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**REPORT 6**  
*(1215/52/IM)*

## **2007/08 DRAFT ANNUAL PLAN: REPORT ON NEW FUNDING REQUESTS RAISED DURING CONSULTATION**

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### **1. Purpose of Report**

This report provides for consideration of the major matters and funding requests that were raised during consultation on the 2007/08 Draft Annual Plan (DAP).

### **2. Recommendations**

That the Committee recommend to Council that it:

1. *Receive the information.*
2. *Agree to include the following funding additions in the 2007/08 Annual Plan:*
  - a. *Memorial Park: Council contribution (capex) of \$1.5m in 2007/08 and \$0.5m in 2008/09 towards the construction of a National Memorial Park on Buckle Street/State Highway 1 as outlined in appendix 1.*

*Note that the New Zealand Government is contributing \$10.9m towards the construction of the National Memorial Park, and the Australian Government has announced that it will build a \$5.5m memorial in the park following its completion.*
  - b. *Basin Reserve Trust: addition of \$370,000 of capex for 2007/08 to replace the irrigation system and build new media facilities as outlined in appendix 2.*
  - c. *New Zealand Film and Television School: new funding of \$40,000 opex per annum for three years to assist with its proposed relocation to new premises at Te Whaea in the Premises Management Trust buildings as outlined in appendix 3*
3. *Agree to the reprioritisation of the capital programme and the savings identified in section 3.2 of this report to meet the new funding requests for 2007/08 detailed in recommendations 2a and 2b.*

4. *Agree the business as usual operational budget updates since the adoption of the 2007/08 Draft Annual Plan for consultation as detailed in section 3.3 of this report.*
5. *Agree to fund Shed 11 Ltd at \$75,000 per annum noting they will provide exhibitions for 6 months of the year for two years in lieu of a permanent presence in Shed 11 as outlined in appendix 4.*
6. *Note the officers recommendations in relation to the following funding requests:*
  - a) *Funding support for Crossways community house: decline request for funding and note Council has given a commitment to re-house the current functions accommodated within Crossways and that Council will continue to provide the community outreach support currently provided through a grant subsidy for a co-ordinator. See appendix 5.*
  - b) *Redevelopment of Aro Valley Community Centre: agree no funding decisions be made on this matter until the community facilities review is finalised. See appendix 6.*
  - c) *Carry forward of funding for Spinks café: encourage the Boys and Girls Institute to reapply for funding if the Environment Court has made a final determination on their appeal. See appendix 7.*
  - d) *Marine Bioblitz for Wellington's south coast: officers will ensure the proposal is considered through the environment grants process. See appendix 8 for details.*
  - e) *Allocation of 'flying squad' funding to Consultancy Advocacy and Research Trust (CART) to extend their programme: officers will implement the flying squad proposal and work with CART, community groups and volunteers on graffiti elimination measures where appropriate. See appendix 9.*
  - f) *QE2 Trust request for funding to protect biodiversity on covenanted land will be addressed as part of finalising the Biodiversity Action Plan. See appendix 10.*
  - g) *EnergySmart Ltd request for funding support for their healthy homes project: decline funding on the basis that the proposal is similar to the Healthy Housing Wellington project championed by the Council and led by the Sustainability Trust. See appendix 11.*
  - h) *Thorndon Society Inc. request for heritage study of Thorndon: the study is already on Council's work programme, can be met from existing budgets and will commence in 2008/09. See appendix 10.*

### **3. Discussion**

#### **3.1 *Requests for new funding***

Council received 978 submissions during the 2007/08 draft Annual Plan consultation period. While most submissions commented on new initiatives, many others commented on Council's business as usual projects and programmes, as well as variations to the long term plan and requests relating to relatively specific or operational type matters. All submissions are provided to business unit managers who review the information and consider any specific requests against existing work programmes. In all cases a response will be provided to submitters.

Council also received a number of new funding requests during the consultation period. This report provides for the consideration of those. The funding requests, including officers' comments and recommendations, are detailed in the attached appendices.

#### **New funding requests**

- Appendix 1: Memorial Park
- Appendix 2: Basin Reserve Trust
- Appendix 3: NZ Film and Television School
- Appendix 4: Shed 11 Ltd
- Appendix 5: Crossways community house
- Appendix 6: Aro Valley community centre
- Appendix 7: Spinks cafe
- Appendix 9: Graffiti
- Appendix 10: QE2 Trust
- Appendix 11: EnergySmart
- Appendix 12: Thorndon heritage study

Information on the amendment to the Revenue and Financing Policy (including fees and charges), the amendment to the Development Contributions Policy and Crown investment in Council housing are contained in separate reports on this agenda.

#### **3.2 *Proposed reprioritisation of the capital programme and identified savings to meet new funding requests***

The Council agreed to an annual borrowing cap as part of the long-term plan process. The borrowing cap ensures there is a good balance between investment in the city and financial prudence.

To stay under the borrowing cap and fund the Memorial Park and Basin Reserve Trust proposals the following items are recommended as deferrals or savings.

Details	2007/08 \$000
Bus priority plan deferral due to longer than expected consultation period	(150)
Housing renewals cut of handrails and bathrooms based on assessment and current work programme	(200)
Housing reconfiguration plan included in 2006/07 carry forwards now cut due to the crown investment in the housing portfolio	(1,400)
Property capex programme has been revised to ensure completion as detailed in the approved asset management plan	100
Corporate technology systems rephased and reprioritised based on current project plan	(300)
Total	<b>(1,950)</b>

### **3.3 Proposed business as usual operational budget updates**

Some matters have been raised since the adoption of the 2007/08 Draft Annual Plan for consultation that will impact on the funding requirements for operational projects. These include:

- The Zoo Trust Statement of Intent was presented to the CCO Performance Subcommittee on 6 June 2007 which detailed the Trust Business Plan and annual grant funding set at \$2,687,500 from 2007/08. This is an increase of \$259,000 from the grant identified in the 2007/08 DAP.
- The bulk water levy charged by Greater Wellington has an indicative increase of 3.0% based on current consumption levels as advised on 8 May 2007 after the adoption of the DAP. The impact is an increase in the water costs of \$200,000 from 2007/08.
- The interest expenditure budget has been revised to reflect changes in anticipated interest rate exposure during the 2007/08 year resulting from changes to the official cash rate (OCR) since DAP forecasts were prepared. While the Council is partially hedged against changes in interest rates by having approximately 50% of its interest rate exposure fixed through interest rate hedges, as a result of increased interest rates we expect interest expenditure to be in the region of \$300,000 to \$600,000 greater than originally forecast. As a result the 2007/08 interest rate budget increased by \$400,000 to \$18.7m.

Another issue identified to the Strategy and Policy Committee on 14 June 2007 was the new fire legislation that proposes a new framework for fire and rescue services and a funding system to pay for these services based on insurance levies. Submissions are currently being accepted by the Department of Internal Affairs before the proposed legislation is enacted and accordingly the budgeted fire levies have not been adjusted.

	<i>2007/08</i>
<b>Details</b>	<b><i>\$000</i></b>
Zoo additional funding request to annual grant funding of \$2,687.5k from 2007/08 as detailed in Statement of Intent presented at CCO Performance Subcommittee on 6 June 2007	259
GW regional bulk water levy indicative increase of 3.0% based on current consumption levels as advised 8 May 2007	200
Recent interest rate increases will impact financing costs through to 2008/09	400
Total	<b>859</b>

#### **4. Conclusion**

Having received submissions on the DAP and deliberated on the issues that were raised, the committee is now asked to recommend to Council any new funding.

## Appendix 1

### **Memorial Park – Council’s contribution to creation of a new central city public space**

#### **1. Purpose of Report**

This report proposes that the Council contributes \$2m capex to the construction of the New Zealand National Memorial Park.

#### **2. Executive Summary**

On 24 April, 2007, the Government announced new funding of \$10.9 million for the construction of a National Memorial Park in front of the War Memorial on Buckle Street, Te Aro. The Ministry for Culture and Heritage proposes to create a memorial park in front of the National War Memorial in Wellington as the next stage in the development of the National War Memorial precinct that was started with the Tomb of the Unknown Warrior in 2004.

The park is intended to improve the setting of the National War Memorial; to create a space in the capital city for the development of new memorials from countries which New Zealand has a close historical relationship with; and to provide a space for people to congregate on ceremonial occasions as well as provide a space that can be utilised by day to day users.

The park will change and develop over time as nations add their memorials. For example, the Australian Government has just announced that it will build a \$5.5m memorial in the park following its completion.

The Council is being asked to contribute \$2m (or 16%) towards of the project’s \$12.9m budget. This is considered an appropriate ratepayer contribution as the park will enhance the status of Wellington as the national capital; it will further improve the streetscape (look and feel) of a key city street; and the park will enhance the Mt Cook-Te Aro area by providing a pleasant and attractive outdoor space for local residents, students and workers.

A key component of the project is the realignment of Buckle Street/State Highway 1 between the Basin Reserve and Taranaki Streets. The realignment will move the road northwards by 40 metres to be adjacent to the commuter car park on the boundary of (and operated by) Mount Cook School. Mitigating any noise and visual impact of the realignment on affected properties is a key component of the design brief for the park. All other neighbouring properties (owners and occupiers) will be closely consulted with during the development of the park’s design.

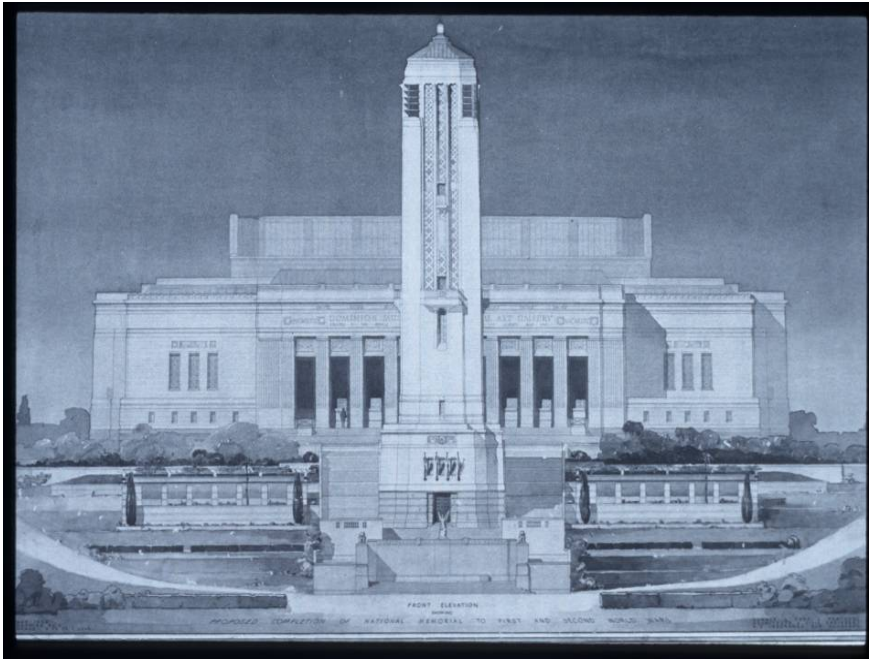
Construction of the park is to commence in October, with completion scheduled for mid-2008. The construction of the park will be relatively straightforward with minimal impact on traffic flows.

### 3. Background

#### **The decision to build a park**

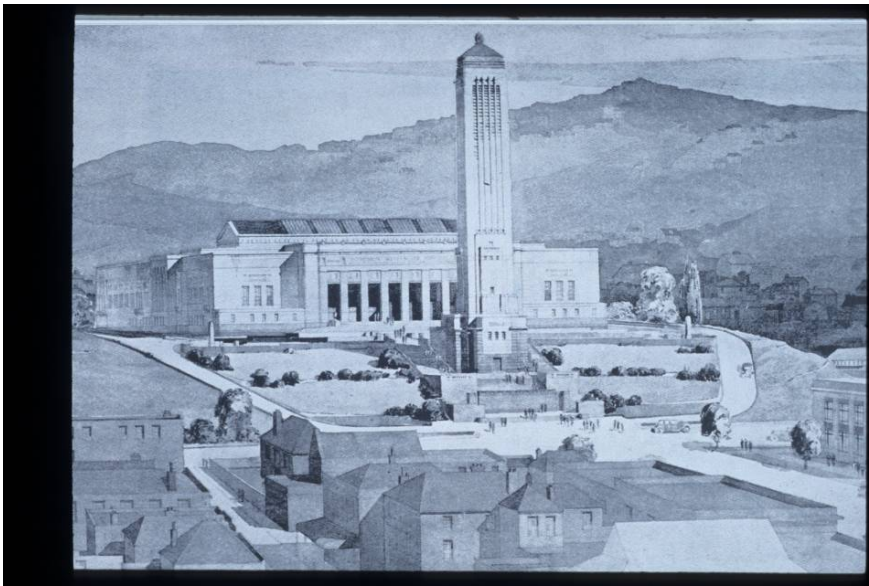
When the National War Memorial was first built in 1932 it commanded a dominant position overlooking the city and would have been highly visible from most areas of the capital (refer Figure 1 below).

**Figure 1 – The Original Design of the War Memorial (1930)**



At that time there was a proposal to create a boulevard to link the memorial to Courtenay Place (refer Figure 2). Unfortunately this never eventuated and as the city has developed, the memorial has become isolated in a semi-industrial zone (Appendix 1.1 further sets out the history of the War Memorial).

**Figure 2 – The Original Design of the War Memorial (1930) showing a proposed boulevard to the harbour**



During the establishing of the Tomb of the Unknown Warrior in 2004 it became clear that the surrounding environment was not appropriate for a project of such importance to New Zealand's cultural heritage. This is not a new situation and has been a matter of concern for some time.

The main issue, in recent years, has been the developments on the land on the north side of Buckle Street, opposite the war memorial. The land was, until recently, occupied by a number of commercial tenants: Vehicle Testing New Zealand, Mobil, South Pacific Tyres and Hirepool. The conclusion was that if the Tomb was to be established at the National War Memorial, efforts should be made to create a more suitable setting.

The concept for a National Memorial Park was first mooted by the Prime Minister (in her role as Minister of Culture and Heritage) three years ago when the Ministry for Culture and Heritage acquired the surplus on the north side of Buckle Street from Transit NZ. Cabinet agreed to retain this land in Crown ownership and that a memorial park is created on the site. This will not only improve the setting of the National War Memorial but will strengthen the heritage value of the entire area. Such a park will not be purely decorative but will be available for the construction of memorials, particularly from countries which New Zealand has a close relationship with.

The park will provide for a range of uses:

- Formal commemoration
- Hosting of national memorials
- Informal visits for commemoration, reflection and education
- Informal visits for relaxation.

## **Urban Setting**

The design of a new park will be influenced not only by the intended uses, but also its urban setting. These contextual influences are summarized in Appendix 1.2 – the five most important influences are:

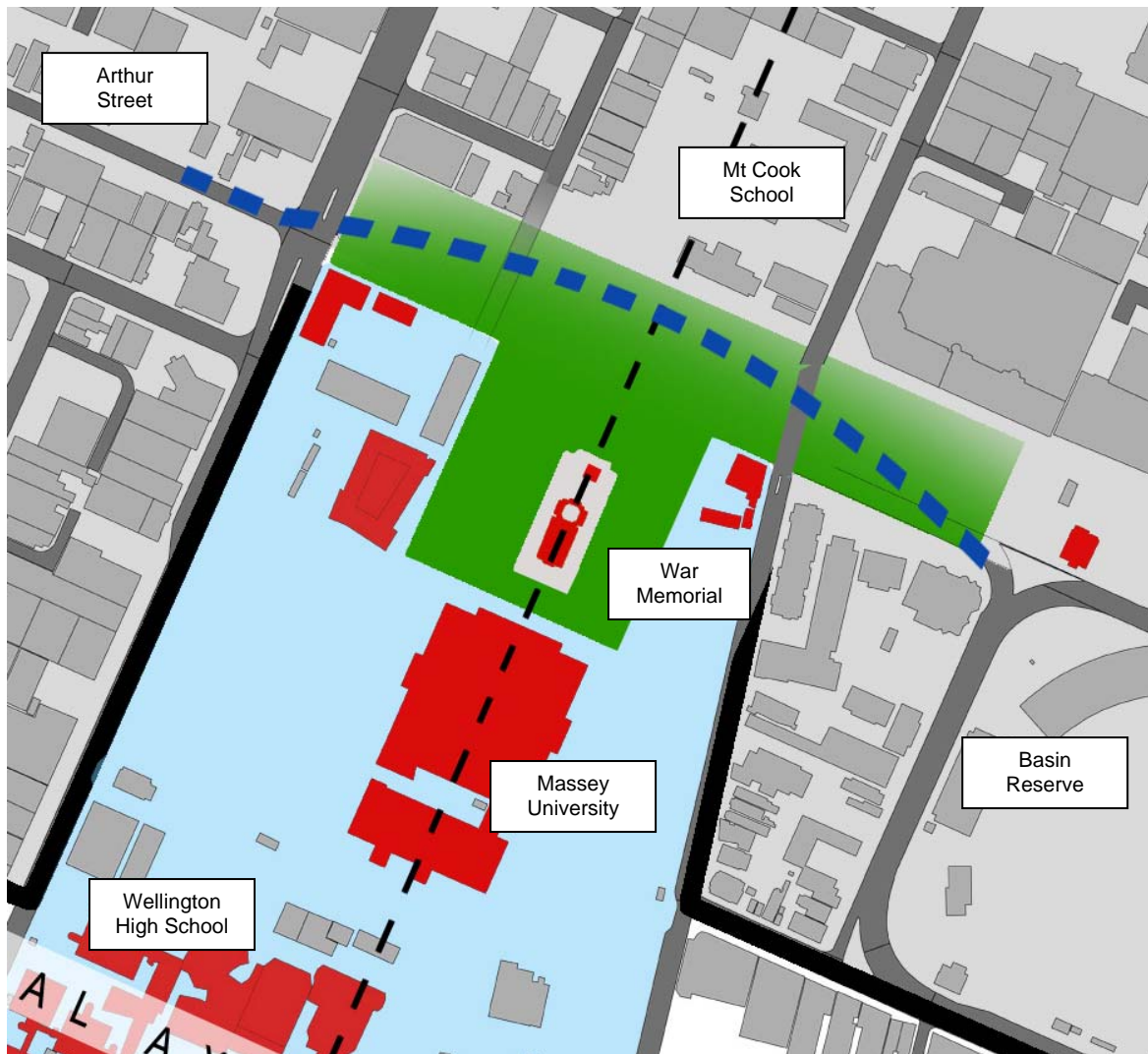
- **NATIONAL WAR MEMORIAL** – This site has great symbolic importance. It commemorates all those who served New Zealand in times of war. The 30,000 men and women who lost their lives are remembered on the rolls of honour within the Hall of Memories.
- **TOMB OF THE UNKNOWN WARRIOR** - The Tomb is located on the forecourt at the front of the memorial. On ceremonial occasions, guests arrive at the Buckle Street entrance and proceed up the steps to the memorial, pausing at the tomb. Generally, however, the steps provide pedestrian access between Massey University and Buckle Street.
- **FORMER DOMINION MUSEUM AND NATIONAL ART GALLERY BUILDING** – Now occupied by Massey University, this building was designed by Gummer and Ford. It is built in a similar style, using similar materials, as the National War Memorial and provides a grand backdrop to the memorial.
- **BUCKLE STREET** – Buckle Street is one of the main arterial routes into and through the city. It carries a large number of vehicles on a daily basis including traffic from the airport.
- **HISTORIC AND PROMINENT NEIGHBOURS** – Mount Cook School, the Police Barracks, the Army and Navy Barracks.

## **The Design**

The design for the park itself will be developed through a two-stage competition. Stage 1 has already commenced with a national call to design firms to register their interest in the project. A shortlist of five design firms will then be invited to submit a detailed design proposal for the park. A selection panel (to be appointed by the Minister of Culture and Heritage) will then select one of the submitted designs for construction.

One design element has, however, already been determined: in order to maximise the integration of the park into the memorial precinct, it is suggested that Buckle Street/State Highway 1 be realigned to the north to (as shown in Figure 3 below).

**Figure 3 – Indicative Realignment of Buckle Street/State Highway 1**



**Budget**

The total budget for the construction of the new park is \$12.9m. The main cost item is the realignment of Buckle Street/State Highway, which is estimated to cost \$8m. The Government will contribute \$10.9 million of the required budget and expects that the Council will contribute the remaining \$2m.

In order to manage the budget impact of the Council's proposed contribution it is recommended that funding be split over two years, with \$1.5m in 2007/08 and \$0.5m in 2008/09

## 4. Key issues

### Local funding contribution

There are three key reasons why a local (ratepayer) contribution towards the cost of the park is considered appropriate:

1. The park will enhance the status of Wellington as the national capital through the creation of a Memorial precinct that will attract international, national and local visitors to both formal and informal commemorative occasions
2. The park will further improve the streetscape (look and feel) of State Highway 1 (the City's primary people mover) as it passes through the Central City
3. The park will enhance the Mt Cook-Te Aro area by providing a pleasant and attractive outdoor space for local residents, students and workers.

The Memorial Park project would be another successful urban amenity project where the cost is shared between ratepayers and the Government because the project has both national and local significance and benefit. Recent projects where there are shared funding arrangements between the Government and the Council include:

- The central railway station upgrade, which included extensive restoration, strengthening and refurbishment of the building (mainly funded by the Crown)
- New Zealand National School of Music (Crown contributing \$11m)
- Karori Wildlife Sanctuary visitor centre (Crown contributing \$6.5m).

### Ownership and future maintenance

The Ministry of Culture and Heritage already owns the land to the north of Buckle Street, and will exchange this land with Transit NZ. When the project has been completed the ownership arrangement will be:

- Memorial Park (including the War Memorial) – owned and maintained by the *Ministry for Culture and Heritage*
- Realigned Buckle Street/State Highway and associated road reserve – to be owned and maintained by *Transit NZ*
- Public access roads to Massey University (War Memorial entrance) and likely small new parks to the east and west of Memorial Park (estimated value \$2m) – to be owned and maintained by *Wellington City Council*. The maintenance cost of these pocket parks are not known at this stage, but will not be significant.

### Planning permissions

The construction of the Park does not require an amendment to the Inner City Bypass designation in the District Plan, although Transit NZ may request an amendment at a later date. Furthermore, in the Central Area the construction of parks and roads do not require resource consents under the District Plan i.e. these are Permitted activities.

Minor consents will be required under the District Plan Rule 13.4.2 (creation of vacant/open land) and Rule 13.4.3 (any use of a contaminated site)<sup>1</sup>. As the effects of contamination or vacant site creation are likely to fall within the streetscape or within the site itself, it is likely that no specific parties will be considered to be adversely affected by the works.

At this stage there will be no legal road stopping. Depending on the final design of the park some adjustments to the legal road could be made at a later stage.

### **Traffic impact**

The construction of the park will neither increase or decrease traffic capacity as the current road configuration (and cycling and pedestrian routes) will be maintained. The park design will also make provision for another traffic lane to be added to the route at a future date (if required, for example, to add capacity for a bus or high occupancy vehicles).

The new road at the north of the park can be constructed while the current Buckle Street remains in full operation. Only minor traffic delays will occur when traffic is switched from the current Buckle Street to the new alignment, and this can be done overnight on a weekend. The construction of the park itself will have minimal impact on traffic flows.

### **Effects on surrounding buildings and users**

The park will greatly enhance the Buckle Street area and its proposed development has been widely welcomed. Table 1 summarises possible effects that the park may have on various properties (but note that this is not a comprehensive summary of effects/issues, as these are still being established through the design and consultation processes).

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<sup>1</sup> In Proposed Plan Change 48 the relevant Rules are Rule 13.4.2 (creation of vacant/open land) Rule 13.3.11 (any activity that disturbs or alters the ground of a contaminated site)

**Table 1 – Indicative summary of possible effects and anticipated mitigation**

<b>Property</b>	<b>Possible effects</b>	<b>Anticipated mitigation</b>
Mt Cook School and neighbouring residence	<p>Positive – removal of petrol station and vehicle testing station; new park as neighbour; improved walking safety for children</p> <p>Negative – Increased vehicle noise and emissions from the realigned Buckle Street</p>	Noise barriers and a “green barrier” next to the school’s commuter car park
Massey University campus	<p>Positive – improved urban environment for the ‘Heritage entrance D’ to the campus; improved open space amenity for students and staff; improved safety for access off State Highway 1</p> <p>Negative – loss of access off Buckle Street</p>	Access maintained off lane on former Buckle Street coming from Tasman Street, and retention of car parking
Police Barracks and Defence Barracks	<p>Positive – improved urban environment; lower noise levels in front of buildings</p> <p>Negative – loss of access off Buckle Street/State Highway 1</p>	Access to be maintained from Tasman and Taranaki Streets
Transit NZ tenants on Buckle Street and Martin Square (note: no tenants on Taranaki or Arthur Streets to be affected)	Loss of leased premises on Buckle Street (two parties) and Martin Square (only one party)	Alternative leased premises to be provided in suitable locations

## **5. Project Objectives**

The park will join the adjacent National War Memorial and the Tomb of the Unknown Warrior as a major focal point for New Zealanders to commemorate sacrifice during time of war. The objectives for the design of the park are<sup>2</sup>:

1. To celebrate Wellington’s wider role as capital city.

<sup>2</sup> From the ‘*Invitation to Participate in a Design Project*’ on <http://www.mch.govt.nz/projects/memorials/memorial-park-concept-brief.pdf>

2. To create a high quality, imaginative and cohesive urban space that is locally and internationally recognised that enhances the existing heritage listed National War Memorial by building on the idea of the sense of 'national identity'.
3. To provide a park that supports commemoration and remembrance of those who served in time of war, and for the recognition of the relationships New Zealand has forged with other countries through a shared military heritage.
4. To provide a safe park that integrates and connects into the city fabric by supporting day to day users as well as a gathering space for events such as ceremonial occasions such as the commemoration service at Anzac Day.
5. To ensure that the relocated Buckle Street/State Highway 1 reinforces the new public space and minimise 'left over' open space.
6. To over time allow other countries to successfully construct memorials in the park in a fully integrated manner.

These objectives have a good fit with the Council's *Cultural Well-Being* and *Urban Development Strategies*.

The project also has a very good fit with the Council's Capital Precinct project which aims to "*celebrate Wellington's role as a capital city.*" This will be achieved by giving prominence to the various functions of a capital city, integrating these more fully with the rest of the central city and promoting high quality urban outcomes. While the area around Parliament is acknowledged, there is now recognition that the entire city needs to be considered in the delivery of the capital function.

## **6. Proposed consultation**

There will be very close involvement of all the neighbouring properties (owners and tenants) in the development of the road and open space design, and initial meetings have already been held with several parties including Mt Cook School, Tenths Trust and Massey University.

## **7. Proposed timeline and project management**

Construction of the park is to commence in October with completion scheduled in mid-2008. The Ministry for Culture and Heritage is working in collaboration with the Wellington City Council and Transit New Zealand to create the park. Transit has already appointed a contractor for the construction of the road, and it is planned that the contractor may also be used for the construction of the park.

The Council's proposed involvement in the project can be summarised as follows:

1. Approval of the final park design – Minister of Culture and Heritage with the **Mayor of Wellington City**
2. Advice on the development of a park design – a stakeholder group including an elected representative from **Wellington City Council**
3. Project steering group – Chief Executives of Ministry of Culture and Heritage, Transit NZ and **Wellington City Council**

4. Project Coordination Group – Senior executives from the Ministry, Transit NZ, the **Council** plus representatives from the consulting and construction teams
5. Advice on public space design and construction – **Council's urban design and parks units**

Council Officers are also represented on various technical groups, including property, traffic management and services.

## Appendix 1.1

### **History of the National War Memorial**

New Zealand's National War Memorial consists of the Carillon, completed in 1932, the Hall of Memories, completed in 1964 and the Tomb of the Unknown Warrior, completed in 2004. The memorial commemorates the 30,000 New Zealanders who gave their lives in the South African War, World Wars One and Two, and the wars in Korea, Malaya and Vietnam. It also honours the men and women of this country who served in those wars.

A design competition was held in 1929 for an integrated plan for the National War Memorial Carillon, National Art Gallery and Museum. It was won by the architectural and engineering firm of Gummer & Ford of Auckland. The Gummer & Ford design combined elements of Classical and Art Deco styles. The original concept also included a tree-lined boulevard running due north from the Tower entrance to Courtenay Place. However, this feature was not included at the time of construction.

On 15 May 1931, the foundation stone was laid by the Prime Minister, the Rt Hon G.W. Forbes, and a year later the Tower was completed by the Christchurch firm of P. Graham & Son. A dedication service was held for the Carillon on Anzac Day 1932, when the Lamp of Remembrance atop the Tower was first switched on by the Governor-General, Lord Bledisloe.

The advent of the Great Depression and World War Two delayed work on the Hall of Memories until 1961. Gummer's original plans were then revised to reflect New Zealand's involvement in World War Two. P. Graham & Son were again contracted to build the Hall of Memories, which was completed in 1964 and officially opened by the Governor-General, Sir Bernard Fergusson (Lord Ballantrae) on 5 April 1964.

Inside the Hall of Memories, the entrance to the Sanctuary is flanked on either side by two white stone columns, each surmounted with a bronze orb and cross and engraved with the coats of arms of members of the Commonwealth whose forces served in World Wars One and Two. On each of the two side walls of the Sanctuary, a large cross forms the background for the coats of arms of the main towns of the nine provinces of New Zealand.

Four Rolls of Honour inscribed with the name and rank of each fallen New Zealander, are placed in bronze display cases on the east and west walls of the Sanctuary.

The focal point of the Hall of Memories is a bronze statue by Lyndon Smith. This poignant sculpture depicts a family group; the mother holding the family together during the absence of her partner on active service, while supported by her growing son and comforting her young daughter.

Since rededication by Her Majesty Queen Elizabeth II during the Royal Visit in February 1986, the National War Memorial has enjoyed ever-increasing use for wreath laying ceremonies honouring theatres of war in which New Zealanders served, and for official visits by guests of Government, including several crowned and presidential European Heads of State, Prime Ministers and numerous military Chiefs of Staff. The National War Memorial is open to the public every day except Christmas Day and Good Friday.

A carillon (pronounced "ká-ri-lon") is a huge musical instrument consisting of at least 23 cast bronze bells, tuned chromatically so that when rung together they produce a wide range of concordant harmonic effects. The bells are hung stationary in a massive steel framework and are struck by cast iron clappers, which are operated by wires attached to a manually played clavier (keyboard). New Zealand's National War Memorial Carillon was originally designed as the sister instrument to the Peace Tower Carillon at the Parliament Buildings, Ottawa, Canada.

Since 1984, the Carillon has been substantially rebuilt and enlarged. 20 mid-range bells have been replaced, with 21 smaller treble bells and 4 large bass bells added, extending the total range to 6 octaves. The Carillon currently has 74 bells and ranks as the third largest in the world by total weight. The carillon is heard in over 200 hours of live recitals each year.

In 2004, the Tomb of the Unknown Warrior was added. Centred on the forecourt in front of the memorial, the tomb contains the remains of an unknown New Zealand soldier, killed in Northern France during the First World War. He represents all New Zealanders who lost their lives in times of war. Since 2004, the tomb has become an integral part of all ceremonies held at the National War Memorial and is visited by many thousands of people each year.

## Appendix 1.2

### **Key influences on the Design of the National Memorial Park**

#### **Links into Mt Cook and Te Aro**

This area has the potential of richness of open spaces that could be better connected. These spaces include those immediately around the National War Memorial, the proposed memorial park, the Basin Reserve, Government House grounds, and in turn, links to the town belt.

The links to the balance of the city also need to be enhanced. Taranaki and Tory Streets as well as Kent and Cambridge Terraces all lead towards the waterfront. The characteristics of each are different; Tory St is primarily a walking street, the others being predominantly vehicle streets. Consideration needs to be given as to how these streets can be used to connect the memorial park with the rest of the central city.

#### **Topography**

The National War Memorial was built on the north-projecting ridge of Mt Cook, overlooking Wellington city. While many buildings have been erected in the surrounding areas since the memorial was first built, it still holds a commanding position over the city and can be viewed from many vantage points throughout Wellington, especially from the surrounding hills. The area available for the park still follows the contours of the ridge, the high point being more or less directly in front of the National War Memorial.

#### **Trees and Vegetation**

The grounds of the National War Memorial feature a number of mature pohutukawa trees which provide a sense of containment to the site. From a distance, the trees form a distinct oasis of green amongst the surrounding built environment. When approaching the memorial in a car or on foot, the trees provide a screen, from behind which the memorial is suddenly revealed. The pohutukawa trees to the north of the war memorial may be moved if necessary.

#### **Ground Surface**

The steps and forecourt of the National War Memorial were recently repaved as part of the redevelopment for the Tomb of the Unknown Warrior. The paving is shot blasted pre-cast concrete pavers made with a predominantly grey small river pebble aggregate in a white sand/white cement matrix.

#### **Climate**

The prevailing wind is from the north-west. As the War Memorial is built on the north face of a ridge, the area is often exposed to high winds.

#### **Heritage**

The National War Memorial, the former Dominion Museum and National Art Gallery Building and the former Mt Cook Police Station on the corner of Buckle and Tasman Streets are category 1 listed buildings with the New Zealand Historic Places Trust. The former General Officer Commanding Building on the corner of Taranaki and Buckle Streets is a category II.

**Lighting**

As part of the redevelopment of the National War Memorial, new lighting was installed to illuminate the carillon tower, steps and the Tomb. For public safety reasons, as well as to extend the useable hours of the park, consideration must be given to how the park will be lit. To retain the night time emphasis on the War Memorial and future potential memorials consideration should be given to lighting that has minimal impact on the War Memorial and night time sky. Energy efficient lighting should be used in lighting the park.

Contact officer: Ernst Zollner

## Appendix 2

### Basin Reserve Trust

The Basin Reserve Trust (the Trust) is a Council Controlled Organisation responsible for the management and operation of the Basin Reserve. The Trust seeks one-off funding of \$370,000 (GST inclusive) in 07/08 to replace the irrigation system and to build new media facilities at the Allied Prime Basin Reserve (the Basin Reserve). In summary these initiatives involve:

1. The replacement of the current irrigation system (installed in 1980) with improved sprinkler coverage and control technology with a new pipe structure to support it. The estimated cost of replacing the irrigation system is \$115,000 (GST exclusive). It is proposed that the new irrigation system would be installed in August 2007.
2. Upgraded media facilities at an estimated cost of \$255,000 (GST exclusive). The enhanced media facilities include the construction of sound-proofed rooms and supporting infrastructure to better accommodate television broadcasting and print media requirements. Current facilities are considered to be too small or simply substandard.

NZ Cricket has just confirmed that the Basin Reserve will host Bangladesh 12-16 January and England 13-17 March and there is increased demand from other user groups (e.g. Wellington Phoenix Football, Club Cricket, rugby league, rugby union, FIFA under 17 Women's World Cup and increased interest from event promoters). While this is positive in terms of the long-term outlook for the Basin Reserve, it also demands greater urgency in ensuring that the works are undertaken in advance of these high profile events and more intensive use of the Basin Reserve. Without the proposed new media facilities or irrigation system in place there is a risk that the Basin Reserve, and therefore Wellington, could miss out on hosting future cricket test matches and other events or be exposed to public criticism as a substandard facility.

While, since their inception, the Trust has been successful in developing income streams it is still not in a strong enough financial position to fund major maintenance/capital renewal works such as the irrigation system and media facilities. Council officers will be working with the Trust to develop an Asset Management Plan but this will not address the more immediate requirement to fund the proposed upgrade of the irrigation system and media facilities.

In summary, there is an urgent need to complete the works in advance of what will be high profile international events (attended by a large international media contingent) and more intensive use of the ground and facilities. Council funding is seen as essential to ensuring that the works are completed in time – which if not achieved, may damage the public reputation of the Basin Reserve.

Council officers therefore support the proposal from the Trust, subject to the Trust agreeing to undertake a comprehensive Asset Management Plan to establish priorities and forecasting for future CAPEX spending.

Contact officer: Wayne Maxwell

## Appendix 3

### **Film school**

The Film School has requested Council support of \$40,000 per annum for 10 years, to assist with its proposed relocation to new premises at Te Whaea in the Premises Management Trust buildings.

Officers support the proposal from the Film School, but recommend Council funding support for 3 years only, with a review to take place at that time to assess the merits of any ongoing support.

The Film School is the last training provider of its type in Wellington. Its graduates provide the film industry with the critical 'coalface' staff that supports the growing film sector in Wellington in attracting and retaining film business. This is an area of economic and training activity that aligns with Council's economic development aims.

Officers note that the Film School has previously had a loan from the Council, which it has repaid in full.

Contact officer: Wayne Maxwell

## Appendix 4

### **Shed 11 Ltd: Centre for photography and Portrait Gallery**

The New Zealand Centre for Photography and the New Zealand Portrait Gallery have combined to form Shed 11 Limited, a trust that aims to permanently showcase New Zealand portrait and photography fine art in Shed 11 on the waterfront.

The Council had approved \$88,000 per annum in the LTCCP from 2007/08 for this purpose, dependent on Shed 11 Limited raising matching funding from two other sources.

Unfortunately this matching funding has proved difficult for Shed 11 Limited to raise. It has therefore submitted an amended proposal, seeking \$75,000 from Council, and scheduling exhibitions across four seasons, totalling 6 months of the year, in lieu of a permanent presence in Shed 11. Shed 11 Limited hope that, within 2 years of such an operation, it will have positioned itself to take on a full time presence in Shed 11 from 2009/10.

Officers support the amended proposal from Shed 11 Limited. While it is unfortunate that Shed 11 have had difficulty raising the level of funding required to be a permanent fixture on the waterfront, the amended proposal still provides Wellington with a high quality fine arts institution that will give greater exposure to portrait and photography work from across New Zealand.

It should also provide an opportunity for Shed 11 Limited to fine-tune its operations in anticipation of becoming a more permanent presence in 2 years time. Shed 11 Limited have stated that, in order to move to a full time operation, additional capital and operational funding would be required to bring the facility up to permanent standard.

As well as the \$75,000 Council grant, the proposal requires that Shed 11 Limited have 'free' use of Shed 11, which is a rent-subsidy of approximately \$75,000. Based on projected visitor numbers of 18,000 visitors per annum, this equates to a per-visitor subsidy of approximately \$8.33. This compares favourably with other visitor subsidies provided by the Council, such as the Zoo (\$15), the City Gallery (\$13) and the Museums of City and Sea and Plimmers Ark (\$11).

Perhaps an unintended benefit of the shift to four seasons from a permanent presence is the ability to utilise Shed 11 for other purposes over the 2 year period in question, although with Shed 13 due to be available to use shortly, the pressure for use of Shed 11 from other users is likely to lessen.

Contact officer: Wayne Maxwell

## Appendix 5

### Crossways community house

The Presbyterian Church has decided to sell the building which has functioned as Crossways Community House in Mt Victoria since 1978. The Mt Victoria parish owned the building until 2002 when they merged with the St Andrews on the Terrace parish.

The church has identified the need to undertake the following work on St Andrews on the Terrace:

- earthquake strengthen the church
- replace the roof;
- refurbish the church;
- redevelop offices, hall, kitchen, toilets and meeting spaces.

The total cost is estimated at \$3.5 to \$4 million. The church has investigated a range of options for raising the required funds, including potential major developments around the church site on the Terrace which have not proven viable.

The Church intends to undertake a public fundraising campaign and to provide a significant lead-contribution. Proceeds from the sale of the Crossways building will provide an estimated \$1.35 to \$1.6 million for the church's lead contribution. The decision to sell the building was made at a Special General Meeting of the St Andrews on the Terrace congregation on 29 April 2007 after many years of consideration. At the request of the Crossways Committee the congregation decided not to put the building on the market until 1 September to give the Crossways Committee four months to seek funds or support to enable the building to be purchased in a manner that would retain its use as a community centre.

Submitters to the Draft Annual Plan (DAP) propose that the Council commit funds to ensure the retention of Crossways through a community trust. Most submitters requested that \$350,000 be committed over the next three years.

### Officers Response

Officers recommend that the request to allocate additional funds for Crossways Community House be declined on the basis that:

- The current building is old, expensive to purchase and equally expensive to maintain and has a poor “fit for purpose” as a modern community centre. This is evidenced by the relatively low patronage from local residents (of the estimated 500 users<sup>3</sup> a significant number are drawn from across the city – around two thirds of usage is not specific to the local neighbourhood).
- The building is currently protected by the pre-1930s Demolition Rule in the District Plan (Rule 5.3.11). There is also work in progress to improve the protection for the building by listing it as a heritage building. This proposal will be brought in front of councillors shortly.
- A demographic analysis of Mt Victoria neighbourhood reveals that Mt Victoria has 3% of the total Wellington population and varies from the Wellington norm in the following ways:

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<sup>3</sup> User figures taken from the Crossways Annual Plan 2006-07 and is made up of 50 user groups with regular monthly, fortnightly and weekly sessions and crèche usage

- Significantly higher percentage of 15-29 year olds
- Fewer children aged under 10
- Lower percentage of people in their own homes (24% in Mt Victoria compared with 44% in Wellington as a whole and correspondingly more in rental accommodation (70%))
- Across all age groups a higher rate of churn through residential properties – around 40% of the Mt Victoria population has been resident at their Mt Victoria address for under 1 year
- 61% of the Mt Victoria residents aged 15 and over have never been married – 18.5% higher than the rest of Wellington
- Almost 47% of the Mt Victoria population have a degree or postgraduate qualification (14% higher than the Wellington population as a whole)
- 73% of residents in Mt Victoria earn their income through wages or salary compared to 66% in the rest of Wellington and the median household income in Mt Victoria is \$86,700 compared to \$74,200 in the rest of the city
- Fewer residents receiving Superannuation (6% compared with 9% for the rest of Wellington)
- Fewer residents in Mt Victoria work part time and more people work longer hours than the rest of Wellington

The conclusions that can be drawn from this demographic data is that Mt Victoria has a significant number of young, mobile residents, urban professionals and students who are most likely to draw on the attractions in the CBD for their recreation and support needs. . During the 1980s, Mt Victoria was being re-gentrified and there was a much stronger family orientation and a less vibrant central city.

Given these factors and the mismatch between the current user groups and the Mt Victoria resident population there is a strong argument for a different approach to community development in the suburb.

- A commitment has been made to re-house the current functions accommodated within Crossways. Officers are confident that all user groups can be re-housed. The Band Rotunda in Oriental Bay has just come back into active management as a community facility. Approximate walking distances to current Council facilities are:
  - Elizabeth Street to Thistle Hall – 1.4k
  - Elizabeth Street to the Oriental Bay Band Rotunda -1.5k
  - Elizabeth Street to Hataitai Community Centre – 2.8k
  - Elizabeth Street to Newtown Community Centre 3.1k

Evening use of our own Committee Rooms in the evening and weekends is not at capacity. In addition there are a range of non-Council facilities within walking distance of Elizabeth Street and schools with easy walking distance with some spare capacity.

- The Council will continue to provide the community outreach support currently provided through a grant subsidy for a co-ordinator.
- The most problematic of the user groups to re-house is the crèche and this is mainly because of the nature of the service and increasing building compliance code which drives up costs. The fact that the crèche is small and part time (operating typically between 9am-1pm with between 9-12 children at any one time) limits its funding opportunities with the Ministry of Education and

therefore its re-housing options. However we are currently supporting them to look at a range of options that include re-location and changes to the nature of the service. They have identified the ex-Bandoliers site at the top of Majoribanks Street. This is not available because of its Town Belt status. There are other viable options however and officers will continue to work with the group.

- The fundraising target proposed by the coalition of Crossways advocates is ambitious. The Church is unlikely to discount any price given that this jeopardises their own fundraising efforts for St Andrews. Given the current low usage of the facility and high resident turnover population this target is likely to take many years.
- The Council is in the process of developing a 10 year plan for investment in Council-owned community facilities, and decisions on all major investment should follow adoption of this plan. There is a new initiative identified in the Draft Annual Plan to survey the publicly accessible buildings in Wellington to get a clearer picture of any surplus or shortfall in meeting spaces. Anecdotal evidence suggests that there is no overall shortfall but gaps in specific types of facilities at peak times. While it is too early to predict the results of the survey and the proposed neighbourhood reviews, the central city is likely to be better served by a refreshment of the central library and inclusion of purpose built meeting spaces in a modern energy-efficient building with wider access options.
- There are a large number of existing calls for reinvestment in community facilities across the city. These include:
  - Newlands - new facility to be constructed at Council cost with significant contributions from community trusts (total approx \$2.7 million including land purchase, of which \$1.8 million is WCC funded)
  - Johnsonville - new room under construction at community centre cost (\$360,000 approx) - Council contribution is project management and architectural services
  - Wadestown - requests over several years for a new facility - Churton Park - requests for new facilities (none currently)
  - Khandallah - Cornerstone community centre requiring new premises (currently provided commercially at low rent) - DAP proposal for \$60,000 to fully scope work required to upgrade the Khandallah community hall to enable Cornerstone to relocate there while providing more useable hall space - cost of upgrade likely to be between \$500,000 and \$1 million
  - Karori - Community desire for new hall, Council decision to hold land while community attempts to fundraise for a hall
  - Northland - requests for capital funds to be allocated to reconfigure the centre (which is essentially an old hall)
  - Aro Valley - requests for capital funds to move/reconfigure the community centre
  - Thistle Hall - sprung floor requires major upgrade (\$100,000 approx)
  - Newtown - request for capital funds to upgrade the community centre.

This is not an exhaustive list. These requests are not currently supported by officers with the exception of Newlands, Johnsonville and Khandallah which are either underway or substantially progressed in planning. It is clear that a city wide view needs to be taken of all facilities publicly available before scarce Council investment is committed.

Contact officer: Wendy Walker

## Appendix 6

### **Aro Valley community hall**

The Aro Valley Community Council proposed that the Council:

- substantially increase the funds allocated in the Draft Annual Plan (DAP) for community centres in 2007/08 and subsequent years; and
- allocate specific funding for development of the Aro Valley Community Centre, with reference to their May 2004 submission to the Council which details the proposed re-development - no figures are specified in either the Draft Annual Plan submission or the 2004 submission.

The Draft Annual Plan allocates an additional \$206,000 to activities related to community centres: \$51,400 for Newlands Community Centre operations; \$14,600 cost of living increases to community centre grants; and \$140,000 to progress work arising from the Community Facilities Activity Review, including the development of a 10 year plan for investment in Council-owned community facilities. In addition the DAP allocates \$60,000 to draw up concept designs for the redevelopment of the Khandallah Hall to enable the Hall to accommodate Cornerstone Community Centre, who need to re-locate.

While no funds are currently allocated to redevelopment of the Aro Valley Community Centre, two pieces of work related to the Community Centre will be carried out over 2007/08 - re-piling of the building as part of regular asset maintenance and redevelopment of the area surrounding the centre as part of the Aro Valley Centre Development project.

Officers recommend that the request to allocate additional funds to community centre development be declined on the basis that:

- a range of communities and community centres have requested that funds be allocated to development or redevelopment of community centres, and Aro Valley has not been assessed as a higher priority than other requests (note: most requests have not been raised in the context of DAP consultations)
- the Council is developing a 10 year plan for investment in Council-owned community facilities, and decisions on all major investment should follow adoption of this plan.

Contact officer: Wendy Walker

## Appendix 7

### **Spinks Cottage**

The Council allocated \$190,000 of Opex in the 2005/06 Annual Plan as a contribution to the cost of the development of Spinks Youth Café at 166 Willis Street. The application of the funds was subject to the granting of resource consent for the project, which involves moving the Spinks Cottage from its present location and elevating it onto a new basement structure. The project is being undertaken by Wellington Boys and Girls Institute (BGI).

The \$190,000 was carried forward into the 2006/07 financial year due to the resource consent application being delayed. Resource consent was considered and declined in April 2007. BGI have indicated that they intend to appeal the decision to the Environment Court, which could not hear the case until late in the 2007/08 financial year. BGI have requested that the \$190,000 be carried forward into the 2008/09 financial year.

Officers recommend that the request to carry the funds forward be declined on the basis that:

- resource consent has been declined, and the outcome and timing of the appeal processes is unknown
- carrying Opex forward is not usual practice.

Funding for Spinks Café can be re-considered at a later date through the Annual Planning process if the appeal is successful and consent is granted.

Contact officer: Wendy Walker

## Appendix 8

### **Marine bio blitz**

Paula Warren has requested Council funding support of \$10,000 to coordinate a 'marine bio blitz' on Wellington's South Coast for later this year. The proposal aims to explore and record the diversity of marine life on Wellington's south coast over a two day period. The project will ensure there is greater understanding and awareness of the diversity of marine life available on the south coast. Participants who have offered to contribute to the planning and implementation process include Victoria University, the department of Conservation, NIWA, Forest and Bird, dive groups and marine education groups. Officers recommended that the proposal be considered through the environment grants process.

Contact officer: Helen Walker

## Appendix 9

### **Anti-Graffiti flying squad**

This initiative proposed that a 'Flying Squad' be constituted for a one year trial with the sole purpose of eliminating graffiti from the City's public spaces and – where agreed – private property. The aim is to remove graffiti within 48 hours of it appearing, and to have a proactive role in making certain areas unattractive to graffiti through the use of murals and other initiatives. Operational spending of \$225,000 was to fund two staff members, each with a van fitted out for dealing with graffiti. \$40,000 is set aside for materials and \$25,000 for contracts, and is planned that paint collected at the landfill will be used wherever possible.

Consultancy Advocacy and Research Trust Incorporated (CART) has requested the funds be allocated to them to expand their 'Operation Graffiti' that has been effective in the past in the Eastern Suburbs.

The Flying Squad initiative is slightly different from CART's objectives in that the Squad is focussed solely on the removal of tagging and graffiti whereas CART's objectives are social as well as environmental. The two are not mutually exclusive however. One of the most effective ways of eradicating graffiti is to work with the protagonists as well as dealing with the physical problem. Given that this is a one year trial and that the effectiveness of the scheme is unknown, it is proposed that the eradication work be undertaken by in house staff. This will be augmented by murals and other graffiti art where appropriate, with the involvement of organisations such as CART and the Police. Several other community organisations have also volunteered support, some of them would be happy to provide labour if the Council would provide materials.

Contact officer: Mike Mendonca

## Appendix 10

### **QE2 Trust**

The Queen Elizabeth the Second National Trust (QE2) is a statutorily independent organisation established in 1977 to facilitate the protection of open space in New Zealand. The Trust achieves its objectives through Open Space Covenants with individual landowners. Wellington has 14 covenants covering 128 hectares. The QE2 Trust requests that Council establish a new contestable fund to protect biodiversity on covenanted land.

The Council recognise that protecting biodiversity on private land is of key importance. The Council is currently preparing a coherent plan to manage Wellington's indigenous biodiversity through the Biodiversity Action Plan. The Plan will go out for consultation in the coming months. It is recommended that the QE2 Trust proposal be considered as part of the Biodiversity Action Plan.

Contact officer: Derek Fry

## Appendix 11

### **EnergySmart: Healthy homes project**

EnergySmart Ltd runs several nationwide Health Homes Projects. They approached Council for funding support of \$20,000 per annum to go towards their Wellington Healthy Homes project.

The Energysmart proposal is similar to the Healthy Housing Wellington (HHW) project championed by the Council and led by the Sustainability Trust who are now based in our Ecohouse in Newtown.

HHW is an insulation retrofit initiative targeting homes in south Wellington. HHW is part of the EnergyWise homes grant programme operated by Energy Efficiency and Conservation Authority. The programme targets low-income families and provides a range of benefits including: reduced energy bills; improvements in health; reduction in GP visits and hospital admissions; reduction in time off school and work due to improved health; and local employment.

HHW has been developed and financially supported by a project team including:

- Sustainability Trust (Project Manager)
- Wellington City Council (Project champion & major funder)
- Energy Efficiency and Conservation Authority (major funder)
- Capital and Coast District Health Board (major funder and health advisor)
- Capital PHO (funder and referrals)
- South East and City PHO (funder and referrals)
- Ministry of Social Development (major funder).

HHW has been developed initially as a one-year pilot project targeting a minimum of 300 homes from Newtown to Island Bay.

A significant amount of planning has gone into this project, which commences 1 July 2007 and is the first initiative of its type in Wellington City. The Council has championed this project and contributed \$200k and provided significant in-kind support to ensure its success.

It is recommended that the request for funding from EnergySmart Ltd be declined.

Contact officer: Wendy Walker:

## Appendix 12

### **Heritage study for Thorndon**

The Thorndon Society Incorporated has requested additional funding of \$30,000 be allocated to the heritage budget for the 2007/08 year to provide for a complete heritage evaluation of the Thorndon area.

The urban design unit sees the holistic assessment of the Thorndon area for heritage purposes as an important piece of work.

The area is loosely all of that area north of Whitmore/Bowen Streets through to the base of Tinakori Hill, and has some of the oldest connections to the on going development of Wellington, in particular the relationship with Wellington as a capital city. At present the only acknowledgement of the value in this area is through the Thorndon Character Area, some individually listed heritage buildings and the proposed listing of the Parliamentary Precinct Heritage Area as part of Plan Change 48.

This work is seen as extremely important, having been highlighted by the Thorndon Society and others. The study is on Council's work programme and although the exact timing has yet to be determined, the work is likely to commence in 2008/09. The study will be funded out of existing budgets.

Contact officer: Ernst Zollner