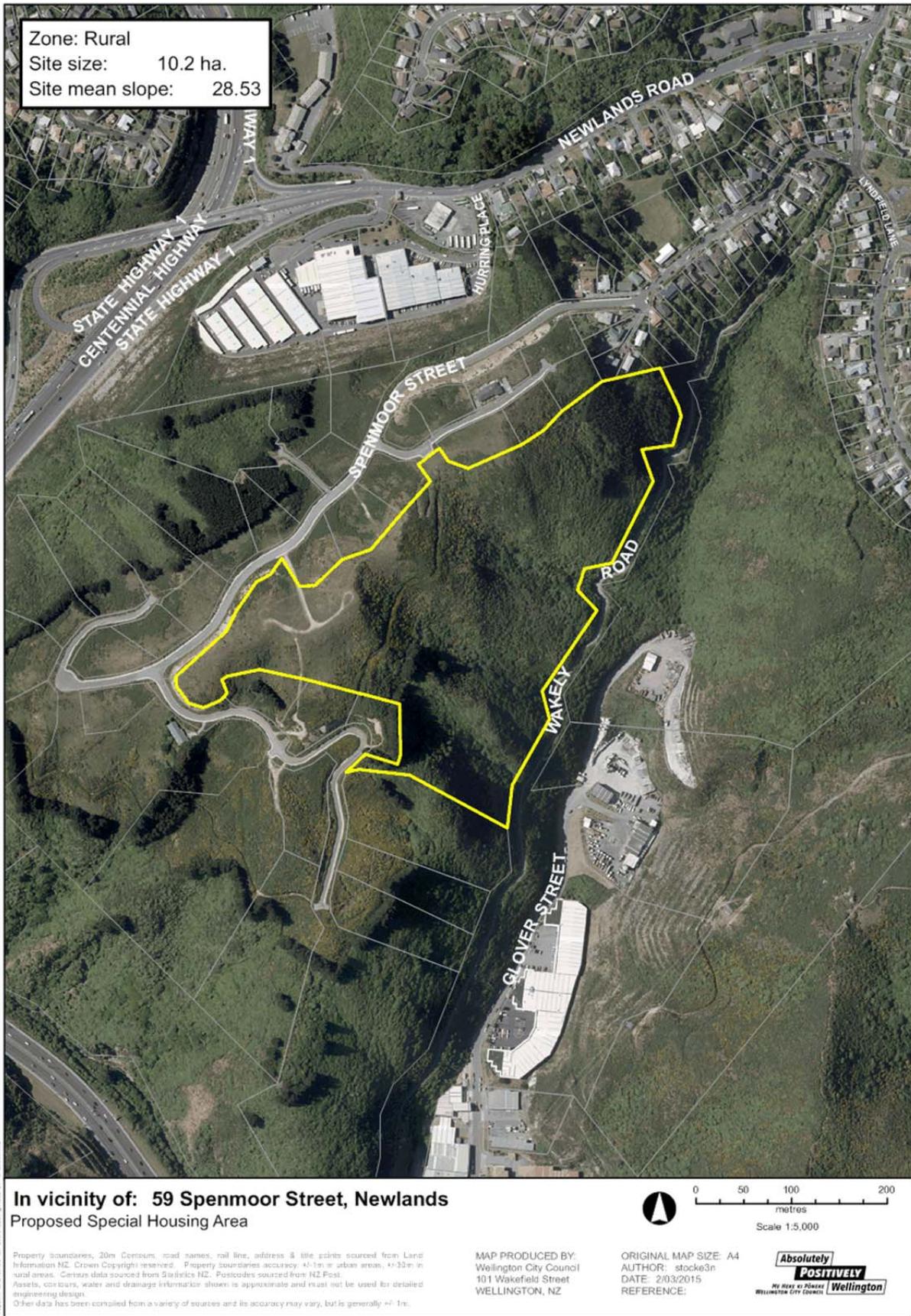












VERANDAHS IN PUBLIC PLACES – PROPOSED BYLAW

Purpose

1. This paper seeks the Committee's agreement to draft a proposal to introduce a new bylaw requiring building owners to repair and maintain their verandahs to a reasonable standard. This will improve public safety and contribute to the city's resilience.

Summary

2. The Building Resilience Team surveyed verandahs in the Central Business District (CBD) and suburban centres. Of the 900 (approx.) verandahs across the city, 225 require some form of repair with 15-20% of those verandahs requiring immediate action to be restored to a reasonable and safe standard.
3. The team has developed a database that classifies verandahs under four categories – those that have severe damage, significant damage, moderate damage and minor or cosmetic damage.
4. Currently the Council manages verandahs through the following mechanisms:
 - a. The Local Government Act 1974 which provides the Council with ownership of the airspace above the road that verandahs occupy.
 - b. Clauses found in individual airspace licence agreements.
 - c. Conditions that may exist in a resource consent issued in relation to the building.
 - d. Provisions in the Building Act 2004 that allow the Council to issue dangerous building notices.
5. The difficulties from this are that not all of the above powers available will be applicable to each individual verandah. The Council has a difficult and laborious task of having to investigate each individual verandah, and then requiring work to be done by invoking the powers that apply in that particular situation.
6. The application of these powers is ambiguous and unclear making it difficult to require building owners to repair and maintain their verandahs. Not addressing defective verandahs poses a public safety risk and potential legal risk for Council. It also does not contribute to the city's resilience.
7. Options available to Council:
 - a. Do nothing.
 - b. Work voluntarily with building owners to address the repair and maintenance of their verandahs.
 - c. Introduce a new bylaw for structures in public places dealing with verandahs and an accompanying policy.
 - d. Council to pay for all the repairs and maintenance of existing verandahs in the city.
8. Council officers recommend option 3 – introduce a new bylaw for structures in public places dealing with verandahs and an accompanying policy.
9. A bylaw would set a clear regulatory framework for Council to operate within and would be transparent for building owners. It would enable Council to require building owners to repair or maintain their verandahs; provide the Council with coercive powers (if necessary), while the accompanying policy would indicate how the Council intends to exercise its powers under the bylaw.

10. This approach would allow Council to deal with verandahs in a universal and consistent manner rather than with reference to the particular circumstances of each verandah.
11. The bylaw would improve public safety, contribute to the city's resilience attracting people to retail and service areas of the city.
12. A similar approach has been taken by a number of other councils around New Zealand.
13. It is a possibility that other structures in public places will need to be covered by this bylaw in the future. For now however, verandahs are a priority due to the safety and legal risks they pose.

Recommendations

That the Transport and Urban Development Committee:

1. Receive the information.
2. Note the public safety and resilience risk of poorly maintained verandahs across the city, which may also create legal risk for Council.
3. Agree to pursue the establishment of a new bylaw for structures in public places dealing with verandahs.
4. Agree to the development of the accompanying operational policy.
5. Agree that officers will present a statement of proposal and draft bylaw to the Transport and Urban Development Committee meeting on 16 April 2015.

Background

14. The Wellington City District Plan requires buildings to have verandahs along the main strategic routes within the CBD and City Centres. Verandahs must comply with the District Plan, which set out the dimensions, heights from footpath and other conditions for the construction and location of verandahs (see Attachment 1 for rules 13.6.3.6 and 7.6.2.7).
15. Prior to 1991 the Model Building Bylaw NZSS 1900 Chapter 3 General Requirements provided the Council with powers to regulate defective verandahs. However, with the introduction of the Building Act 1991 (BA91) the Model Building Bylaw was superseded. The BA91 made it difficult and less clear to apply the requirements of the code to building work outside the boundaries of the site, particularly to defective or poorly maintained verandahs.
16. The BA91 was superseded by the Building Act 2004 (BA04) and now only provides clear powers to the Council when a verandah is considered to be dangerous. It provides no ability for the Council to require verandahs to be maintained to an acceptable standard (i.e. to prevent verandahs becoming dangerous in the first place).
17. The threshold for a dangerous structure is high and the BA04 says we cannot establish a bylaw that requires higher standards than the BA04. However, Council needs the ability to intervene before the verandah reaches that threshold to reduce safety and legal risks.
18. The Ministry of Business, Innovation and Employment also shares resilience concerns, particularly about the earthquake performance of some verandahs. It noted in the August 2013 edition of its publication *Codewords*:

Building owners should also pay particular attention to maintenance of veranda stays when assessing their buildings. Poorly maintained verandas can be fatal, particularly when they are in public places. On-going maintenance of veranda stays is important not only for normal use but also to prevent failure during an earthquake. Particular attention should be paid to connections, for example, brackets and fixings should be checked for rust, wear and other damage. If there is any doubt about their structural integrity, owners should seek professional structural engineering advice to repair or replace them.

State of Wellington Verandahs

19. Council has undertaken an audit of the condition of verandahs in the CBD and suburban centres. The purpose of this audit was to identify verandahs in poor condition or that otherwise present a hazard to the public. Many have been built in accordance with old bylaw controls and not subject to ongoing licence or lease arrangements.
20. Of the 900 (approx.) verandahs across the city, 225 require some form of repair with 15-20% of those verandahs requiring immediate action to restore to a reasonable and safe standard.
21. The majority of defective verandahs are within the CBD, which poses a particular risk to inner city residents and to members of the public due to the density of people within the area.

Defective verandahs by suburb

Suburb	Number
Aro Valley	5
Berhampore	8
Brooklyn	7
CBD	112
Hataitai	4
Island Bay	4
Johnsonville	7
Karori	7
Kelburn	3
Khandallah	2
Kilbirnie	3
Linden	1
Lyall Bay	2
Miramar	8
Mornington	1
Mt Victoria	3
Newlands	3
Newtown	20
Ngaio	4
Seatoun	1
Strathmore	4
Tawa	10
Thorndon	5
Vogeltown	1
Total	225

Discussion

Current powers available to Council

Local Government Act 1974 (LGA74)

22. Though most provisions relating to local government are now covered by the Local Government Act 2002, all provisions relating to roads³ have been retained in the LGA74. Sections 316 and 317 of LGA74 confer ownership of roads to the Council and section 341 extends this ownership to the airspace above the road. Therefore, Council can fall back on its ownership of the road (and to the fact the verandah is located over its road) as a means to require the building owner to carry out repair and maintenance to the verandah.
23. Under LGA74 a defects notice can be served on the building owners where the verandah on the building is considered:
 - seriously defective,
 - where minor work is required, and
 - where no work is needed at this time only to serve as a reminder that as an owner they have an onus of responsibility to maintain the verandah on their property to a good standard of repair.
24. If the owner refuses to complete the repair work the Council can potentially complete the work itself on the basis that the absence of maintenance will place Council at risk if injury occurs to the public using the road.
25. One of the corollaries of Council's ownership and control of legal road is responsibility for ensuring that sufficient precautions are taken for the general safety of the public, traffic (pedestrian and vehicular), and people working on or near the road (section 353 LGA74 and case law). While private verandahs are not Council property, their location on or above legal road means that they form part of the general road environment. It is therefore, appropriate to consider the standard of verandahs when determining how Council will discharge its responsibility for safety.
26. However, under the LGA74 the Council has no ability to recover any costs for action taken against building owners on mitigating the effects of a seriously defective verandah unless the Council initiates legal proceedings through the Courts.
27. The primary option open to an owner who may look to challenge the Council either undertaking work in the verandah or seeking to recover the costs would relate to Council's authority. While it would have to be accepted that the verandah is located over legal road the Council has ownership and control of, it is also attached and forming part of a building which is in private ownership. The Council's request for maintenance to the verandah is not clearly outlined in any statutory provision, despite the clear logical and safety basis for such a request. The owner could accordingly simply refuse to make the payment (putting the onus back on Council to initiate a claim of recovery) or could proactively challenge the Council's actions in terms of the absence of a specific statutory authority. Whether any particular owner chose this course of action would depend on the sums involved and the nature of communication or meetings prior to work being undertaken.

³ Road means the whole of any land vested in Council for the purpose of a road and includes access ways and service lanes as defined in section 315 of the Local Government Act 1974. (A road includes the whole width of the road reserve, including areas set aside for use by vehicles, as well as areas set aside for pedestrians such as footpaths).

28. Establishing a clear statutory provision would support Council's authority and incentivise building owners to repair their verandahs rather than challenge a notice issued by the Council.

Airspace Licence

29. Under section 341 of the LGA74 the Council may lease airspace or subsoil of the roads. Where the Council has granted an airspace licence in relation to a verandah, the agreement will have relevant provisions that allow Council to require certain work to be carried out. This will be dependent on these licences.

Resource consent

30. If the verandah is subject to a resource consent, then there may be relevant conditions in that consent that the Council can use to require work to be completed by the building owner.

Building Act 2004 (BA04)

31. If the verandah is considered dangerous the BA04 allows for a dangerous building notice to be issued. There is also an option for Council to undertake the necessary work itself, although this is subject to first obtaining a Court order. The other constraint in relation to dangerous buildings is that the work required is to be nothing more than what is necessary to take the building out of its dangerous category, which may fall short of the reasonable maintenance upgrade that Council considers is appropriate.

Recovery of costs

32. There is no mechanism that enables Council to ensure cost recovery from owners if the Council completes the work. It is likely that the costs can be legitimately demanded from owners, however if this is refused then this would result in Council having to initiate a civil claim. In the circumstances of verandahs which are not subject to any consent or licence process, there is no convenient statutory provision that covers this issue and gives Council the ability to guarantee recovery of its costs.
33. The Council has access to a broad range of powers that it may potentially use when requiring repair of verandahs. These powers however are not explicit or reliable to manage verandahs and their state of repair to the extent the Council considers appropriate given the risks involved. Moreover, the current legal and policy framework is unclear to property owners.

Options

34. The following options are available to Council to address the regulatory framework for verandah management:
1. *Do nothing.* Council can continue with the mixture of powers it currently has available and address verandah maintenance as it arises. The disadvantage of this option is that it leaves Council and property owners with an ambiguous and unclear regulatory framework to manage the state of verandahs. It also leaves Council open to possible legal risk.
 2. *Work voluntarily with building owners to address the repair and maintenance of their verandahs.* This option would incur some cost and its success would depend on whether building owners would respond positively and are willing to carry out work that is required. History shows where we have worked with

building owners, for example, on earthquake prone buildings, and there are always building owners that will not carry out the work required.

3. *Introduce a new bylaw for structures over public places dealing with verandahs and an accompanying policy.* This option would set a clear regulatory framework for Council and building owners to operate within.

The bylaw would impose mandatory obligations and provide the Council with coercive powers, if necessary, while the accompanying policy would explain the issues and indicate how the Council intends to exercise its powers under the bylaw.

This approach would allow Council to deal with verandahs in a universal manner, rather than with reference to the particular circumstances of each specific verandah. The Council would be able to write to building owners on a consistent basis with reference to the bylaw and policy, rather than having to refer to the circumstances and powers relevant to each individual verandah.

4. *Council to pay for all the repairs and maintenance of existing verandahs in the City.* This option would incur significant and ongoing costs to the Council. It is likely to address many defective verandahs throughout the city though Council would still need owner's permission to do this work so some may not be addressed in a timely fashion.

35. Council officers recommend option three as the most appropriate option going forward.
36. A new bylaw and accompanying policy would improve public safety and contribute to the city's resilience.
37. Although bylaws can be difficult to enforce it is a more transparent mechanism for Council and building owners to operate within. It is more likely to incentivise repair and maintenance than other mechanisms and importantly the bylaw will help to increase public safety and city resilience.
38. It is important to note that the cost implications for implementing a bylaw and maintaining the status quo are relatively consistent. With or without the bylaw a full time equivalent (FTE) would be required to carry out the inspections of the city verandahs, ascertain the repair required and then work with building owners to repair and maintain those verandahs. The only difference would be in legal costs. As the bylaw provides a clear statutory authority, it may reduce legal costs for the Council as fewer building owners will pursue legal action.
39. The current regulatory framework to address verandahs is inconsistent and circumstance dependent. Of the powers identified earlier, only Council's powers as the owner of the road could be uniformly applicable to all verandahs in Wellington but this remains legally challengeable by the building owner. Given that each verandah will have different circumstances the Council risks having to investigate each individual verandah, before requiring work to be done.
40. The bylaw and policy would be complimentary to the heritage and earthquake prone building improvement initiatives (such as the building incentive fund) already in place and would work to improve resilience and safety across the city. It is a preventative measure which could save the building owner money in the long-term by maintaining and repairing their verandah regularly rather than incurring a large cost when the verandah is in great disrepair.

41. There is also precedent for having a bylaw in place to manage verandahs consistently. The Council previously had the Model Building Bylaw NZSS 1900 Chapter 3 General Requirements before the Building Act was introduced. Across the country a number of councils have also established a bylaw that addresses the maintenance and repair of verandahs. Auckland, Christchurch, Ruapehu and Buller Councils have bylaws and policies relating to verandahs. The content of some parts of their bylaws and policies bears a close resemblance to the Model Bylaw NZSS 1900.

Next Actions

42. If the Council agrees to pursue a bylaw and policy to address the repair and maintenance of verandahs officers will present a statement of proposal and draft bylaw to the next Transport and Urban Development Committee meeting seeking the Committee's approval for the draft bylaw to go out for consultation (which requires the special consultative procedure).
43. The timeframe for this process would be as follows:

Transport and Urban Development Committee to agree to the statement of proposal and draft bylaw to go out for consultation under the special consultative procedure.	16 April 2015
Consultation period	
Transport and Urban Development Committee to hear oral submissions.	25 June 2015
Transport and Urban Develop Committee considers the report on all written and oral submissions received. Committee considers officer recommendations to recommend to Council for adoption of the bylaw.	5 August 2015
Council to consider adoption the proposed bylaw	26 August 2015
If adoption of the bylaw is agreed by Council the bylaw would come into force.	1 September 2015

* These dates are subject to change.

Attachments

Attachment 1. District Plan Rules

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Author	Sophie Rapson, Policy Advisor
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

The special consultative procedure will be used as statutorily required under the Local Government Act 2002 when introducing a new bylaw.

Treaty of Waitangi considerations

N/A.

Financial implications

This proposal will operate within existing budgets.

Policy and legislative implications

This report proposes a new bylaw and operational policy. The discussion of this report considers the policy and legislative implications.

Risks / legal

Please refer to the report for the risks and legal implications outlined in this proposal.

Climate Change impact and considerations

N/A.

Communications Plan

A communications plan has been drafted and will be confirmed by the Building Resilience Team.

District Plan Rules

13.6.3.6 Verandahs

13.6.3.6.1 Verandahs must be constructed along any building frontage facing a street, pedestrian mall, pedestrian walkway, or other public space identified in District Plan Map 49E, unless that building is a listed heritage building that is identified as being exempt on District Plan Map 49E.

Alterations to a building that are within the scope of existing uses under the Act are not required to construct verandahs as required by 13.6.3.6.1

13.6.3.6.2 For frontages not identified on District Plan Map 49E, verandahs may be constructed on any building frontage facing a public space within the Central Area provided that:

- the building is not a heritage building listed in Chapter 21, or
- the adjoining public space extends 12 metres or more perpendicular from the building frontage.

13.6.3.6.3 Any verandah must:

- provide a minimum clearance of 2.5 metres directly above the footpath or formed ground surface
- be no more than 4 metres (measured at the base of the verandah fascia) directly above the footpath or formed ground surface
- provide a minimum horizontal set back of 450mm from any point along the kerbing extending back to the site boundary
- extend no more than 3 metres in width from the front of the building

Colonnades may be used to provide pedestrian protection in place of verandahs. See policy 12.2.6.8 for further details as to when colonnades are appropriate.

7.6.2.7 Primary and Secondary Street Frontages

Verandahs 7.6.2.7.1 Verandahs must be constructed along any building elevations adjoining the boundary of a primary street frontage (as identified on District Plan Maps 46 to 49D).

Alterations to a building that are within the scope of existing uses under the Act are not required to construct verandahs as required by 7.6.2.7.1

7.6.2.7.2 Any verandah must:

- provide a minimum clearance of 2.5 metres directly above the footpath or formed ground surface
- be no more than 4 metres (measured at the base of the verandah fascia) directly above the footpath or formed ground surface
- provide a minimum horizontal set back of 450mm from any point along the kerbing extending back to the site boundary
- extend no more than 3 metres in width from the front of the building

Standard 7.6.2.7.2 applies when verandahs are voluntarily provided. Standard 7.6.2.7.3 applies when verandahs are a mandatory requirement.

VICTORIA STREET TRANSFORMATION - PROJECT UPDATE

Purpose

1. To inform Councillors of the project progress.

Summary

2. Since we last reported to councillors we have:
 - Been through a cost reconciliation process and received independent advice on the Target Cost Estimate.
 - Agreed through a Memorandum of Understanding the terms and funding arrangements with NZTA.
 - Entered into a co-alliance agreement with the parties of the Memorial Park Alliance (Downer, HEB, Tonkin and Taylor, URS, NZTA).
 - Worked with stakeholders on detailed design and construction issues.
 - Completed the detailed design, and issued drawings for construction.
 - Commenced construction.

Recommendation

That the Transport and Urban Development Committee:

1. Receive the information.

Background

3. With the design now complete, the key focus now is to increase the pace of construction in order to minimise disruption as much as possible. With the construction team from Memorial Park now winding down, we are taking the opportunity to redeploy the highly skilled labour on to Victoria Street.
4. We are currently on time according to our programme. Please see the summary programme at Attachment 1.
5. Construction milestones achieved to date are as follows:
 - The south block retaining wall has been largely completed which will provide a wide footpath.
 - Drainage works have progressed in all blocks for the revised road alignment.
 - Dry services have commenced in all blocks including ducts which future proof for UFB and Citylink.
 - Trolley bus replacement poles are now complete, this relocated critical poles into temporary positions for removal in 2017.
 - Water main replacement in the middle block is completing part of the city renewals programme.
 - The tree pits have commenced (15 out of 63 are completed to date).
6. Stakeholders – Considerable effort is going into keeping stakeholders well informed of what works are being undertaken and implications to them in respect of parking, access changes and night time works. This includes:

- Businesses - Regular visits to businesses in the project area are being undertaken and signage has been installed to highlight the location of businesses which may be obscured by construction fencing.
- Residents – Regular visits and communications with residents in the area are being carried out to ensure they are aware of any disruptions particularly in relation to noise. We have developed special noise barriers which are being used throughout night time works with success.
- Cyclists – We have had three meeting with cyclists to discuss the proposed trial of the cycle lane on the left hand side of parked cars (in the southern block). Cyclists have been complimentary about the efforts being undertaken to provide for the cyclists’ requirements.
- Public Transport – there are still some unresolved issues with bus stops and their interface with other road users (cyclists). Bus stops have also been lengthened and locations adjusted. It is unclear that we will be able to meet the increased level of service expectations required by GWRC until such time as all road side parking is removed and dedicated bus lanes provided.

7. Archaeology – We have an archaeologist on standby. To date we have found two wells and a longdrop, some old fashioned toys, several bottles and china.

8. Pocket Parks

There are two parks within the project – the upgrade of Volunteer Corner and a new park at the corner of Vivian and Victoria Street.

- Volunteer corner – we have been working with the Volunteer community in the preparation of a detailed design. The design works around keeping the existing large Elm tree. The Volunteer community expressed that they wanted the space to be more usable for gatherings and other such events. They also named a number of items within the current garden such as plaques and the specially bred Camelia that were of importance to them. We have incorporated all these elements into the new design and we continue to liaise with them.
- Vivian Street Park – we are going through the process of finding a name for this park using the Council’s Open Space Naming Policy. The first part of this is checking whether or not the area has significance for iwi. We have met with Port Nicholson Settlement Block Trust, and are awaiting a response.

Next Actions

9. The upcoming construction programme highlights are as follows:
- Streetlight poles are programmed to commence late March.
 - Kerbs and paving in the south block to commence late March.
 - Volunteer Corner construction will commence late March.
 - Concrete pavers will start to be laid in May.
 - Trees and other planting will commence in June.

Attachments

Attachment 1. Victoria Street - Summary Programme

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Author	Anna Harley, Senior Urban Designer
Authoriser	Anthony Wilson, Chief Asset Officer

SUPPORTING INFORMATION

Consultation and Engagement
Outlined within the report

Treaty of Waitangi considerations
We are currently liaising with PNSBT on the naming of the new park at Vivian Street.

Financial implications
The project remains within budget

Policy and legislative implications
Not applicable.

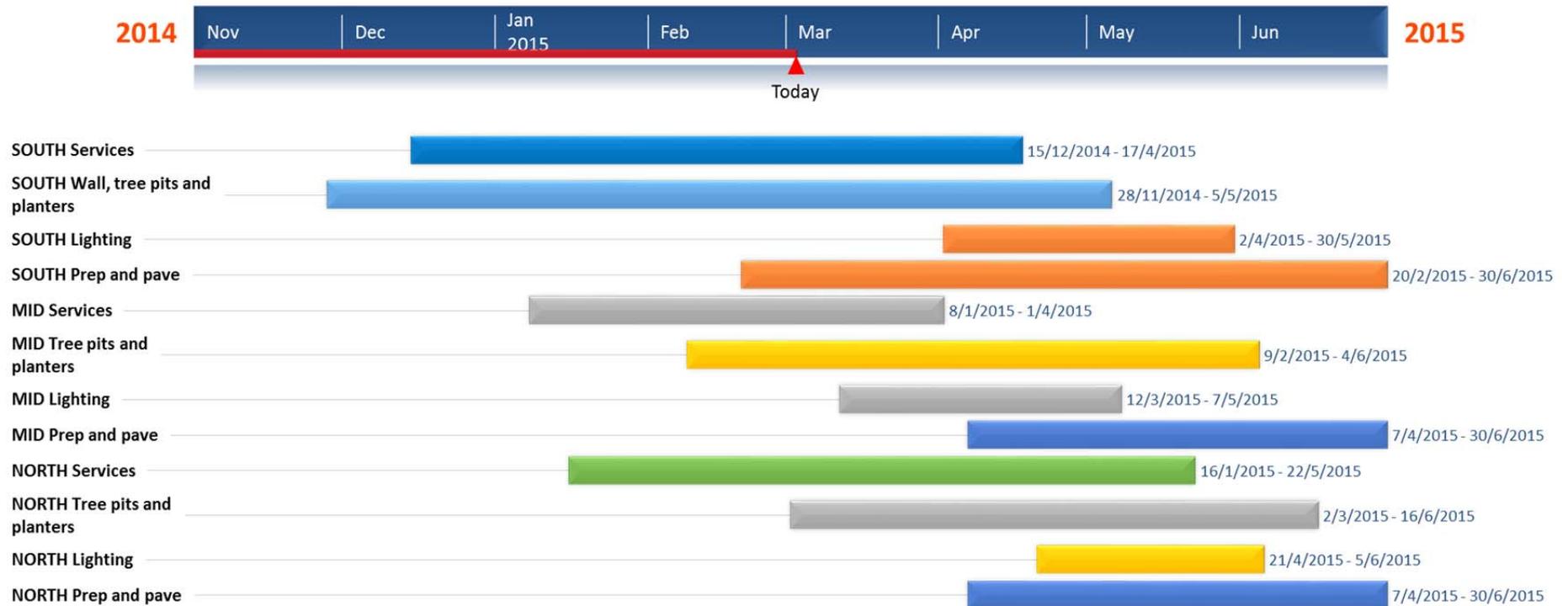
Risks / legal
Not applicable

Climate Change impact and considerations
Not applicable

Communications Plan
We continue to provide regular updates to the community and stakeholders.

Attachment 1

Victoria Street Transformation - Summary programme



2014/15 SECOND QUARTER REPORT

Purpose

1. This report outlines progress towards the delivery of the 2014/15 Annual Plan as at 31 December 2014.

Recommendation

That the Transport and Urban Development Committee:

1. Note the information.

Background

2. The quarterly report informs councillors of progress against the annual plan, and also ensures the annual report does not contain any unexpected and significant variances from performance. Responsibility for the report falls within the purview of the Governance, Finance and Planning Committee.

Discussion

3. The attached quarterly report, with the accompanying appendix one, outlines the Council's progress against planned or budgeted performance for:
 - Income
 - Operational expenditure
 - Capital expenditure
 - Service delivery (KPI performance)
 - Compliance with Treasury Policy
 - Key programmes.
4. Significant variances are explained, by activity group, in appendix one to the quarterly report. This quarterly report explains variances greater than 10%.
5. Details relating to significant projects are highlighted, by relevant committee, on pages 2-4 of the quarterly report itself.

Attachments

- Attachment 1. Second Quarter Report 2014/15
Attachment 2. Quarterly Report - 1 October 2014 – 31 December 2014

Author	Shanan Smith, Senior Advisor Planning and Reporting
Authoriser	Brian Hannah, Director Strategy and External Relations

SUPPORTING INFORMATION

Consultation and Engagement
Not applicable.

Treaty of Waitangi considerations
Not applicable.

Financial implications
This report outlines progress against the planned projects, spending and service levels indicated in the Annual Plan.

Policy and legislative implications
Not applicable.

Risks / legal
Not applicable. This report outline progress towards the annual plan and annual report, which are legislative requirements.

Climate Change impact and considerations
Not applicable.

Communications Plan
Not applicable.

QUARTERLY REPORT

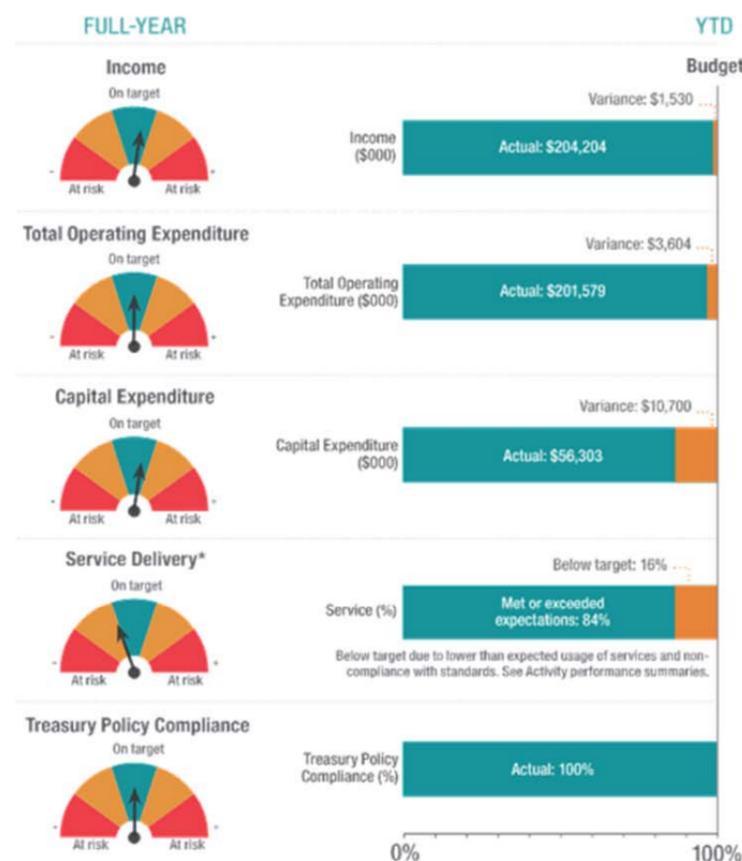
QUARTER TWO (1 OCTOBER – 31 DECEMBER 2014)

This report summarises the Council's progress in the second quarter of 2014/15 towards fulfilling the intentions outlined in the Annual Plan. Quarterly performance is assessed against:

- income
 - total operating expenditure
 - capital expenditure
 - service delivery (KPI performance)
 - Treasury policy compliance.
- Areas where there is a risk to or significant variance from budgeted expectations are discussed in the performance summaries for each of the Council's seven activity areas.

Council is making good progress with the major projects it had planned for the year and is largely on track to meet year-end targets. Service performance exceptions are mainly due to lower than forecast use of services. See activity performance summaries for more information.

HOW ARE WE PERFORMING?



Note: that the figures for service performance only include key performance indicators (KPI) that are measured on a monthly or quarterly basis. Annual KPIs will be incorporated at year-end (30 June 2015). In some areas, KPIs exceeded their targets by over 10%. These exceptional results are also outlined in the Activity performance summaries.

FINANCIAL SNAPSHOT

STATEMENT OF FINANCIAL PERFORMANCE

The Council's consolidated financial performance for the period 1 July 2014 to 31 December 2014 is presented in this section. Positive numbers in the financial statements indicate a favourable variance from budget and negative numbers (represented by brackets) indicate an unfavourable variance from budget.

	YTD 2014/15			Full year 2014/15	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
Rates Income	127,076	127,633	(557)	255,267	255,267
Other Income	1,271	1,341	(69)	13,546	13,681
Lease Income	18,255	18,266	(12)	36,254	36,574
Interest Income	0	22	(22)	8	44
Income from Activities	56,143	54,411	1,732	130,438	123,205
Development Contributions	1,459	1,000	459	2,000	2,000
Total Income	204,204	202,674	1,530	437,512	430,771
Personnel Expenditure	50,027	49,019	(1,008)	97,292	97,678
General Expenses	94,801	93,614	(1,187)	202,994	200,245
Financing Expenditure	9,938	11,520	1,583	21,941	23,041
Depreciation & Loss/Gain on Sale	46,812	51,029	4,217	98,585	102,164
Total Expenditure	201,579	205,183	3,604	420,811	423,127
Net Operating Surplus/(Deficit)	2,625	(2,509)	5,134	16,701	7,644

The year-to-date net operating surplus of \$2.625m is \$5.134m better than the budgeted deficit of \$2.509m. This favourable variance is attributable to a combination of factors as outlined below.

INCOME

Year-to-date total income is above budget by \$1.530m:

- Income from Activities is \$1.732m above budget mainly due to higher New Zealand Transport Agency funding (\$1.683m) for the capital roading programme and increased government funding from the housing upgrade programme (\$0.873m).
- Development Contributions are \$0.459m higher than budget for the first six months, due to higher income from several residential developments.
- Rates Income is \$0.557m under budget mainly due to water rates income being lower than expected. Partly offset by slightly higher than budgeted general rates income.

EXPENDITURE

Year-to-date total expenditure is under budget by \$3.604 million:

- Depreciation & Loss/Gain on Sale is \$4.217m under budget largely due to savings as a result of lower infrastructure asset values at 30 June 2014 than forecast. These differences will be permanent.
- Financing Expenditure is under budget by \$1.583m due to lower levels of borrowings and some delays in the capital programme in the first six months of the year.
- General Expenses are \$1.187m over budget mainly due to unbudgeted expenditure for events and sponsorships, which were approved by Council.
- Personnel Expenditure is \$1.008m over budget due to an increase in the annual leave accrual for the first six months and timing differences in other budgeted expenditure.

FULL YEAR FORECAST

The forecast Net Operating Surplus for the year is currently \$9.1m more than budget. This includes \$3.9m of depreciation savings resulting from lower infrastructure asset values at 30 June 2014, \$3.8m additional funding from the New Zealand Transport Agency funding in respect of the capital roading programme and \$3.8m additional government grant income from the housing upgrade programme. Offsetting these favourable forecast variances is lower revenue from pools, fitness centres, the ASB centre and building consents (\$1.5m), and Council-approved overspends for Community Events and the Events Development Fund (\$1.6m).

NET OPERATING EXPENDITURE

	YTD 2014/15			Full Year 2014/15	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
Governance	7,374	7,259	(114)	14,256	14,438
Environment	62,977	67,033	4,057	130,453	133,486
Economic Development	11,667	12,134	467	24,511	23,774
Cultural Wellbeing	10,067	9,394	(673)	18,000	17,190
Social and Recreation	26,159	25,933	(226)	46,353	50,228
Urban Development	9,496	9,310	(186)	19,242	19,270
Transport	11,591	12,371	781	25,035	25,028
Total Activity Area	139,331	143,434	4,104	277,850	283,414
Council	(141,956)	(140,925)	1,030	(294,550)	(291,058)
Total	(2,625)	2,509	5,134	(16,701)	(7,644)

CAPITAL EXPENDITURE

	YTD 2014/15			Full Year 2014/15	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
Governance	0	0	0	0	0
Environment	10,002	14,159	4,156	32,976	33,216
Economic Development	424	1,002	577	2,471	2,471
Cultural Wellbeing	3	1,261	1,258	2,321	2,321
Social and Recreation	14,889	17,111	2,222	34,537	30,775
Urban Development	6,753	7,434	681	23,493	23,058
Transport	17,527	18,289	762	43,783	39,803
Total Activity Area	49,597	59,255	9,658	139,580	131,644
Council	6,706	7,748	1,042	18,369	20,369
Total	56,303	67,003	10,700	157,949	152,013

STATEMENT OF BORROWINGS

Total committed borrowing facilities as at the end of December are \$441.5m providing headroom of \$110m. Our liquidity ratio is at 113% compared to the policy minimum of 110%.

	YTD 31 December 2014 \$000	30 June 2014 \$000
Facilities at start of year	460,500	429,000
New/matured facilities (net)	(19,000)	31,500
Facilities at end of period	441,500	460,500
Borrowings at start of year	348,000	341,000
Change in core borrowing + (-)	18,229	6,638
Repayment of loans + (-)	-	-
Change in working capital requirement + (-)	(34,729)	362
Net borrowings at end of period	331,500	348,000
Plus unutilised facilities	110,000	112,500
Total borrowing facilities available	441,500	460,500

Note: 'Borrowing facilities' excludes \$5 million of uncommitted funding lines. Facilities do not include short term commercial paper or deposits.

TREASURY POLICY COMPLIANCE

At 31 December 2014 all of the core policy compliance requirements were achieved as shown as below.

PRUDENTIAL TREASURY LIMITS

Prudential limits	Policy limit (%)	Actual (%)	Compliance
Borrowings as a % of equity	<10	4.9	Yes
Borrowing as a % of Income	<150	79.7	Yes
Net interest as a % of annual rates income	<20	8.5	Yes

Notes: Equity is based on the 2014/15 annual plan. Net interest is actual. Annual rates and income are based on 2014/15 annual plan.

Interest rate risk control limits (interest rate exposure)	Policy limit (%)	Actual (%)	Compliance
Fixed interest proportion	50-95	95	Yes
Broken down: 0-3 year bucket	20-60	20	Yes
Broken down: 3-5 year bucket	20-60	20	Yes
Broken down: 5-10 year bucket	20-60	60	Yes

Liquidity/funding risk (access to funds)	Policy limit (%)	Actual (%)	Compliance
Liquidity/funding risk (access to funds)	>110	113	Yes
Broken down: 0-3 year bucket	20-60	53	Yes
Broken down: 3-5 year bucket	20-60	27	Yes
Broken down: 5-10 year bucket	15-60	19	Yes

Notes: Liquidity is defined as: Current borrowings + committed loan facilities divided by 12 month peak borrowings (for the purpose of measuring liquidity short dated Commercial Paper is excluded)

KEY PROGRAMMES		Q1 Actual (1 Jul–30 Sep 2014)	Q2 Actual (1 Oct–31 Dec 2014)	Q3 Planned (1 Jan–31 Mar 2015)	Q4 Planned (1 Apr–30 Jun 2015)
Committee	Programme	Milestones			
GOVERNANCE	ACCOUNTABILITY AND PLANNING	Annual Report adopted			
		Long-term plan: <ul style="list-style-type: none"> Workshop series commenced. 	Long-term plan: <ul style="list-style-type: none"> Financial strategy. Infrastructure strategy. Programme overview. 	Long-term plan: <ul style="list-style-type: none"> Revenue and Financing policy. Performance framework. Adopt draft plan. 	Long-term plan: <ul style="list-style-type: none"> Consultation. Adopt final plan.
		Mid-term capex review – \$15m investment package adopted and to be implemented, including: <ul style="list-style-type: none"> Funding for Meet the Locals enclosure at Wellington Zoo. Expansion of City to Sea Museum. Victoria Street transformation in line with Central City Framework. Urban catalyst projects. 			
ECONOMIC GROWTH AND ARTS	ECONOMIC DEVELOPMENT	Region wide consultation on development of Wellington Regional Economic Development Agency (WREDA).	<ul style="list-style-type: none"> WREDA established on 5 December 2014. WREDA Chair (Peter Biggs) and Board appointed. Recruitment process for WREDA Chief Executive commenced. 	WREDA transition and implementation.	
	8 BIG IDEAS	Convention centre: <ul style="list-style-type: none"> Public consultation undertaken. 	Convention centre: <ul style="list-style-type: none"> Final commercial terms agreed for Council consideration and final decision on proposal. Developer subsequently indicated problems in finalising deal on proposed site. 	Convention centre: <ul style="list-style-type: none"> Progress options for delivery of the project and report back to Council. 	Convention centre: <ul style="list-style-type: none"> Progress agreed process and option for delivery of the project.
		Tech hub: <ul style="list-style-type: none"> Developed Expression of Interest (EOI) documentation. 	Tech hub: <ul style="list-style-type: none"> EOI process completed and preferred provider identified. 	Tech hub: <ul style="list-style-type: none"> Complete contract negotiations with preferred provider. Confirm timeline, cost and range of hub activities. 	
		Airport runway extension: <ul style="list-style-type: none"> Results of economic impact assessments received. 	Airport runway extension: <ul style="list-style-type: none"> Reports peer reviewed by council officers and external experts. Report back to Council and approval of additional funding to complete RMA approvals process. 	Airport runway extension: <ul style="list-style-type: none"> Monitor progress of RMA approvals process. Continue to develop business case for runway extension. 	
		Film museum: <ul style="list-style-type: none"> Preliminary investigations and concept development continue. 			
MAJOR EVENTS	World of Wearable-Arts – 25 Sep to 12 Oct. Beervana – 22 to 23 Aug. All Blacks v South Africa Test – 13 Sep. LUX Light Festival – 22 Aug to 1 Sep. Oktoberfest – 19 to 20 Sep.	SkyShow – 8 Nov. Toi Māori Art Market – 14 to 16 Nov. Rugby League Four Nations Final – 15 Nov. Capital Christmas – 10 to 24 Dec. New Year's Eve Festival – 31 Dec.	IRB Sevens – 6 to 7 Feb. Homegrown Music Festival – 7 Mar. ICC Cricket World Cup – 14 Feb to 29 Mar. Cuba-Dupa – 28 to 29 Mar.	Wellington Fashion Week – 8 to 12 Apr. World Water Ski Racing Championships – 9 to 20 Apr. WW100 and ANZAC Commemorations – 25 Apr. AFL match – 25 Apr. FIFA Under-20 World Cup – 30 May to 20 Jun.	
COMMUNITY SPORTS AND RECREATION	HOUSING UPGRADE	Berkeley Dallard and Etona: <ul style="list-style-type: none"> Construction completed and buildings reoccupied. 			
		Arlington Site 1: <ul style="list-style-type: none"> Business case under development. 			Arlington Site 1: <ul style="list-style-type: none"> Councillor workshop on proposed procurement strategy and development model analysis. Commence procurement.
		Arlington Site 2: <ul style="list-style-type: none"> RFP under development. 	Arlington Site 2: <ul style="list-style-type: none"> High-level brief issued to potential suppliers. 	Arlington Site 2: <ul style="list-style-type: none"> RFP to be issued. 	Arlington Site 2: <ul style="list-style-type: none"> RFP results evaluation. Commence development of detailed design.

KEY PROGRAMMES

		Q1 Actual (1 Jul–30 Sep 2014)	Q2 Actual (1 Oct–31 Dec 2014)	Q3 Planned (1 Jan–31 Mar 2015)	Q4 Planned (1 Apr–30 Jun 2015)
Committee	Programme	Milestones			
COMMUNITY SPORTS AND RECREATION	HOUSING UPGRADE	Marshall Court: • Under construction.		Marshall Court: • Construction complete. • Units let to suitable occupants.	
		Kotuku: • Tender evaluation complete.	Kotuku: • Construction contract commenced.	Kotuku: • Under construction.	
	RECREATION UPGRADES	Keith Spry Pool: • Teaching pool and children's pool tanks completed. • Maintenance work started on existing pool.	Keith Spry Pool: • Upgrade work on new pools and change rooms continued.	Keith Spry Pool: • Upgrade work on new pools and change rooms to be completed in January 2015. • Hand over from contractor to the Council. Commence operational set-up of new pools and preparation for opening to the public. • Opening to the public on 28 February 2015.	
ENVIRONMENT	WATER UPGRADES	Seismic strengthening: • Strengthening of Maupuia No1 and No2 reservoirs completed. • Melrose reservoir design work completed.	Seismic strengthening: • Melrose reservoir tender completed.	Seismic strengthening: • Melrose reservoir construction commences. • Install auto-shut valve (ASV) at Roseneath No 2 reservoir. • Linden and Newlands reservoir design work underway.	Seismic strengthening: • Linden and Newlands reservoir design work completed. • ASV installations at Montgomery, Mt Wakefield and Broadmeadows reservoirs.
	NATURAL ENVIRONMENT	Our Capital Spaces: • Completed pre-engagement for review of Biodiversity Action Plan. • Completed sediment reduction plan for Porirua Harbour Strategy. • Established interagency planning group for the development of Watts Peninsula as a heritage park. • Funding approved for Mountain Bike Economic Growth Initiative (MBEGI) to develop business plan for Wellington as a premier mountain bike destination.	Our Capital Spaces: • Biodiversity Strategy approved by Environment Committee to formally consult. • Consultation on draft Suburban Reserves Management Plan completed. • MBEGI undertaking economic modelling for visitor mountain biking activity in Wellington.	Our Capital Spaces: • Consultation on Biodiversity Strategy (22 January to 6 March with oral submissions on 19 March). • Consultation on Mt Victoria Master Plan.	Our Capital Spaces: • Final Biodiversity Strategy to Environment Committee for approval. • Mt Victoria Master Plan completed. • MBEGI completed business plan for Wellington as a premier mountain bike destination.
	Island Bay Seawall: • Project and engagement plans agreed by the Environment Committee.	Island Bay Seawall • Consultation and engagement completed. • Environment Committee agreed to repair the seawall and continue planning work on long-term solutions (options three and four), which will be implemented by 2018–21.	Island Bay Seawall: • Agree project plan for next phase of the project • Initiate detailed planning, design and consultation of options three and four.	Island Bay Seawall: • Complete planning work for seawall repairs. • Continue detailed planning, design and consultation of options three and four.	
TRANSPORT AND URBAN DEVELOPMENT	CITY RESILIENCE	Earthquake strengthening of Council buildings: • Clarrie Gibbons Building strengthening completed. • Network Newtown strengthening commenced. • Truby King House chimney strengthening completed. • Thistle Hall strengthening continues.	Earthquake strengthening of Council buildings: • Network Newtown strengthening nearly completed. • Portico demolition commenced. • Band Rotunda design work commenced. • Planning for strengthening chapel and crematorium at Karori Cemetery commenced. • Thistle Hall strengthening completed.	Earthquake strengthening of Council buildings: • Portico demolition completed. • Band Rotunda strengthening plan and tendering process completed. • Thistle Hall contract maintenance period completed. • Planning for strengthening chapel and crematorium at Karori Cemetery completed.	Earthquake strengthening of Council buildings: • Band Rotunda remediation complete.
		Application submitted to the Rockefeller Foundation's "100 Resilient Cities" programme.	Application to "100 Resilient Cities" programme successful.	Appoint Chief Resilience Officer to lead development of a city resilience strategy.	
		Town Hall strengthening project is awaiting further information on options. Alternative use continues to be worked on.			

KEY PROGRAMMES		Q1 Actual (1 Jul–30 Sep 2014)	Q2 Actual (1 Oct–31 Dec 2014)	Q3 Planned (1 Jan–31 Mar 2015)	Q4 Planned (1 Apr–30 Jun 2015)
Committee	Programme	Milestones			
TRANSPORT AND URBAN DEVELOPMENT	CITY RESILIENCE	Hataitai Bus Tunnel: • Portal strengthening design and tender documents completed and issued. • Public notification of works and stakeholder briefings.	Hataitai Bus Tunnel: • Contract awarded and work to strengthen portals commenced in November 2014. • Work is progressing on both sides of tunnel with 26% completed to date. Seatoun Tunnel: • Received draft assessment report.	Hataitai Bus Tunnel: • Work to strengthen portals continues with 90% completed by end of quarter. Seatoun Tunnel: • Contract for professional services for strengthening work to be tendered.	Hataitai Bus Tunnel: • Work to strengthen portals completed. Seatoun Tunnel: • Complete detailed design for strengthening work.
	WATERFRONT FRAMEWORK	North Kumutoto project: • Council decision on building, long-term lease and public space projects.	North Kumutoto project: • Application for resource consent submitted.	North Kumutoto project: • Resource consent application process continues.	
		TSB Arena and Shed 6: • Investigations commenced.	TSB Arena and Shed 6: • Detailed planning completed and tender documentation prepared.	TSB Arena and Shed 6: • Work underway to renew exterior cladding.	
	URBAN DEVELOPMENT	Parliamentary precinct: • Contractor appointed for Cenotaph upgrade. • Construction commenced 1 September.	Parliamentary Precinct: • All demolition and ground works completed. • Work commenced on new staircase and paving.	Parliamentary Precinct: • Work completed and space opened up for public use.	
		Memorial park: • Arras Tunnel opened and park construction commenced.	Memorial park: • Park construction underway. Australian Memorial construction commenced.	Memorial park: • Park construction complete.	Memorial park: • Park opening and Anzac day commemoration.
		Kilbirnie town centre phase two: • Deferred pending confirmation of design brief.	Kilbirnie town centre phase two: • Design brief still to confirmed following consultation. • Concept design in progress.	Kilbirnie town centre phase two: • Detailed design completed and contract awarded (subject to suitable design being confirmed).	Kilbirnie town centre phase two: • Construction underway (subject to suitable design being confirmed).
		Victoria Street: • Funding and concept design approved and detailed design commenced.	Victoria Street: • Detailed design completed and construction commenced.	Victoria Street: • Full construction work underway with construction commencing in southern block.	Victoria Street: • Major construction works completed by end of June. • Minor additional works may continue.
		Lombard Lane: • Design brief being confirmed.	Lombard Lane: • Concept design completed.	Lombard Lane: • Detailed design commenced, in consultation with adjacent developer to ensure works are coordinated.	Lombard Lane: • Tender documents prepared and construction programme agreed with developer.
		Island Bay to City Cycle route: • Section one (Shorland Park to Wakefield Park) design and consultation. • Section two (Wakefield Park to John St) planning and preparation for public consultation.	Island Bay to City Cycle route: • Section one (Shorland Park to Wakefield Park) design and consultation completed. Committee agreed to final design. • Section two (Wakefield Park to John St) planning and preparation for public consultation.	Island Bay to City cycle route: • Council vote deferred while cycling masterplan is developed in more detail.	
	TRANSPORT	Johnsonville road improvements: • Broderick Rd Bridge construction started.	Johnsonville road improvements: • Broderick Rd Bridge construction continues.	Johnsonville road improvements: • Broderick Rd Bridge construction continues. • State Highway One off-ramp work commences. • Other work commences: Signal works, street and crossing upgrades, and pedestrian and cycling improvements.	Johnsonville road improvements: • Broderick Rd Bridge construction completed. • State Highway One off-ramp work continues. • Other work continues: Signal works, street and crossing upgrades, and pedestrian and cycling improvements.
		Public Transport Spine: • Undertake core spine assessments to determine physical corridor constraints and detailed assessment of core routes based on integration with the Council's cycle planning.			

QUARTERLY REPORT

1 October 2014 – 31 December 2014

PERFORMANCE SUMMARY: BY ACTIVITY AREA

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1. GOVERNANCE

Pārongo ā-Tāone

We want to maintain confidence in our decision-making.

We have an obligation to ensure the views of Māori and mana whenua are heard.

WHAT WE DO

- Governance, information and engagement
- Māori and mana whenua partnerships.

SIGNIFICANT VARIANCES TO PERFORMANCE¹:

SERVICE DELIVERY

Measure	Actual	Target	Var	Variance explanation
Council, committee and subcommittee reports that are made available to the public five days prior to the meeting (%)	68%	80%	(15%)	We continued to achieve 100% for our statutory target to making reports available two days prior to meetings. Tight deadlines between Audit and Risk Subcommittee meetings and those of the Governance, Finance and Planning Committee have caused delays in getting agendas out.
Satisfaction with City Archive services and facilities	100%	90%	11%	

NET OPERATING EXPENDITURE

Activity	YTD			Full Year	
	Actual	Budget	Variance	Forecast	Budget
	\$000	\$000	\$000	\$000	\$000
1.1 Governance, Information & Engagement	7,307	7,147	(160)	14,031	14,213
1.2 Māori Engagement (mana whenua)	67	112	46	225	225
TOTAL	7,374	7,259	(114)	14,256	14,438

CAPITAL EXPENDITURE

No significant variances.

¹ Areas where performance varied from budgeted expectations by more than 10%.

2. ENVIRONMENT

Taiao

We aim to protect and enhance Wellington's natural environment.

WHAT WE DO

- Gardens, beaches and green open spaces
- Waste reduction and energy conservation
- Water
- Wastewater
- Stormwater
- Conservation attractions.

HIGHLIGHTS OF THIS QUARTER

Gardens and green open spaces

- Our Natural Capital - Wellington's draft Biodiversity Strategy and Action Plan was approved by the Environment Committee for public consultation.
- 10,000 plants were collected by residents for planting in the road reserve or reserve adjoining their property.
- Pest Fest was held at Waitangi Park during Conservation Week. It was attended by over 800 people with 300 ecosourced native plants swapped in return for weeds from people's gardens.
- Otari Wilton's Bush won an international Green Flag Award from the Parks Forum
- We completed consultation on the draft Suburban Reserves Management Plan. We received more than 250 submissions and two online petitions.
- We completed preparation for the WW1 poppy field sowed seeds on the Remembrance Ridge site in the Botanic Garden.
- The Truby King Open Day was held in early November. The 1-3pm sessions in the house and in the garden were fully subscribed.
- The Lady Norwood Rose Garden was nominated for a World Rose Federation Award.
- The 2014 Botanic Gardens Management Plan was approved and signed off by Councillors
- We completed track and trail work in Centennial Reserve, Pohill Reserve, Mt Victoria, Skyline Walkway, and Trelissick Park.
- The Welly Walks app was updated by Positively Wellington Tourism. New walks are in development by teams across council.

Climate change and smart energy

- Smart Energy challenge – the pilot challenge won the renewables innovation category at the National NZI Sustainable Business Network Awards and the 2015 Smart Energy Challenge is underway.
- Smart Energy challenge – Aro Solar installed a solar PV system on the Aro Valley Community Centre and went through the Live the Dream social enterprise accelerator programme this summer to help take their concept to the next stage.
- Four schools received solar panel installations as part of the Council's funding partnership with Genesis Energy to bring the Schoolgen programme to Wellington.
- Energy assessments were piloted in five Wellington office buildings as part of the Smart Building's Challenge, a funding partnership between Council and EECA, aiming to help property owners reduce energy use and make better use of building data.

Water, wastewater and stormwater

- We renewed water mains in Frederik St, Adelaide Rd/King St, The Esplanade, Houghton Bay Rd, Hungerford Rd and Hobart St.
- We improved the earthquake resilience of the Churton North reservoir.
- We renewed sewer drains in Cambridge Tce, Crofton Rd, Cecil Rd, Harrold st, Herald Tce and Ross St.
- Stormwater drains were replaced in Rixon Grove and Coombe Street.

Conservation attractions

- Celebrations were held in December to celebrate the 5th birthday of The Nest Te Kōhanga, the Zoo's award-winning animal hospital and centre for native wildlife.
- Do at the Zoo, the Zoo's annual celebration of Conservation Week was held on November 8. Highlighting the Zoo's international conservation projects and the links between Wellington Zoo and the rest of the world, over 1,700 visitors attended this event.
- We had 1,340 ZEALANDIA by Night visits for the quarter.
- The first known successful Tieke (Saddleback) nest outside the sanctuary was recorded during the quarter.

SIGNIFICANT VARIANCES TO PERFORMANCE²:

SERVICE DELIVERY

Measure	Actual	Target	Var	Explanation
Visitors to Otari-Wilton's Bush	43,082	38,752	11%	A new marketing campaign highlighted Otari-Wilton's Bush. We also had an increase in cruise ship visitors and tour groups.
Visitors to Botanic Garden	714,209	651,638	10%	We had an increase in visitors during the Spring Festival partly due to good weather. We also had an increase in cruise ship visitors.
WCC Corporate energy use: main CCOs	4,260,780	5,576,780	24%	In previous years this measure included Wellington Waterfront Limited, which is now included in the WCC general result
WCC Corporate energy use: WCC general	10,729,322	9,664,410	(11%)	This result now includes City Shaper (previously called Wellington Waterfront Limited), which was previously included in the main CCOs result.
Freshwater sites (%) within acceptable faecal coliform counts	81%	95%	(15%)	Investigations are ongoing for the four areas where water quality is poor. We have corrected the faults we have found so far.
Zealandia – education programme attendees	3,813	4,506	(15%)	The Trust expects to achieve its year-end target.

NET OPERATING EXPENDITURE

Activity	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
2.1 Gardens, Beaches and Open Space	13,332	14,032	700	28,308	28,176
Year to date variance is mainly related to the timing of contract spend and savings in rates for the Town belt, where some land has been reclassified for rating purposes.					
2.2 Waste Reduction & Energy Conservation	454	523	70	499	280
Forecast variance relates to contaminated soil revenue which is expected to below the level assumed.					
2.3 Water	18,203	19,930	1,727	37,294	39,879
Year to date and forecast variances relate to savings on insurance costs and depreciation, following the revaluation of infrastructure assets.					
2.4 Wastewater	19,700	20,161	462	40,636	40,377
2.5 Stormwater	8,258	9,324	1,065	17,587	18,647
Year to date and forecast variances relate to savings on insurance costs and depreciation, following the revaluation of infrastructure assets.					
2.6 Conservation Attraction	3,030	3,063	33	6,128	6,126
TOTAL	62,977	67,033	4,057	130,453	133,486

² Areas where performance varied from budgeted expectations by more than 10%.

CAPITAL EXPENDITURE

Activity	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
2.1 Gardens, Beaches and Open Space	1,376	1,289	(87)	2,493	3,073
2.2 Waste Reduction & Energy Conservation	206	236	30	979	979
2.3 Water	3,066	5,993	2,927	13,343	13,004
Some projects have started later than anticipated but are expected to be completed by the end of the year.					
2.4 Wastewater	1,951	3,304	1,353	7,745	7,745
Some projects have started later than anticipated but are expected to be completed by the end of the year.					
2.5 Stormwater	2,860	2,300	(560)	4,255	4,255
Programme is ahead of schedule.					
2.6 Conservation Attraction	543	1,036	493	4,160	4,160
Year to date variance is timing related. All projects are due to be completed by the end of the year.					
TOTAL	10,002	14,159	4,156	32,976	33,216

3. ECONOMIC DEVELOPMENT

Whanaketanga ōhanga

By supporting city promotions, events and attractions, we underscore Wellington's reputation as a great place to live and visit.

WHAT WE DO

- City promotions and business support

HIGHLIGHTS OF THIS QUARTER

Venues

- We commissioned a review of the city's major entertainment venues as part of the initial work to determine the feasibility of an indoor arena.

Events

- WOW had record audiences with two extra shows and 55,000 attendees.
- On November 15, we hosted the final of the rugby league four nations tournament, which was won by the Kiwis.
- Capital Christmas activation – the city was festive with Christmas dressing on the iconic Wellington Railway Station and Cable Car. Street performances throughout December brought the CBD shopping quarters alive.

Destination Wellington

- A large multi-national subsidiary have confirmed Wellington for their web development team
- Disney confirmed Wellington as their filming destination for *Pete's Dragon*, creating 300 jobs for five months.
- Legendary pictures confirmed Wellington as their filming destination for *KRAMPLUS*.

Wellington Museums Trust

- Museums Wellington and Capital E had a very successful collaboration with the Celebrating Everything Polish Festival – welcoming around 5,000 visitors across both sites.
- Capital E's monthly movie collaboration with New Zealand Children's Film Foundation was popular with additional screenings being added to meet demand and completely selling out during the December season.
- Capital E's October School Holiday Programme - Book Bazaar – had 1,200 attendees and Wishful Woodland in December attracted over 1,100 visitors and volunteers to help partner charity, Foster Hope.
- City Gallery hosted a special reception for the artists and gallerists from this year's Maori Art Market; and the final day of the Hotere exhibition drew a capacity crowd.

Innovation

- We participated in a consortium response to the Government's ICT Graduate School request for Expressions of Interest.
- We supported Wellington's first civic hackathon in Miramar.

Tourism

- In December Jetstar announced that it will introduce four flights a week from Wellington to Melbourne, commencing in March 2015.
- Jetstar flights between Wellington and Gold Coast commenced in December.

- Fiji Airways announced a year-round direct route between Wellington and Nadi in December.
- The cruise ship season commenced on 7 October, with almost 80 cruise ship visits expected this season.

SIGNIFICANT VARIANCES IN PERFORMANCE³:

SERVICE DELIVERY

Measure	Actual	Target	Var	Explanation
Estimated attendance at Council supported events	186,564	165,000	13%	Estimated attendance at the LUX festival in the first quarter was above target.
Te Papa visitors	553,564	639,500	(13%)	

NET OPERATING EXPENDITURE

Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
3.1 City Promo & Business Support	11,667	12,134	467	24,511	23,774
Year to date favourable variance is mainly due to delays in the payments of some grant-related funding that will now occur in the second half of the year. The forecast adverse variance relates to the Council-approved overspend for the Major Events Fund.					
TOTAL	11,667	12,134	467	24,511	23,774

CAPITAL EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
3.1 City Promo & Business Support	424	1,002	577	2,471	2,471
Under budget on Positively Wellington Venues projects - TSB Arena and other venues renewal works are behind schedule. Costs are expected to be in line with budget at year end.					
TOTAL	424	1,002	577	2,471	2,471

³ Areas where performance varied from budgeted expectations by more than 10%.

4. CULTURAL WELLBEING

Oranga ahurea

Supporting arts activity adds vibrancy to the city as well as promoting inclusive, tolerant and strong communities.

WHAT WE DO

- Arts and cultural activities

HIGHLIGHTS OF THIS QUARTER

- More than 10,000 people attended the Diwali Festival with a strong representation of the local Indian Community as well as international performers.
- Sky Show attracted more than 100,000 people. The show was moved to the Saturday after Guy Fawkes day to make it easier for families to attend.
- Santa Parade was attended by 65,000 people with more than 6,000 people attending the Santa's After Party at Frank Kitts Park.
- The free multimedia event "Lest We Forget" occurred during the 100 year anniversary of troops leaving New Zealand for World War One. More than 50 wall stories were put up around the city and a projection show was exhibited in key three historic sites.
- Approximately 10,000 attendees attended the New Year's Eve celebrations with the Wellington Orchestra and fireworks being highlights.
- 26 arts and cultural projects, including events, performances and workshops were funded a total of \$109,000 during this quarter.
- Sheyne Tuffery's railway-inspired large scale mural on the facade of Johnsonville Countdown on Moorefield Road was launched in December. A zoo inspired mural on a bus shelter at Rintoul Street, Newtown was designed and painted by local artist Michelle Carlton.
- Toi Pōneke delivered five exhibitions – 1260 by Justine Fletcher, Shadows Out Of Time by Natalie Smith, Cahoot by Whitireia NZ students, Handshake 2 by thirteen NZ art jewellers exhibiting experimental work, Toi Pōneke Residents Exhibition.
- The Toi Pōneke 2015 Gallery Exhibitions and Whitireia NZ Artist and Resident were selected.
- We decided to fund four projects under the Public Art Fund. They are Remembrance by Chris Bennewith, Rainscape by Debbie Fish, Time Machine by MOM (Margarita Ianev) and The Mokopuna Island Project by Mike Ting
- Kedron Parker's soundscape, Kumutoto Stream, became a permanent installation in Woodward St Tunnel.
- A new exhibition, Huts of Welling Town by artists Kemi & Niko & Co. was installed in the Courtenay Place Park light boxes in December.
- The international contemporary artist Christian Thompson was the first artist to work and exhibit at Te Whare Hēra Gallery, the visual space dedicated to the Wellington International Artist Residency programme, which opened in December.
- We selected new artworks by Lucien Rizos, Shannon Te Ao and Shaun Waugh for the City Art Collection.

SIGNIFICANT VARIANCES IN PERFORMANCE⁴:

SERVICE DELIVERY

Measure	Actual	Target	Var	Explanation
Total visits to museums and galleries (including Carter Observatory)	321,025	291,562	10%	There were a number of very successful public programmes this quarter, including Celebrating Everything Polish Festival and The Big Halloween. Both of these programmes were collaborations between the Museum of Wellington City & Sea and Capital E.
Estimated attendance at Arts and Cultural festivals	325,910	294,000	11%	Results bolstered by attendance for Skyshow (150,000) and the Santa Parade (70,000)

NET OPERATING EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
4.1 Galleries and Museums	10,067	9,394	(673)	18,000	17,190
Year to date and forecast unfavourable variances relate to the Council-approved overspend for the Community Events Programme.					
TOTAL	10,067	9,394	(673)	18,000	17,190

CAPITAL EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
4.1 Galleries and Museums	3	1,261	1,258	2,321	2,321
Year to date variance is timing related with all projects expected to be completed by the end of the year.					
TOTAL	3	1,261	1,258	2,321	2,321

⁴ Areas where performance varied from budgeted expectations by more than 10%.

5. SOCIAL AND RECREATION

Pāpori me te hākinakina

We provide a wide range of services throughout the city to encourage quality of life and healthy lifestyles.

WHAT WE DO

- Recreation promotion and support
- Community support
- Public health and safety.

HIGHLIGHTS OF THIS QUARTER

Recreation promotion and support

- We hosted the New Zealand under 14 Water Polo Champs, Wellington Regional Swim Champs, Boccie Nationals, Le Penina Pacifica Tournament, North Island Junior Volleyball Champs, International Handball Federation Trophy Oceania, NZ Futsal National League and Football Remembers 1914-2014.
- We hosted NZ Fiji Football tournament and NZ Community Football Cup at Wakefield Park, So They Can - Charity fun run at Newtown Park and a National Age Group Football Tournament at various parks.
- We finished replacing the roof on the Newtown Park grandstand.
- We completed renewal works at Martin Luckie Pavilion.
- We completed renewal of the Hazlewood Ave play area and Makara Model School playgrounds.
- We won two awards for the South Coast Kids Track, through the Wellington Airport Community Awards and New Zealand Recreation Association.

Community support

- We officially opened the upgraded Berkeley Dallard and Etona Apartments.
- We were highly commended by the International Association for Public Participation for our engagement work with housing tenants. We were also highly commended at the NZ Open Source Awards for our computer hubs which give housing tenants free access to use computers and internet with support.
- In November the Community, Sport and Recreation Committee agreed that the Johnsonville Library project proceed to the design phase for a new library, developed as a community hub together with the Johnsonville Community Centre and Keith Spry Pool, subject to final funding decisions in the Long Term Plan.
- In December we ran a cans for fines promotion. Over 3,000 cans were collected with \$3 being waived for each can received. All cans were passed to local food banks.
- We funded 27 community projects (allocating \$89,648) through the Social and Recreation Fund.
- The Thistle Hall community centre and the free community-based computer hub, Smart Newtown, reopened after earthquake strengthening work was completed.
- We selected 340 Cricket World Cup volunteers for Wellington.
- We installed four emergency water tanks in schools.
- In conjunction with Barrier Free Trust, we developed a simple-to-use web guide to assist in integrating accessibility into building upgrades and maintenance. This is the first of its kind in the country (see barrierfreenz.org.nz/tools/best-practice-accessibility-guidelines.html)

Public Health and safety

- Local Host started their service in the Newtown, Kilbirnie and Miramar
- We are working in partnership with the Central Neighbourhood Policing Team on a number of initiatives including the “Eyes On” shoplifting prevention pilot also working with Cuba Street retailers (30 shops so far)
- We are partnering with the Department of Corrections to use the community probations team to assist with Graffiti removal – especially managing the graffiti on the network of military bunkers
- We partnered with NEC to host a series of workshops at the NEC Innovation Centre to explore Safe City solutions for Wellington – particularly using smart technologies. This has resulted in an innovative pilot project – using the Cuba Precinct as a living lab.

SIGNIFICANT VARIANCES IN PERFORMANCE⁵:

SERVICE DELIVERY

Measure	Actual	Target	Variance	Variance Explanation
Sports fields – % of scheduled games that are played	88%	80%	10%	Lower demand and favourable winter weather resulted in fewer restrictions and closures.
Artificial sportsfields % utilisation: off peak winter	25%	15%	67%	Winter sports tournaments and school holiday programmes increased use of facilities.
Artificial sportsfields % utilisation: peak winter	68%	80%	(15%)	Opening of the Alex Moore Park turf increased availability of facilities, which decreased utilisation overall.
College artificial sports fields % utilisation for WCC hours: winter	56%	80%	(30%)	There was a reduction in peak weekend use due to more sport being played on the new Alex Moore Park turf.
Visits to facilities: ASB Sports centre (peak)	156,208	179,408	(13%)	Weekday evening usage reduced after two leagues were withdrawn for the period. Weekend daytime usage was moderate although it was expected given the season.
ASB Sports Centre courts utilisation (off-peak)	39%	35%	11%	The youth in sport programme is keeping off-peak usage above target.
ASB Centre courts utilisation (peak)	48%	71%	(32%)	Weekday evening usage reduced after two leagues were withdrawn for the period. Weekend daytime usage was moderate although it was expected given the season.
Libraries website visitor sessions	1,821,377	600,000	204%	In 2012/13 we changed the measurement methodology. We expected results to decrease and we reduced the target accordingly. The expected decrease has not occurred and we will review the target during the development of the next long-term plan.
Library programmes – estimated attendees	40,809	35,000	17%	This year, we increased the target for this measure but results are still above forecast. We will review the target during the development of the next long-term plan.
Number of uses of Leisure Card	60,253	50,209	20%	Use is consistent with the same period last year.
Occupancy rates (%) of Wellington City Council Community Centres and Halls	37%	45%	(18%)	We changed the methodology for this measure, which now combines community centres and community halls. We also set a new stretch target that we will struggle to meet by year-end.
Dog control – complaints received (5 of registered dogs)	2%	3%	22%	Reduction in complaints in November and December is likely due to dogs being in kennels or being taken on holiday.
Percentage of planned inspections carried out for high-risk premises (category 3)	60%	50%	20%	After a slow start to the year, we are on track to achieve this target at year end.
Percentage of inspections carried out for high-risk premises (category 3) carried out during high trading hours.	30%	25%	18%	After a slow start to the year, we are on track to achieve this target at year end.

⁵ Areas where performance varied from budgeted expectations by more than 10%.

NET OPERATING EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
5.1 Recreation Promotion & Support	13,859	12,812	(1,047)	26,142	25,126
Revenue is unfavourable mainly in the fitness centres and the ASB Sports centre. Also labour costs are over budget partly due to the introduction of the Wellington Wage. This has meant a higher allocation of corporate overheads to this activity.					
5.2 Community Support	7,924	9,010	1,086	11,595	16,821
Under budget primarily due to Social Housing. The key variances are the timing of the recognition of the Crown grant for the Housing Upgrade Project and savings in interest, insurance and depreciation.					
5.3 Public Health and Safety	4,376	4,111	(265)	8,616	8,281
Over budget due to additional labour costs which has also flowed through to a higher allocation of corporate overheads to this activity.					
TOTAL	26,159	25,933	(226)	46,353	50,228

CAPITAL EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
5.1 Recreation Promotion & Support	3,982	4,250	269	7,243	7,243
Under budget due to the Keith Spry Pool Upgrade and Renewal works being slightly behind schedule.					
5.2 Community Support	9,959	12,195	2,235	26,203	22,222
Under budget due to Housing works behind budget. This relates to both the Housing Upgrade Project and renewal work. The Housing Upgrade Project is currently expected to be ahead of schedule by year end.					
5.3 Public Health and Safety	948	666	(282)	1,090	1,310
Over budget as work is ahead of budgeted schedule.					
TOTAL	14,889	17,111	2,222	34,537	30,775

6. URBAN DEVELOPMENT

Tāone Tupu Ora

Our focus is on enhancing Wellington as a compact, vibrant, attractive and safe city that is built on a human scale and is easy to navigate.

WHAT WE DO

- Urban planning, heritage and public spaces development
- Building and development control.

HIGHLIGHTS OF THIS QUARTER

- An application was received for a 5 storey commercial building on Site 10, Wellington Waterfront. The application includes the creation of public open space on the adjoining site. The applicant has requested direct referral to the Environment Court.
- The first tranche of special housing areas approved by Council in the first quarter have now been approved by Government as part of the implementation of the Wellington Housing Accord.
- We have been working with Bond Street residents and retailers to coordinate the Bond Street activation project. Retailers are developing a street webpage to leverage off the project.
- The Civic Square beach installation has seen high volumes of young people using the square.
- We completed concept designs for a green wall that will be installed into Civic Square to promote the use of vertical gardens and sustainability in the city. A green wall conference is planned for later in the year.

SIGNIFICANT VARIANCES IN PERFORMANCE⁶:

SERVICE DELIVERY

Measure	Actual	Target	Var	Variance Explanation
Land Information Memorandums (LIMs) issued within 10 days	80%	100%	(20%)	We have received record numbers of applications for the year-to-date, which has affected our performance. Results improved in December 2014 as we focused on improving our performance and the number of applications reduced.
Noise control (excessive noise) complaints investigated within one hour	99%	90%	10%	All but four of the 502 noise complaints received were investigated within one hour.
Resource consents that are monitored within three months of project commencement	99%	90%	10%	This quarter all resource consents were monitored within three months of project commencement.
Earthquake strengthened council buildings: programme achievement	Partially-Achieved	Achieved	n/a	Work on the Town Hall and Portico are ongoing.

NET OPERATING EXPENDITURE

Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
6.1 Urban Planning and Policy	5,124	5,822	698	11,358	11,951
Year to date and forecast favourable variances relate to higher than budgeted Waterfront property lease and parking revenue, including					

⁶ Areas where performance varied from budgeted expectations by more than 10%.

the unbudgeted naming rights income for TSB Arena.					
6.2 Building & Development Control	4,373	3,488	(884)	7,884	7,319
Building and Resource Consent volumes and income lower than budgeted.					
TOTAL	9,496	9,310	(186)	19,242	19,270

CAPITAL EXPENDITURE

Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
6.1 Urban Planning and Policy	4,531	3,543	(988)	17,935	17,500
Current variance is predominantly due to timing of expenditure on the Parliamentary Precinct and Victoria Street projects. Forecast variance is predominantly due to additional expenditure on the Parliamentary Precinct project which is funded by unbudgeted external grant revenue.					
6.2 Building & Development Control	2,222	3,891	1,669	5,558	5,558
Under budget as the Earthquake Strengthening programme is behind schedule.					
TOTAL	6,753	7,434	681	23,493	23,058

7. TRANSPORT

Waka

We manage the transport network so it is sustainable, safe and efficient.

WHAT WE DO

- Transport
- Parking.

HIGHLIGHTS OF THIS QUARTER

Parking

- The planning for the Parking Sensor Trial has been completed with an initial install of the sensors to be completed early in 2015. The trial will conclude late June 2015 with results presented thereafter.

Transport

This quarter we:

- completed 7.7 km of footpath renewals and 3.8 km kerb and channel renewals
- replaced or fitted 150 raised road markers (cat's-eyes) repainted 207 Traffic Arrows and 103 km of centre-line or solid white line
- repaired or replaced nearly 5,000 signs and poles and 1.5km of handrails
- repaired 10 bus shelters.
- approved 1,530 Corridor Access Requests for utility network maintenance and other temporary activities on the transport network, monitoring activity as appropriate.
- provided 505 approvals for significant temporary traffic management plans
- sourced LED street lights to replicate the original design lights for the Kelburn Viaduct. The lights will be fitted in early 2015.

SIGNIFICANT VARIANCES IN PERFORMANCE⁷:

SERVICE DELIVERY

No significant variances.

NET OPERATING EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
7.1 Transport	18,654	19,432	778	38,912	39,114
Year to date variance is mainly timing related.					
7.2 Parking	(7,064)	(7,061)	3	(13,877)	(14,086)
Currently in line with budget. However revenue from parking enforcement is under budget and is expected to be unfavourable to budget at year-end. This is being offset by lower than anticipated labour costs and other savings in general operating costs.					
TOTAL	11,591	12,371	781	25,035	25,028

⁷ Areas where performance varied from budgeted expectations by more than 10%.

CAPITAL EXPENDITURE

Outcome Description	YTD			Full Year	
	Actual \$000	Budget \$000	Variance \$000	Forecast \$000	Budget \$000
7.1 Transport	17,474	18,259	785	43,603	39,623
Forecast variance relates to the Johnsonville triangle project and is funded by unbudgeted NZTA revenue.					
7.2 Parking	53	30	(23)	180	180
TOTAL	17,527	18,289	762	43,783	39,803