
**ORDINARY MEETING
OF
PŪRORO MAHEREHERE | ANNUAL PLAN/LONG-TERM PLAN
COMMITTEE
AGENDA**

Time: 9:30am
Date: Wednesday, 25 May 2022
Venue: Ngake (16.09)
Level 16, Tahiwi
113 The Terrace
Wellington

MEMBERSHIP

Mayor Foster (Deputy Chair)
Deputy Mayor Free
Councillor Calvert
Councillor Condie
Councillor Day
Councillor Fitzsimons
Councillor Foon
Liz Kelly
Councillor Matthews (Chair)
Councillor O'Neill
Councillor Pannett
Councillor Paul
Councillor Rush
Councillor Woolf
Councillor Young

Have your say!

You can make a short presentation to the Councillors, Committee members, Subcommittee members or Community Board members at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8337, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The Long-term Plan and Annual Plan give effect to the strategic direction and outcomes set by the Strategy and Policy Committee by setting levels of service and budget.

The Committee is responsible for overseeing the development of the draft Annual Plan and Long-term Plan for consultation, determining the scope and approach of any consultation and engagement required, and recommending the final Long-term Plan and Annual Plans to the Council.

To read the full delegations of this committee, please visit wellington.govt.nz/meetings.

Quorum: 9 members

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1. Meeting Conduct

1.1 Karakia

The Chairperson will open the meeting with a karakia.

Whakataka te hau ki te uru, Whakataka te hau ki te tonga. Kia mākinakina ki uta, Kia mātaratara ki tai. E hī ake ana te atākura. He tio, he huka, he hauhū. Tihei Mauri Ora!	Cease oh winds of the west and of the south Let the bracing breezes flow, over the land and the sea. Let the red-tipped dawn come with a sharpened edge, a touch of frost, a promise of a glorious day
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At the appropriate time, the following karakia will be read to close the meeting.

Unuhia, unuhia, unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, te tinana, te wairua I te ara takatū Koia rā e Rongo, whakairia ake ki runga Kia wātea, kia wātea Āe rā, kua wātea!	Draw on, draw on Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Oh Rongo, above (symbol of peace) Let this all be done in unity
--	--

1.2 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.

1.3 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.

1.4 Confirmation of Minutes

The minutes of the meeting held on 23 May 2022 will be put to the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee for confirmation.

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 Pūroro Maherehere | Annual Plan/Long-Term Plan Committee.

The Chairperson shall state to the meeting:

-
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.

The item may be allowed onto the agenda by resolution of the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee.

Minor Matters relating to the General Business of the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee for further discussion.

1.6 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 31.2 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.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. General Business

ANNUAL PLAN AND LONG-TERM PLAN AMENDMENT HEARINGS

Kōrero taunaki | Summary of considerations

Purpose

1. This report to the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee asks that panel members recognise the speakers who will be speaking to their submissions regarding the 2022/23 Annual Plan and Long-term Plan Amendment consultation.

Strategic alignment with community wellbeing outcomes and priority areas

Aligns with the following strategies and priority areas:

- | | |
|--|---|
| Strategic alignment with priority objective areas from Long-term Plan 2021–2031 | <input type="checkbox"/> Sustainable, natural eco city |
| | <input type="checkbox"/> People friendly, compact, safe and accessible capital city |
| | <input type="checkbox"/> Innovative, inclusive and creative city |
| | <input type="checkbox"/> Dynamic and sustainable economy |
| | <input type="checkbox"/> Functioning, resilient and reliable three waters infrastructure |
| | <input type="checkbox"/> Affordable, resilient and safe place to live |
| | <input type="checkbox"/> Safe, resilient and reliable core transport infrastructure network |
| | <input type="checkbox"/> Fit-for-purpose community, creative and cultural spaces |
| | <input type="checkbox"/> Accelerating zero-carbon and waste-free transition |
| | <input type="checkbox"/> Strong partnerships with mana whenua |

Relevant Previous decisions

On Wednesday 13 April 2022, the Pūroro Maherehere | Annual Plan/Long-term Plan Committee adopted the 2022/23 Annual Plan and Long-term Plan Amendment Consultation Document, and noted that the formal consultation period was 14 April 2022 to 15 May 2022.

Financial considerations

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Nil | <input type="checkbox"/> Budgetary provision in Annual Plan / Long-term Plan | <input type="checkbox"/> Unbudgeted \$X |
|---|--|---|

Risk

- | | | | |
|---|---------------------------------|-------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Low | <input type="checkbox"/> Medium | <input type="checkbox"/> High | <input type="checkbox"/> Extreme |
|---|---------------------------------|-------------------------------|----------------------------------|

Author	Hedi Mueller, Senior Democracy Advisor
Authoriser	Stephen McArthur, Chief Strategy & Governance Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion

That the Pūroro Maherehere | Annual Plan/Long-Term Plan Committee:

1. Receive the information.
2. Hear the oral submitters and thank them for their submissions.

Takenga mai | Background

3. Wellington City Council consulted the community on the 2022/23 Annual Plan and 2021/2031 Long-Term Plan Amendment from 14 April 2022 to 15 May 2022.
4. Additional submissions were accepted through 18 May 2022.

Kōrerorero | Discussion

5. A document comprising all of the speakers' submissions will be provided to committee members and published on the wellington.govt.nz website.
6. The list of speakers and their submissions is Attachment 1.

Ngā mahinga e whai ake nei

Next actions

7. Deliberations are scheduled for 1 June 2022, and adoption is scheduled for 30 June 2022. The full submission document will be published alongside the 1 June 2002 meeting agenda.

Attachments

Attachment 1. Speakers' Submissions

Full name:

Peter McMenamin

Phone number:

██████████

Are you making this submission as an individual or on behalf of an organisation?

Individual

What is your connection to Wellington? (*tick all that apply*)

I live in Wellington

I am a Wellington City Council ratepayer

Increasing encroachment licence fees to better reflect their value

Do not support

Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

See attached

My opposition is solely in relation to the proposed changes to annual rental fees for road encroachment insofar as they relate to exterior decks on multi storey residential apartment buildings. These structures which occupy airspace are an entirely different animal compared to garage encroachments for cars on ground level and do not warrant the same treatment because they do not in any way reduce or interfere with the use of the street by vehicles or by pedestrians. To propose doubling the current fee is quite arbitrary and without rational justification.

My wife and I live in Trinity Apartments, an 8 level residential building that has frontages to both College Street and to Vivian Street. There are 28 balconies on the Vivian Street frontage and 24 balconies on the College Street frontage. All intrude to a minor extent (our deck measures 4.150 metres wide and 1.750 metres deep) into the airspace in both streets, far above traffic and pedestrians. Neither of those aspects is in any way impacted by the presence of the balconies in the same way as, for example, a garage on the ground or tables and chairs of a cafe. There is no maintenance cost to the Council, and the imposition of fees on residential owners is purely and simply a revenue gathering exercise. A good number of the apartment owners (myself included) are retired and an increase in the licence fee of 100% is less than welcome for obvious reasons. It is sheer sophistry for Shu Huang to maintain in his letter of 7 April 2022 that the increase will "seek to make an economic return from this investment where appropriate" in relation to high level balconies which in no way impinge on the use of the street..

That letter also refers to increase the lease fee by 100% "... from 1 July 2022 to reflect the added property value to the lease holders". No valuation data is given by way of justification, and in my opinion it would be almost impossible to quantify, The value of the apartments has risen as have most residential properties over the last 10 years, but this is reflected in the rates that we pay for both the apartment and our carpark.

The Council may need additional revenue to fund public services and to fulfil its statutory obligations, but this should be borne by the community as a whole rather than by targeting ratepayers whose balconies happen to intrude into Council owned airspace at no cost to the Council.

Respondent No: 557

Login: Registered

Responded At: May 13, 2022 07:58:56 am

Last Seen: May 12, 2022 19:29:57 pm

- Q1. **Full name:** Cathie Payne
-
- Q2. **Phone number:**
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I oppose the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
<p>Your encroachments need to be reviewed. I have an encroachment with a driveway that needs repair. I can't get to my garage that I pay an encroachment fee for. I have had to re-new my encroachment licence and you have given me the free gift of a retaining wall that you have told me needs to be moved if it needs repair. The wall has been valued at \$84,000, I can't insure the wall until it is assessed by an engineer. My neighbours driveway runs parallel to mine and some of the driveway is shared. My neighbour has none of the cost of repair. I have had to sign the licence so that I can move forward with the repair of the driveway. If you are going to charge market rates you need to ensure it is fit for purpose. Mine is now a very expensive liability. When I asked what I needed to do to give back the encroachment the only response was that it wasn't that easy. The driveway has been unusable since June 2021, the plans are now with consent and I am told 70 days for this process. You have not been transparent or fair.</p>	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered

Respondent No: 632

Login: Registered

Responded At: May 14, 2022 13:31:46 pm

Last Seen: May 14, 2022 01:25:35 am

- Q1. **Full name:** Grant Joseph Fletcher
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**
I am a Wellington City Council ratepayer
I live in Wellington
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Neutral don't know
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Neutral don't know
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

Thank you for the opportunity to submit on your proposal to double the encroachment fees under the FY2022/23 Annual Plan.

We wish to object to the proposal as highlighted in your letter of 7 April 2022 on grounds of proportionality, mutual recognition of benefits, administrative overhead and impact on individual encroachment holders.

Disproportionate Rise

The proposed doubling of the encroachment fee from 1 July for the remainder of the current LTP period and subsequent proposed adoption of a renewed approach to setting encroachments are disproportionate. They are well beyond any raise that could be reasonably expected, either if the increase is considered as a “fee for service” or part of the Council’s extended rating base.

As use of an encroachment is described as a “fee,” any increase in fee beyond the CPI rate increase with no commensurate increase in service from the provider would be considered unjustified. As there is no increase in service from the Council in return for this service, this rise when considered from a fee perspective is unreasonable.

If the encroachment is viewed as part of the Council’s general revenue base, the increase from the 2012 Annual plan to the 2021 Annual Plan would have seen a 78 per cent increase as opposed to the 100 per cent increase you are proposing now on top of the 20 per cent CPI rise already added over the previous nine years. This would equate to a fee of \$19.77/m² as opposed to the \$26.66/m² that you are proposing as an intermediate step. Additional proposals could see your fees increase by upto approximately 450 per cent over current levels. The net effect would be to add potentially over 50 per cent to an existing rate bill, the rate plus the fee that is contemplated, a move which can only be described as predatory behaviour.

By both methods, your proposed rise is disproportionate and arguably unjustified, particularly compared with the encroachment fees of Christchurch and Dunedin, and given that the land used for encroachments is otherwise unusable in most instances, and the product of an historic anomaly when the roads and subdivisions were first laid out.

Failure to recognise mutual benefits

The proposed rise fails to take into account the mutual attribution of benefits to both the encroachment holder and the Council. While the holder obtains a private benefit through exclusion of public access, the Council and general public receive benefit from the encroachment. In the suburb in which we live, off-road parking provides public benefit through removal of vehicles which would otherwise impede public access along already narrow roads, frequently provides protection of public land through maintaining stopbanks and drainage that would erode public land, and in many instances beautification that would not otherwise occur.

This proposed change in fees does not recognise the benefit that accrues to the public and Council through use of land that would be otherwise unused. Furthermore, it is unlikely that the Council will ever use this land nor be able to gain any other revenue from it.

Administrative Overhead

The proposed increase contravenes the general principle within New Zealand that public administrative and system costs are minimised when considering taxation and fees. Your proposed option 4 appears to create unquantified administrative and system costs in return for low economic return when measured against the Council's overall income,. It will not, as your letter suggests, reduce the overall general rates bill in any meaningful way.

Impact on individual encroachment holders

The overall impact of the proposed fee change and recommended method of calculating it from FY2024/25 are significant, particularly for those on fixed incomes. Our current rates are \$3,639 per annum after last year's near record rise, and we are facing a further nine per cent rise this year. The potential increase to \$1,200/year represents in effect a 28 per cent increase in fees and rates paid to the Council this year. Again, there is no increase in service received for this. This is a significant change to the contract that exists between the encroachment holders and Council. We have no option to but to pay the fee which again appears unjustified given the small return to the Council.

As encroachment holders, we recognise the private benefit that we obtain from use of Council road reserve and that the fee will increase over time. We would be prepared to pay either the CPI related increase as is currently case if the encroachment is a fee for service, or if it is linked to general Council running costs, a rate-linked increase. Anything more than that in return for no increase for service is unfair at best, and capricious and mean spirited at worst. We suggest that Council consider and adopt one of the approaches outlined above as having a sense of fairness and being easier to administer.

We would like to appear before council to explain our objection.

Respondent No: 576

Login: Admin

Responded At: May 13, 2022 13:38:52 pm

Last Seen: May 15, 2022 10:49:41 am

- Q1. **Full name:** Steve West
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

Q17. **Increasing encroachment licence fees to better reflect their value** not answered

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

Q20. **Overall, do you support the proposed budget?** not answered

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Submission
to the
Wellington City Council
on the
Annual Plan / LTP
2022/23

Steve West



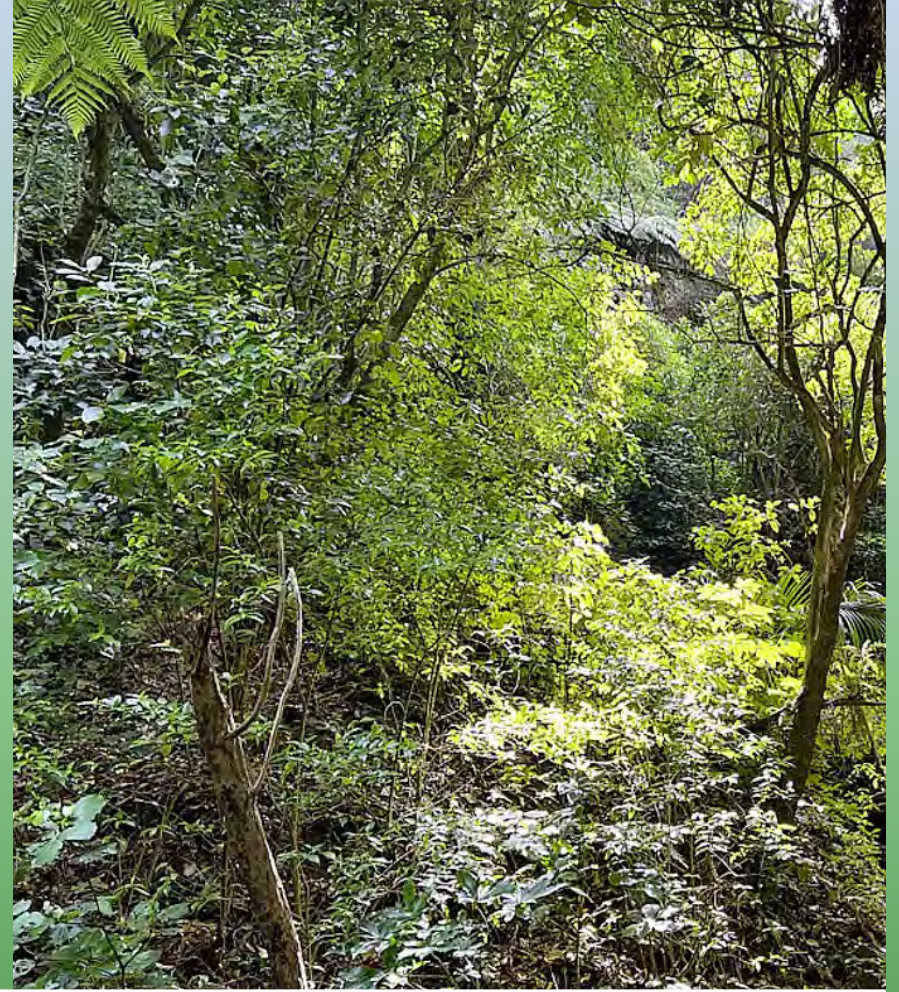
Ngaio

Wellington

For Sale*

Nestled in the quiet suburb of Ngaio is a significant natural area comprising trees such as Mahoe and Rangiora. While the options for use and development will be limited once the District Plan is notified in 2022, this opportunity provides a unique chance for Council to own and preserve this commonly found bush.

\$502,795 ono



Key features:

- * Part lot comprising 885m² (more of less) with steep sloping contours and difficult access
- * Outgoings for rates, trapping and weed eradication ~\$8,000 pa (incl. labour)
- * Prime forest remnants located in Trelisick Park, which is also in Ngaio
- * Home to indigenous threatened fish in the Kaiwharawhara Stream some 300m away as the Kaka flies
- * Future value: 'price-less'

** This land is not actually for sale*

The fine print

Councillors we are facing a climate emergency – now is the time for bold action!

Conservation efforts in Wellington have seen native species take off, but the creation of SNAs on private urban land will undo this good work by destroying land value, impacting on landowner goodwill, and by creating unworkable rules.

Already trees are being chopped down and future conservation efforts on SNA land will likely diminish – the outlook for our indigenous biodiversity is grim.

The solution for Council is simple:

- * It must acknowledge that SNAs will do more harm than good, by abandoning this poorly thought through policy.
- * Instead it must find ways to work alongside landowners with regenerating native bush to seek better indigenous biodiversity outcomes for Wellington.
- * Failing that Council must fully compensate landowners for the significant loss of land value they are facing to avoid further loss of indigenous biodiversity.

Full name

Katherine Blow

Phone number:



Are you making this submission as an individual or on behalf of an organisation?

Organisation

Please name your organisation

VUWSA

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider

Establish a Community Housing Provider

If the Council did establish a Community Housing Provider, which option do you support?

Option B: Leasehold CHP with broad responsibilities

Are there comments you would like to make about the changes to city housing options?

See attached

The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?

New landfill on top of the existing landfill (piggyback option)

Are there comments you would like to make about the landfill options?

See attached

A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

Support

Removal of all library charges to remove barriers to accessing council libraries

Support

Overall, do you support the proposed budget?

I support the proposed budget

You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)



Submission

by the

Victoria University of Wellington

Student's Association

on the

WCC Annual Plan 2022/2023

Prepared by

*Katherine Blow, Gwen Palmer Steeds, Jessica Ye, Ralph Zambrano and
Hana Pilkington-Ching*

Victoria University of Wellington Student's Association (VUWSA)

Level 4, Student Union Building, Kelburn Parade

Contact: **Katherine Blow** (Engagement Vice-President)

VUWSA ALSO WISHES TO MAKE AN ORAL SUBMISSION

To	Wellington City Council
From	Victoria University of Wellington Student's Association (VUWSA)
Date	14th of May 2022
Subject	Annual Plan 2022/2023
Contents	<ol style="list-style-type: none"> 1. Introduction 2. Our vision 3. Issue 1: Community Housing <ol style="list-style-type: none"> a. Decision 1 b. Decision 2 4. Issue 2: Landfill 5. Other issues 6. Conclusion

1. INTRODUCTION

Students want to live in a city that is sustainable, accessible, and safe. Students want healthy and affordable housing, sustainable and reliable transport options, and access to green spaces. We want change that upholds Te Tiriti o Waitangi and listens to mana Whenua; Wellington should reflect kaitiakitanga as a city. Our communities have diverse needs, but by implementing the recommendations outlined below, we can see equitable change for all.

Below are the views of the Victoria University of Wellington Students' Association, on behalf of then 22,000 students of Te Herenga Waka - Victoria University of Wellington. We have focused on areas that we believe are particularly central to the student experience. Our key stakeholders include the disabled community, tāngata whenua, migrants, renters, and students generally, all of whom are reflected in the makeup of our student populations.

VUWSA believes in direct and empowering democracy, and are particularly interested in areas of Wellington City Council's infrastructure such as public transport, water supply, landfill and recycling, and housing. These key areas of concern recur throughout our submission below, and we hope to continue to work with WCC, and other local bodies, to make genuine changes on these ongoing issues.

2. OUR VISION

VUWSA envisions a city in which students can live, learn, and grow as part of a vibrant and accessible cityscape. This includes a city that values student voice and participation, and where students can continue to be a vital part of the culture of our city. In particular, we envision a city wherein rents and cost of living and public transport is at a point that allows students from all backgrounds to come and study in Te Whanganui-a-tara. We envision a city that is led and guided by Te Ao Māori, and which truly and equitably upholds Te Tiriti o

Waitangi by working alongside mana whenua. We envision a city in which the rākau are filled with manu, the awa filled with ika, and Papatūānuku thrives as an integral part of our city and landscape.

In order for this vision to take form, we need bold steps from our city's leaders. We need Wellington City Council to show true leadership, and take strong steps, moving in the direction of a zero-carbon, affordable, and accessible city, which not only allows students to live but allows them to thrive. Students have always been a key part of the culture of Wellington, and in order for the city to ensure they stay as such, we need a District Plan that centres and delivers on their voices. VUWSA strongly advocates for bold and courageous steps from Wellington City Council, so that we have an annual plan which benefits students, and our future.

3. ISSUE ONE: HOUSING

(a) Decision 1

VUWSA supports Option B to establish a Community Housing Provider over Option A. We are very in favour of increased capacity to provide more affordable rentals which would provide long-term housing security and for new tenants to have access to the Income-Related Rent Subsidy. The IRRS will address new tenants' housing affordability needs in a more nuanced, therefore equitable way. We believe that when it comes to housing affordability, being able to deliver outcomes is really important. A CHP is comparatively the best fit to efficiently supply rentals over Option A.

Additionally, we would like to see what specific accountability mechanisms are being implemented to ensure the CHP is designed well. Housing is an inherently important human

need, which is why it is so important to the success of the CHP. VUWSA also believes that the transition timeline for all tenants to have access to IRRS, rather than just new tenants, should be sped up. Housing is important to people in their everyday lives, and people will equally feel the impact of not having access to IRRS.

VUWSA strongly urges the Council to consider how they can make housing more affordable for students. We do not wish for students' needs to detract from the resources for those who need social housing but ask for other measures to be taken to address student poverty and housing in Wellington. To illustrate this, the median rent in Aro Valley (a suburb with a significant student population) is \$980 for a four-bedroom house or \$245 for one room if split equally.¹ The maximum student loan living costs a student can withdraw in a week is \$281.96, leaving \$36.96 for food, power, internet, transport and other costs.² Students should not have to normalise paying extortionate market rent for subpar housing.

(b) Decision 2

VUWSA would prefer Option B of setting up a Leasehold Community Housing Trust with broad responsibilities. We would also like to note that we prefer Option A over Option C. We see the primary advantage of Option B is that, as opposed to Option A, for example, it gives a higher degree of flexibility to Wellington City Council Me Heke Kī Pōneke to make changes and adapt which we believe is essential, especially during the early stages of setting up the CHP.

We believe that the CHP should hold broad responsibilities to simplify matters for tenants and as the proposed split in Option C between major and minor maintenance would likely

¹ https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/?location=Wellington++Aro+Valley&period=84&action_doSearchValues=Find+Rent

² <https://www.studylink.govt.nz/products/a-z-products/student-loan/living-costs.html>

seem arbitrary to tenants and potentially cause delays in issues being addressed if tenants do not understand who to consult. It is also our understanding that Option B would enable the CHP to focus on new housing supply and enable more social housing to be built, as opposed to Option C. We believe that a great quantity of safe housing that meets the healthy home's standard would be immensely beneficial to the Pōneke community and would advocate for this to be a priority of the CHP if it is established.

4. ISSUE TWO: LANDFILL

VUWSA supports Option A as we believe our city should take responsibility for our own waste. Option B and Option C are unsustainable in the long-term and disincentivise waste reduction. Although a new landfill is necessary, we implore Wellington City Council to further prioritise and invest in waste reduction as part of this process. This includes acceleration of sludge minimisation plans to enable a significant reduction of other waste to landfills. We want to see more funding for waste reduction and upcycling initiatives, especially for organisations such as Kaicycle, Kaibosh, and The Free Store which serve Pōneke by reducing emissions from food waste and providing our communities with kai.

5. OTHER PROPOSED CHANGES FOR 2022/23

VUWSA supports Wellington City Council's increase in the level of support for City Housing tenants. We believe implementing a rent freeze for 2022 and the provisions of extra support for high affordability issues are the right and appropriate measures for ensuring those who require it are supported and not squeezed further by the housing and cost of living crisis. However, while it is great to see Council take this step to assist those in City Housing, we encourage Council to look into pathways that would also provide greater help for those who are renters, particular renters from communities who are disproportionately affected by the

aforementioned crises and market constraints, such as students, Māori, Pasifika, rainbow, disability and migrants.

VUWSA supports the establishment of an Environmental and Accessibility Performance Fund. We believe this fund will promote further developments in the city which are not only accessible to all Wellingtonians but are also environmentally sustainable, furthering our city's role in combating the climate crisis, and goal of becoming a carbon-neutral city by 2050, and upholding our responsibility as the kaitiaki of the whenua we are on. Students want to live in a city that is sustainable and does not cause harm to the environment and VUWSA is also supportive of Council's plan to provide further support for the restorative planting programme.

VUWSA strongly supports the removal of all charges for overdue library items. We believe this move will greatly increase the accessibility of the library and remove the barriers which come with the knowledge of incurring a potential fine or accruing debt; all of which result in individuals, inclusive of students from not returning to the library. Removing charges will make the library, the resources and the knowledge within available to all.

Something VUWSA believes and feels has been overlooked by Wellington City Council and we would like to see addressed as part of this Annual Plan, is the dire situation students face when it comes to housing and accommodation. VUWSA calls on Council to urgently look into addressing the issues of quality and affordability when it comes to student accommodation and housing. We believe student living in Wellington is being gravely overlooked, forcing students out of the city, and we would like to see Council investigate pathways and models which would ensure our students have an affordable and appropriate

place to live in. We believe to address and create solutions to this issue, it is necessary to set up a Mayoral Task Force for Student Housing and Accommodation, which would include the students' association, experts, and individual students. We encourage Wellington City Council to establish and invest in this task force.

6. CONCLUSION

We appreciated Wellington City Council being out in the community and providing resources for this plan. We appreciate the accessible format of the submissions form and the detailed submissions guide provided. Within the current Annual Plan, we see vast potential for the future of Te Whanganui-a-Tara. However, there is also scope for improvement. VUWSA would like to see Council take strong steps toward a city that is accessible and affordable for all, and that is zero-carbon emissions. Our District Plan should place sustainability at its forefront, as we have the opportunity to do so. The issue of housing requires urgent attention, in order for all citizens, but particularly students, who contribute so much to the livelihood of the city, to survive and thrive. We need Council to be courageous in making bold changes with this Annual Plan, for the well-being of the city and its current residents, and for students to come.

Full name:

Brett Rawnsley

Phone number:

██████████

Are you making this submission as an individual or on behalf of an organisation?

Individual

Are you a City Housing tenant?

Yes

What is your connection to Wellington? (*tick all that apply*)

I live in Wellington

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider

Retain Council's City Housing through increasing rates and borrowing

The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?

New landfill on top of the existing landfill (piggyback option)

Rescheduling of the timing of some projects to recognise market and supplier constraints

Neutral don't know

Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.

Neutral don't know

A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

Neutral don't know

Increasing encroachment licence fees to better reflect their value

Neutral don't know

Additional funding for a full upgrade to Khandallah summer pool

Neutral don't know

Removal of all library charges to remove barriers to accessing council libraries

Do not support

Overall, do you support the proposed budget?

I support the proposed budget

Respondent No: 167

Login: Admin

Responded At: Apr 27, 2022 12:59:47 pm

Last Seen: May 15, 2022 10:49:41 am

Q1. Full name:	Paul R Toki
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	Yes
Q6. What is your connection to Wellington? (tick all that apply)	I live in Wellington I work in Wellington
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	Yes
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Establish a Community Housing Provider
Q9. If the Council did establish a Community Housing Provider, which option do you support?	Option A: Asset-owning CHP with broad responsibilities
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	Community Trust
Q11. Are there comments you would like to make about the changes to city housing options?	<p>Wemust study every problems and fix it Listen to the Kaitiaki because they know better than those in the office If you want to be rich, you must know what kind of income to work hard for you how to keep it and how to protect it from loss</p>
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	New landfill on top of the existing landfill (piggyback option)
Q13. Are there comments you would like to make about the landfill options?	<p>Its what in your head that determines what is in your hands. Learn to have money work hard for you and your life will be easier and happoer Dont play it safe but play it smart. There are many people who want to do instead ot hink and then there are people who think but do not do. Take a break, stop doing what is not working and look for something new to do. Look for new ideas for new investing ideas Even if youre small you can..</p>

Respondent No: 711

Login: Registered

Responded At: May 15, 2022 16:55:38 pm

Last Seen: May 15, 2022 01:41:03 am

Q1. **Full name:** Rhona Carson

Q2. **Phone number:** [REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation

Q4. **Please name your organisation** Newtown Residents' Association

Q5. **Are you a City Housing tenant?** not answered

Q6. **What is your connection to Wellington? (tick all that apply)** not answered

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

We have been unable to reach a consensus on approving one of the proposed options, but there is general agreement that the Council should choose whatever is best for tenants, both in terms of security and level of rent. Please see our narrative submission for more detail about our opinion.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

Q13. **Are there comments you would like to make about the landfill options?**

not answered



Newtown Residents' Association Submission on the Wellington City Council Annual Plan 2022-23

Introduction

The Newtown Residents' Association has been an Incorporated Society since July 1963. We are residents and business owners from Newtown and the surrounding area, who take a keen interest in the community and local issues. We are concerned with maintaining and improving our area's liveability, connectedness and sustainability and working to make our community a thriving, diverse, great place to live.

Submission

Funding for the ex Newtown Workingmen's Bowling Club Site in Owen St

Our first point is about something we expected to see in the Annual plan, which is missing from the draft put out for consultation. On February 3rd at a meeting of the Pūroro Rangaranga | Social Cultural and Economic Committee the Wellington City Councillors discussed the future of this site and recommended that the Pūroro Maherehere | Annual Plan / Long-term Plan Committee agree to a budget of up to \$1.5 million to remove, upgrade, or develop the building and grounds of the former NWBC site for community use. There is no mention of this in the proposed plan, although the funding for the Khandallah Pool upgrade that was agreed on the same day is in the Draft Plan.

We are disappointed at the prospect that this potential community asset could stay unused and neglected until the funding is approved, which might now be more than a year away. We hope that leaving it out of the draft Annual Plan is an oversight, and we request that the Council remedy this and agree to include it in the 2022-23 annual funding.

We are very concerned that leaving an unoccupied building for a year or more risks it getting increasingly dilapidated, with the possibility that this might lead in effect to 'demolition by neglect'. We feel strongly that any future use of the site for community recreation will be very much enhanced by having access to an indoor space and the associated facilities. We note that the motion the Councillors passed on February 3rd had a clause that they "Request officers to maintain the building and grounds to a reasonable standard including security, while the community tender and design process is progressing." We hope that it will be possible to do this successfully if it isn't possible to approve the more significant funding at this time.

Changes to City Housing

We have been unable to reach a consensus on approving one of the proposed options, but there is general agreement that the Council should choose whatever is best for tenants, both in terms of security and level of rent.

We support continued Council involvement in the provision of housing, and so we certainly wouldn't approve selling the housing assets to a Community Housing Provider or to anyone else.

Superficially the proposal to create a Community Housing Provider seems to be a solution to the financial difficulties the Council faces in continuing to run City Housing, but some of our members think that there are too many unknowns to wholeheartedly endorse this proposal. At present there is a lot of dissatisfaction with a variety of 'contracted out' Council services, and there are moves to bring them back 'in house'. It seems an odd time to be contracting out a whole new area of Council services. We would need to know a lot more about how accountability for the level of service would be maintained before being sure this was a good option. It is also unclear whether there would really be a substantial saving in the costs that Council would end up paying for.

On the other hand there are very real concerns about agreeing to fund City Housing through rates and borrowing, if this means a punishingly large rates rise.

We agree that housing is a social service that the Council provides, and so we don't expect it to be run purely as a self-sustaining business, but the exact details of the income and expenses involved are not available. It would be easier for residents to give input on this issue if there was a breakdown of rent collected and operational expenses; and the true costs (including the costs of borrowing to provide loans) for each option was included. This is no doubt commercially sensitive information, but we hope that it has been carefully considered behind the scenes.

Changes to Southern Landfill

We support the option for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City.

Thank you for the opportunity to make this submission.

Yours sincerely

Rhona Carson

President
Newtown Residents' Association
15 May 2022

Respondent No: 653

Login: Registered

Responded At: May 15, 2022 07:42:10 am

Last Seen: May 14, 2022 19:15:21 pm

Q1. Full name:	Evan John Dumbleton
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	No
Q6. What is your connection to Wellington? (tick all that apply)	I am a Wellington City Council ratepayer
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	Yes
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Establish a Community Housing Provider
Q9. If the Council did establish a Community Housing Provider, which option do you support?	Option B: Leasehold CHP with broad responsibilities
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	Community Trust
Q11. Are there comments you would like to make about the changes to city housing options?	No
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	Don't know
Q13. Are there comments you would like to make about the landfill options?	No comment
Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Neutral don't know
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
<p>Re: Encroachment fees I support the interim doubling of the fees, and any further increase in fees to a fair commercially realistic fee structure. However, I do not support the proposal for the fee to be based on the rateable value of adjacent freehold land, as this is likely to result in excessive encroachment fees, and hence result in the unintended consequence of users relinquishing their encroachment, thereby reducing council income, and returning to parking on the street. For example, in my case, land value of adjacent land (ie, my property as per rates demand) is \$2,654 per sq. m. A 20 sq. m. encroachment would thus be valued at \$53,086. If the council required a 6% pa return, then the encroachment fee would be \$3,188 plus GST pa, or \$70.44 per week. Covered car parking in the CBD does not cost this much, and the little suburban off street parking privately offered would be for about \$30 pw. Would I pay \$70 per week for my garage encroachment? No. Despite the disadvantages, I would return to (free) parking on the street. I suggest that a more realistic method of establishing the encroachment fee would be to establish, (with independent review), realistic commercial rental rates for various categories and locations (eg, fringe CBD, outer suburbs, etc) of encroachments. After all, it is usual for commercial property valuation to be based on the realistically achievable rental income, not the other way round. I would also point out that Council conditions of encroachment are somewhat more onerous than for normal commercial tenancies, with fewer rights and less secure tenure, and are thus riskier, thus warranting a lower rental. Tenure of an encroachment is far less secure than the occupancy of freehold land, upon which you are proposing to base the land value of the encroachment. While encroachment onto physically adjoining land (rather than a remote stand alone encroachment) may warrant a higher rental rate, such land is still not as valuable as the freehold section to which it adjoins, because occupancy is much less secure. Such an encroachment agreement cannot be taken into account when assessing the freehold section for such aspects as plot ratio, light planes or clearance from the boundaries (as would be the case if the encroachment was actually freeholded and added to the section). Please make haste slowly on this one - raise the encroachment fees slowly, check for unintended consequences and be prepared to rethink the issue. Thank you</p>	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered

Respondent No: 508

Login: Admin

Responded At: May 11, 2022 12:34:54 pm

Last Seen: May 15, 2022 10:49:41 am

Q1. Full name:	Prue Kelly
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	No
Q6. What is your connection to Wellington? (tick all that apply)	I am a Wellington City Council ratepayer
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	Yes
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Establish a Community Housing Provider
Q9. If the Council did establish a Community Housing Provider, which option do you support?	Option B: Leasehold CHP with broad responsibilities
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	Community Trust
Q11. Are there comments you would like to make about the changes to city housing options?	not answered
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	New landfill on top of the existing landfill (piggyback option)
Q13. Are there comments you would like to make about the landfill options?	not answered
Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I oppose the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
<p>Re Encroachment Fees I understand the need for the Council to seek a return from its assets where appropriate and its obligation to exercise prudent guardianship. However, I believe its policy and practice of not maintaining road reserves (Roading engineer 15 February 2022) is in contradiction to this policy and in fact undermines it. Background: In 1995 we brought 118 Inglis St Seatoun (Lot 1 DD87490) and signed a Deed of Licence (ENV 47/4899) for a carport. 118 (built in 1939) is on a steepish side of Beacon Hill Reserve above the ridiculous widely colonial drawn legal road - Inglis St. The house is accessed by a concrete drive shared with 120 and retained on both the road and the reserve side. I do not know when that was built. In 2009 we, owners of 118 & 120, replaced the inside retaining wall with an engineer designed strengthened retaining wall. This resulted in an amended licence agreement still 47/4899 to include 50% of the area of the drive. In 2015 the Council cut down the number of large pine trees in the reserve many directly above our encroaching drive. They replanted the reserve but did nothing for the road reserve. In 2017 I warned of slumping in two places as runoff had increased and water paths changed and in response the Council planted 5 flax bushes. I Wrote again twice that last of which we 2021 when the problem was easily identified. My query was answered by a new person to the Council who didn't bother to investigate and admitted to misunderstanding the issue. I gave up, he seemed not have the skills or energy to get involved. 13 February 2022 Cyclone Dovi and the inevitable slip happened, and two sections of the retaining wall were destroyed with a third pole further up the hill bent and will fail in the future. Consequently, we no longer have the amenity offered us by our encroachment. We walk to our house and the carport does not shelter the car, which is at risk on a narrow road, It is not our land, so EQC and our insurance company say we have no claim – our houses are not threatened. My submission is that should a licensee lose the amenity gained from an encroachment or any part of that amenity as a result of other WCC policies ie not maintaining road reserves or WCC inaction then there should be reduction or rebate of encroachment fees And That an 100% in fees is excessive</p>	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered

Respondent No: 497

Login: Admin

Responded At: May 11, 2022 11:24:33 am

Last Seen: May 15, 2022 10:49:41 am

- Q1. **Full name:** John David Neas
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

Q20. **Overall, do you support the proposed budget?** not answered

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My wife, Jennifer Armitage, and I were very concerned to learn that the Council is proposing to double the current road encroachment license fee from 13.33/sq m to \$26.66/sq m. Our fee for current financial year is \$440 so, if this proposal is implemented, we would have to pay an additional \$440 as our annual fee will be \$880. As we are pensioners on a fixed income this will not be easy for us. Our preference would be for the fee to remain the same or for the current policy of increasing the fee in line with inflation to continue.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



Respondent No: 580

Login: Admin

Responded At: May 13, 2022 13:43:38 pm

Last Seen: May 18, 2022 03:45:45 am

- Q1. **Full name:** David Harkness
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Capital BMX
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

Q17. **Increasing encroachment licence fees to better reflect their value** not answered

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

Q20. **Overall, do you support the proposed budget?** not answered

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Ref: Capital BMX Club's submission on the 2022 WCC Annual Plan

Summary:

Due to the significant public use of the BMX track at Ian Galloway Park, the club requests that Wellington City Council take responsibility for funding ongoing maintenance of the track surface and surrounds, budgeting \$50k per year from the 2022/23 financial year onwards.

Council funding will allow the BMX club to enter into contracts with service providers to maintain the facility leading to a safer and fit-for-purpose track for both public and club users. Capital BMX can then refocus our available volunteer effort into furthering community outcomes by working with the local community on bicycle skills training and further growing the sport for the community.

The club also requests that the Council allocate funding in the 22/23 financial year to create a masterplan for a Sport & Recreation Hub at Ian Galloway Park and prioritise the provision of public toilets at the park. An initial draft masterplan has been developed by a working group of stakeholders and park users. Enhancements to the existing facilities, particularly spectator space and a gate canopy, are a prerequisite to the club being able to bid to host a major BMX NZ event which would bring significant economic benefit to the city.

Background & Track Usage

Capital BMX Club Inc. was formed in 2013 and an agreement was signed with Wellington City Council in September of that year to lease 8000m² of Ian Galloway Park Karori for the purpose of building an international standard BMX track and establishing a BMX racing club.

The track was specifically designed as a UCI level track to enable riders from around the Wellington region to train here rather than having to go to the larger Waikato or Auckland tracks.

The club currently has 36 licenced riders, 4 being processed and is expected to end 2022 with around 50 paying members. Members are predominantly children aged 5-15, initially as part of a Kiwi Sprocket (under 7) skills programme and then from age 8+ as competitive racers. (Annex 2).

The BMX season runs from September to Easter, and the Capital BMX Club runs racing on a Sunday morning and training on a Thursday evening, attracting BMX riders from around the region. The Capital Championships is an annual National Qualifying Meet, bringing in over a hundred riders from around the country. The track also hosts the Wellington Regional Championships on rotation with the other clubs in the region – 2018, 2022 and next due in 2025 – which is a bigger event still, although in 2022 we had to limit numbers to 200 due to Covid bubble size restrictions.

The club has hosted 'Have-a-Go' BMX training sessions with a number of community groups, including Karori Scouts, Revolve and WORD. Lack of volunteer time (due to the huge focus on track maintenance) prevents the club from extending these skills programmes further to include the likes of schools and other community groups.

When the club is not in session, the track is open to the public at no cost and is extremely popular. Extrapolating from observed public users, it is estimated that over 11,000 people use the track annually (see Annex 3). Public users include pre-schoolers on balance bikes or learning to pedal away from traffic; whole families with different levels of bike experience; kids on bikes while their parents are at the dog park or skate ramps, mountain bikers learning to jump & manual, and e-bikers.

Maintenance needs:

The track surface degrades over time due to:

- wear and tear from normal usage – crashes, skids and knobby mountain bike tyres break the surface membrane allowing wind and rain to act on the lime, creating potholes and blowing away finer particles,
- misuse – such as low decked scooters which gouge into the leading edges of jumps causing significant safety issues, or through deliberate vandalism of the track surface; and
- significant weather events - creating rain channels in the track surface or softening the surface, making it susceptible to tyre tracks (and unleashed dog footprints!) which then set in place if the track dries out before it is re-screeded and rolled.

Given the high level of use (which is to be encouraged!) the track is now at an age where it needs to be fully resurfaced, ideally prior to the next race season. The scale of this job is beyond the volunteer base, so the club has sought quotes from contractors who can do this work more quickly and more safely than club volunteers. Contractor pricing ranges from \$14k to 42k +GST.

The track should be surfaced to a depth of 100mm of lime (with a % of calcium oxide as a binding agent). The lime area is 2000m², so 100mm depth requires 320 tonnes of lime. In line with best practice, the club proposes to resurface the track by adding 50mm (150 tonnes) annually over the next 3 years (which allows for some wind loss) to build to the target 100mm. Quotes received range from \$13.8k to \$36.6k+GST to transport 150 tonnes of lime mix to Wellington.

In addition to annual resurfacing, the track needs regular spot repairs, watering screeding and rolling to maintain a smooth, safe, riding surface. This should be on a weekly basis in the racing season, twice a month in the off-season and also after significant weather events (budgeted at 3 per year). Effort is estimated at around 540 hours per year. The club proposes a split 60/40 between WCC contractors and club volunteers – so \$15k contractor and \$10k equivalent of volunteer effort.

And finally the grounds around the track need to be maintained with grass cutting and weed spraying. The Council's mowing teams maintain the dog park and area around the skate ramps, but not the BMX area. Club volunteers have line trimmed at several times during the year. We have also sought help from Department of Corrections PD crews – but this has proved to be highly unreliable. A contractor quote to provide a monthly service has been priced at \$6.9k+GST per year.

By the end of the 21/22 financial year volunteers will have put in close to 1,000 hours effort across all these categories (see Annex 4) – resurfacing straight 1 at the start of the season; trenching & installing ducting for a timing system; rolling and maintaining the track on a frequent (although not sufficiently regular) basis; line trimming, weeding and tidying up the area at start of season prior to significant race events; resurfacing straight 4 as a requirement to be able to host the 2022 Regional Championships and planting more than 400 native plants.

This level of effort is not sustainable, and if continued will drive people away from the club, meaning less training opportunities for the community and for the membership and less maintenance of the track for the community. The club proposes to consolidate effort to 4 working bees per year covering planting, site & track preparation for season opening and site & track preparation ahead of NQM race events. This effort is valued at \$17k using equivalent hourly rates to contractors.

Totalling these prices, and picking the lower end of the ranges, gives an annual maintenance requirement of \$49.5k for materials & contractors and \$26.6k equivalent of volunteer effort. See Annex 1 for cost model calculations.



Funding:

The Council has already invested significantly in building the track as a community asset – 30% of the initial \$260k build cost and 20% of the \$100k to asphalt the berms. The Council also provided \$31k in the 2018-21 Long Term Plan to produce a concept design of a gate canopy and for track maintenance – the majority of which was spent in 2020 on retaining work to resolve subsidence issues on the first straight.

Membership dues cover the operating costs of the club – electricity, security and accounting software. Everything else is funded through grant applications.

The club has made 18 grant applications in the 21/22 financial year so far, for a total of \$295,930.27. \$56,230 has been awarded and \$65,751.30 is awaiting a decision. These grants have funded the completion of the straight 1 subsidence remediation (which enabled the track to re-open in September 2021); installation of ducting and cabling for a race timing system; building a causeway at 90° across the track to substantially reduce the time required (and hence cost) for ongoing maintenance; installation of safety fencing on berms 1 & 3 and from the start hill to berm 2 and the installation of a Capital BMX sign to help attract new members.

Grant funders like to invest in new facilities rather than ongoing maintenance and operations. Funders are typically gaming venue trusts and have had their available funds reduced due to Covid lock downs. They are expecting further reductions due to government interventions in the gambling industry. This impacts on the club's ability to raise funds for ongoing maintenance. Lack of certainty about whether money will be available hampers effective planning and lifecycle management for this community asset. Four maintenance focussed applications - for track drainage, construction of lime storage bays and for resurfacing (twice) - totalling \$85,595.38 have been rejected this year.

The club will continue to apply for funding to further develop the BMX facility and we have ambitious plans to do so, but we are seeking Council backing for \$49.5k of the annual maintenance needs, in order to maintain the track for our members and for the community.

Enabling Community Outcomes:

We believe that Wellington City Council has a great opportunity to leverage the BMX facility to further connect our communities in their enjoyment of open public spaces and to activate and enable the next generation of cyclists through building bicycle skills in a safe environment away from traffic. The Council has an opportunity, with the support of Capital BMX, to get more Wellingtonians into cycling which will help with the stated aim of shifting transport modes to less dependence on cars, providing for a greener city.

The BMX track is well suited as a place to practice skills away from traffic. Unlike the skills area at nearby Makara Peak Mountain Bike Park which requires a lengthy uphill ride, the BMX track is easily accessible by smaller kids due to the proximity of car parking on site. We see this every day with the significant public use of the track. There is an opportunity to extend this skill development in the community through outreach to more organisations – particularly Bikes in Schools and the many youth organisations in the Western suburbs and across the city.

Council investment in the upkeep of this track will bring many benefits to the wider community, especially children and families. Nurturing the love and enjoyment of biking will help deliver a greener city with less dependence on cars. And, given the cross-over in skills, it will further increase the utilisation of the Council's other investments in Wellington's cycle lane network and mountain bike trails. These benefits will continue for as long WCC can support the upkeep of the BMX track.

Creating a Master Plan:

Given the scale of use, we believe that Ian Galloway Park is under served in infrastructure and under-invested in as a sport & recreation hub for the Western suburbs.

A group of stakeholders representing park users - Capital BMX club, dog park users, Creswick Valley Residents Association, Karori Residents Association, Wellington Skateboard Association, Wellington Baseball Association and the Wellington & Hutt Valley Gaelic Football & Hurling Association - has met to advocate for public toilets in the area (resulting in a recent petition), to understand each other's needs and priorities, and to form the basis of a masterplan.

Key elements of the plan are:

- Enhancements to the BMX track & facilities to better suit members' and the public's needs and to enable a bid to host a major BMX event.
- Installation of public toilets (potentially as part of a Hub facility).
- Creation of a multi-mode asphalted pump track suitable for skateboards, scooters and bikes.
- Extension of car parking to meet current demands and projected future growth.
- A potential site for a neighbourhood playground at the city end of Karori.
- Creation of an all-weather baseball diamond.

We understand that the Council plan to conduct geotechnical investigations and start work on a masterplan in the 2023/24 financial year. We urge the Council to bring forward funding for this work and complete it in 2022.

A key reason for accelerating the masterplan is to support a Wellington bid to host a major BMX event. An event such as the BMX National Championships would bring several thousand visitors to the city for up to a week, with consequent economic benefit. But it can only happen if the facilities are in line with BMX NZ requirements. Bids have a 3-year lead time (i.e. the submission deadline of 15 May 2022 is for events in calendar 2025), so if the masterplan is not signed off until June 2024 then the earliest that Wellington can host an event would be 2028 (compared to 2026 if we're in a position to lodge a bid next year).

Not only that, but the stakeholder produced draft masterplan lists options for location of the public toilets. Consultation is required to agree on which option to select, and these facilities are needed **now** given the thousands of users in the area each week.

In summary, the club seeks an amendment to the 2022/23 annual plan to include \$50,000 for BMX facility maintenance; an amendment to the Long-Term Plan to include ongoing BMX facility maintenance funding at \$50,000 per year; and budget and a work plan item in the 2022/23 annual plan to complete a masterplan for a Sport & Recreation Hub at Ian Galloway Park during 2022.

I would like the opportunity to speak to this submission at the committee hearings.

Yours sincerely,

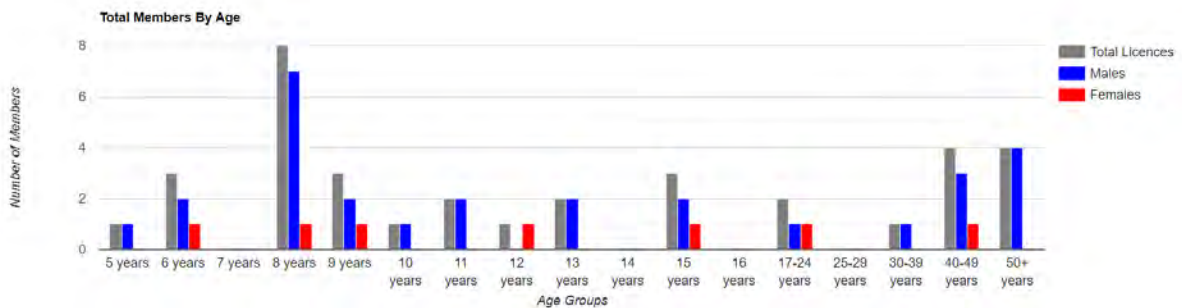
A handwritten signature in blue ink, appearing to read "David Harkness".

David Harkness
Capital BMX club president

Annex 1: Maintenance Calculations Model

WCC Funded		Club Funded	
Track re-surface (annual)		Working Bees (planting, track work, improvements)	
Lime	150 tonnes	4	per year
Lime unit cost	\$35.53 per tonne	8	hours per session
Lime transport	\$56.65 per tonne	12	attendees
Subtotal	\$13,827.00	384	total hours
Re-surfacing contractor	\$14,020.00 quote x GST	\$45	labour rate equivalent
Re-surfacing Total	\$27,847.00 x gst	\$17,280	
Track surface maintenance - contractor effort		Track maintenance - volunteer effort	
Straights	4 #	4	
Hours per straight	2 hours	2	
Season duration	26 weeks	26	
Num times per week	1 #	1	
Effort per season	208 hours	208	hours
Off season	12 maintenance sessions		
Effort per session	8 hours		
Total Effort off season	96 hours		
Weather events	3 #		
Effort per event	8 hours		
Weather effort	24 hours		
Effort per year	328 hours	208	
Labour rate	\$45.00 \$/hr	\$45.00	
Maintenance cost	\$14,760.00	\$9,360.00	
Grass & Weeding			
Jims Mowing quote	\$6,900.00 x GST		
Total	\$49,507.00	\$26,640.00	

Annex 2: CAP BMX NZ licences, May 2022



Riders By Licence Type
 Total Challenge Members = 21
 Total KiwiSprocket Members = 7
 Total Regional Members = 8



Annex 3: Public User Extrapolations

Description	Data	Notes	Annualised Public Users	11,050
Weekend users (# per hour)	10	Based on observations during working bees	In-season weekend users	3,600
Saturday available hours (in season)	9	10am-7pm	Out of season weekend users	1,320
Sunday available hours (in season)	7	12pm-7pm (due to club day 8-12)	In season evening users	3,240
In season weekends	30	Sept-Mar	Out of Season evening users	880
In season weather adjustment	75%	lose 25% due to poor weather	Pre-schoolers (year round)	2,010
Saturday available hours (out of season)	6	10am-4pm		
Sunday available hours (out of season)	6	10am-4pm		
Out of season weekends	22	Apr-Aug		
Out of season weather adjustment	50%	lose 50% due to poor weather		
After school / evening users				
Weekday users (# per hour)	8	Based on thursday evening observations		
Weekday hours available (in season)	4	3.30pm-7.30pm		
In season available days	135	Assumes 1 evening per week reserved for club training		
Weekday hours available (out of season)	2	3.30pm-5.30pm		
Out of season available days	110			
Pre-schooler users (year round)				
Available hours per day	4	users per hour		
	3	9-12pm		

Annex 4: 2021/22 Volunteer hours compared to targets

Date - Year-Mon	SUM of Actual Hours	Value of volunteer effort (2021/22)	Target maintenance hours (60/40 split)	Target Working Bee hours (100% volunteer)
2021-Jul	51	\$2,295.00	20	96
2021-Aug	59	\$2,655.00	20	96
2021-Sep	326	\$14,670.00	64	96
2021-Oct	18	\$810.00	64	
2021-Nov	18	\$810.00	64	
2021-Dec	66	\$2,970.00	64	
2022-Jan	255	\$11,475.00	64	96
2022-Feb	98	\$4,410.00	64	
2022-Mar	23.5	\$1,057.50	64	
2022-Apr	19	\$855.00	32	
2022-May	6	\$270.00	20	
2022-Jun	0	\$0.00	20	
Grand Total	939.5	\$42,277.50	540	384

Respondent No: 442

Login: Registered

Responded At: May 09, 2022 17:54:44 pm

Last Seen: May 09, 2022 05:51:55 am

- Q1. **Full name:** Francesca Sigal
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Pōneke Youth Enviro Alliance
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**

Regarding the Future of the Southern Landfill To the Wellington City Council, I am Francesca Sigal and I am a student living in Pōneke. The decision about the future of the Southern Landfill will have a large impact on the future of our city, the environment, and the future people and rangatahi of our city - this is why it is so important that we discuss all of our options thoroughly, edit the options till they are the best possible solutions and to make sure that the voice of the people is heard. In my opinion, the options presented are not currently adequate. When we pick an option we must consider them by criteria;

what is best for the environment, what is best for the people (in the short-term and long-term), what is the most ethical, and what is a long-term and sustainable (in terms of financially and environmentally) option. Option #3, is not suitable because: It is not an ethical choice as it is essentially us passing our problems on to another group of people - we are the capital city, with a relatively large population, and passing on our mass amount of waste to another community is not us taking ownership of waste and it is not an ethical solution. The option also doesn't specify if Wellingtonians will have a say in what methods of waste disposal are used (largely due to the fact that there doesn't seem to be a suggested model, which is understandable as it's something the WCC can't come up with on its own). Because of this, it means that if the council we 'partner' with, chooses to turn to an alternative way of waste disposal, there isn't a written guarantee that Wellingtonians will have to have a choice in how things go. There is the added issue of transport: transporting the waste out of the city will have a bigger financial impact and will emit more carbon emissions. The transportation aspect over decades will have a much larger environmental impact and that outweighs any positives of choosing this option. It is not necessarily a long-term solution, if the council to whom we distribute our waste to eventually decides they no longer want to dispose of our waste then we will be sent right back to square one, in a far more vulnerable position with no adequate infrastructure to deal with. It is better to come up with a solution that we control and therefore have the ability to protect our city from a potential crisis. Option #2, is not suitable because: The main issue with this option is the impact it will have on air quality and the ozone layer. This option includes us burning waste and converting it into energy - by burning the waste we will be emitting mass amounts of Greenhouse gasses into the atmosphere which will contribute to destroying the ozone layer, an already time-sensitive issue that impacts the environment (less protection from the sun) and the people's health (skin cancer), and to lowering the air quality, which will have a negative impact on people's healths (seen in other cities facing air quality issues) and the local ecosystems. Although I recognise how the negative carbon footprint will be offset by energy generated, making more energy is not a priority for us as a nation (as we already have a successful and progressive clean and renewable energy industry) and is not worth the negative impact on the environment, air quality, peoples health, and the ozone layer. As both options #2 and #3 are unsuitable solutions, that brings us to option one, which although it is the better of the three, it is not at the point where we can agree that it is an ideal solution. Option #1 in comparison with #2 and #3 has minimal negative impacts on the environment (no more than it has right now with the current 2022 Southern Landfill) and has the agreement of the local community (the people of Ōwhiro have accepted the idea). Although the option meets a large part of the criteria as it's Relatively environmentally conscious Relatively Ethical A sustainable solution financially and as it has a high rate of success There are only 2 issues with the option: It is not a long term solution It doesn't align without reduction of waste goals, unless the option reaffirms the relationship between this idea and the waste minimisation scheme. Option #1 has the expectancy to last for only 20 years. This raises the question (which the council has not addressed) of what will happen in 20 years when Option #1 has reached its limit. We will essentially be back to square one, having to repeat this entire process, except we may be cornered into picking solutions we would strongly be against right now - for example having to expand into Carey's Gully, which thousands of Wellingtonians have recognised to be a terrible and unethical decision. In order to make Option #1 an ethical solution, it must have a long-term plan, because as it stands now, it is a short-term solution. We must think ahead and think about the kind of future we want for Pōneke. Continuing to make short-term solutions means we are leaving these issues for future generations. The council seems to have recognised how this is not a long-term fix, shown in its title alone 'piggyback option', implying it's not a long-term solution and instead of a stepping stone. Ways the council could make this a suitable option would be creating a model as to how it will be handled come 20 years, reaffirming that options such as #2, #3 or the Carey's Gully expansion idea will not be accepted in 20 years, reaffirming the relationship between the waste minimisation scheme OR coming up with another solution that is an ethical, environmentally conscious and LONG-TERM solution. This ties in with the 2nd issue of this option, how it hasn't reaffirmed the relationship of the option with the waste minimisation scheme, which would align it with our waste reduction goals. As of right now, the city hasn't been able to focus on our WRGs because of how reducing our general waste may mean that there isn't a suitable way of processing the sludge in Pōneke (as one part sludge has to be mixed with four parts general waste). Yet despite our need for general waste, we have a goal as a city to reduce waste (aiming to reduce 200kgs of general waste Wellingtonians produce each year). This step is necessary and important in order to protect our taiao for the next generations. So when we look to our future, we must pick options that align with our goals of reducing waste - unless option #1 reaffirms its relationship with the sludge minimization scheme, then there is no guarantee that we can pursue this option and be able to focus on our waste reduction goals. Summary: Options #2 and #3 are unsuitable, option #1 is the better of the three, but it needs additions. The two additions it needs are: Must provide suggestions/models/more information as to how it will be handled in the long term (after 20 years) as well as reaffirm how expanding into Carey's Gully or pursuing options #2 and #3, will not be solutions in 20 years. Reaffirming the relationship between the Sludge Minimization Scheme and option

#1 (which is confirmed and expected to be running in 2026). Therefore meaning that we can focus our attention on waste reduction, leading us towards a greener future. If these issues are addressed, option #1 will be suitable, although I stand with PYEA's belief that there are some alternative ideas that should be considered; such as creating a landfill away from residential areas or not as close to the city (while still being council run) or coming up with ways that are focused around our Waste Reduction Goals. This decision is so important as it will have an impact for decades, this is why I believe that we must choose one of the three options presented by WCC, it can only be Option #1 if it has additions made to it. I would still like to recommend the council takes further consideration about solutions based on our Waste Reduction Goals. Ngā mihi nui, Francesca

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Support

Q17. Increasing encroachment licence fees to better reflect their value not answered

Q18. Additional funding for a full upgrade to Khandallah summer pool not answered

Q19. Removal of all library charges to remove barriers to accessing council libraries Support

Q20. Overall, do you support the proposed budget? not answered

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

Respondent No: 658

Login: Registered

Responded At: May 15, 2022 09:43:24 am

Last Seen: May 14, 2022 21:35:51 pm

Q1. **Full name:** Debbie Leyland

Q2. **Phone number:**

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation

Q4. **Please name your organisation** United Community Action Network (UCAN)

Q5. **Are you a City Housing tenant?** No

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust

Q11. **Are there comments you would like to make about the changes to city housing options?**

We want to see a real focus on the diversity of housing need, particularly among people with mental illness. We believe the constitution of the Community Trust will be very important for achieving this objective and hope there will be a full opportunity for consultation about the Deed of the Trust.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints not answered

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. not answered

Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. not answered

Q17. Increasing encroachment licence fees to better reflect their value not answered

Q18. Additional funding for a full upgrade to Khandallah summer pool not answered

Q19. Removal of all library charges to remove barriers to accessing council libraries not answered

Q20. Overall, do you support the proposed budget? not answered

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?
not answered

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

Respondent No: 639

Login: Registered

Responded At: May 14, 2022 17:38:33 pm

Last Seen: May 14, 2022 05:19:05 am

- Q1. **Full name:** Finn Ernest Cordwell
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Living Wage Movement Aotearoa New Zealand
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**
I am a Wellington City Council ratepayer
I live in Wellington
I work in Wellington
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

Q17. **Increasing encroachment licence fees to better reflect their value** not answered

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

Q20. **Overall, do you support the proposed budget?** not answered

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Living Wage Wellington's submission focuses on how the council can continue to work on creating a Living Wage City.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Living Wage Movement

Aotearoa New Zealand

Annual Plan Submission 22/23



Some of our Living Wage Champions at last year's Annual Plan submissions..

Tēnā koutou Wellington City Council (WCC)!

We would like to make an oral presentation.

We are writing to you on behalf of Living Wage Wellington. We are made up of various community organisations around the city, all who support the vision of a Living Wage City.

Due to the cost of living crisis it is more important than ever for workers to be paid a Living Wage. Fundamentally, paying the Living wage not only ensures that wages keep pace with the cost of Living but also allows workers to participate fully in society and live with

Living Wage Movement Aotearoa New Zealand Incorporated

Building 2, Level 2, 646 Great South Road, Ellerslie, Auckland. Private Bag 92 645, Symonds Street, Auckland

✉ info@livingwage.org.nz 🌐 www.livingwage.org.nz 📘 Living Wage Aotearoa New Zealand



Living Wage Movement

Aotearoa New Zealand

dignity.

We want to say a big 'thank you' for the way you are leading by example by maintaining the Living Wage as the minimum for all council staff. By taking care of your workforce in such a fundamental way, you are setting an example to both the region and the nation.

Throughout this submission we highlight what the WCC is doing well and should continue to do to facilitate the Living Wage at a local government level and across Wellington. We also provide a number of further recommendations to leave no doubt in the minds of WCC workers and the wider community that the WCC is a champion of the Living Wage Movement.

1. Continue to Pay Staff the Living Wage, including Workers Employed by Contractors and CCOs

By continuing to pay staff the Living Wage, WCC is looking after its staff and keeping its word. The Living Wage means stability for workers, and recognition for the work they do and the life they lead. It also means that WCC continues to be a role model for other local authorities.

In addition, WCC understands that merely paying the Living Wage to contractors and direct employees is insufficient. Instead, becoming an accredited employer ensures that WCC is willing to be held to account on its commitment to liveable incomes for working people. Furthermore, the Accreditation process operates to remove any doubt that all direct and contracted employees are paid the Living Wage, through the rigorous auditing process that comes with accreditation. In essence, we submit that WCC continues to be accredited, paying both direct , contracted , and workers employed by CCOs the Living Wage.





Living Wage Movement

Aotearoa New Zealand

2. Living Wage Council Events

Lately due to the COVID-19 crisis, there has been an understandable and unfortunate absence of events for the public to participate in. Despite the disappointment this has caused, it does provide us with the opportunity to assess the next few years of council events, and ensure that accredited Living Wage Employers are prioritised to take part in, sponsor and support these events. For any short-term events, contracted staff should continue to be paid at least the Living Wage.

3. Maintaining the 'Living Wage for Events Fund'.

We applaud the council for the creation of the fund to support Wellington Event's to pay the living wage in this time of COVID-19 uncertainty. The fund is an excellent step in supporting the widespread adoption of the Living Wage throughout Wellington. We submit that the council maintain this fund, keeping the Living Wage as central to its Kaupapa, and promoting the fund throughout Wellington's artistic community.

4. Continue to Prioritise Living Wage Employers in the Procurement of Services.

The council decision to set procurement guidelines which prioritise Living Wage businesses and organisations for *any* service means that WCC is utilising its powers as local government to improve the lives of working people. Fundamentally, we thank the council for leading the way in local government to demonstrate the ability for government procurement to improve people's lives.

One adjustment we submit is that the procurement guidelines should place greater emphasis on Accredited Living Wage Employers. This would be achieved by giving a 'high ranking' in the tendering process for accredited employer bids rather than contractors who are merely willing to pay the Living Wage on that particular contract. Such ensures that the council is getting behind employers who have stepped up and





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ensured that all staff across their business are paid the Living Wage.

5. Paying All Apprentices operating under WCC the Living Wage.

Although the payment of “Apprentices’ sits outside of the accreditation requirements it is critical that Wellington city council continue to lead the way to ensure all staff are provided with liveable incomes. The Kapuapa of the movement is that all workers who are paid the living wage are unable to live with dignity and properly participate in society. Hence, there should be no distinction between the pay of Apprentices or any other WCC staff member.

Thus, we submit that apprentices, particularly those working in Amenity, Sports Turf, Arboriculture and Nursery Production, should be paid the Living wage at all stages of their employment. Fundamentally, this ensures that WCC continues to be an exemplary Living Wage Employer going beyond the call of duty to improve the lives of its workers.

Throughout this process, it is important that council works with the Living Wage Movement to identify and champion the living wage with different employers.

This submission has provided 5 recommendations that call for current progress to be maintained and further built upon. We again thank WCC for continuing to work constructively and leading the way in delivering the Living Wage across Wellington City. It is credited to the supportive mayor and councillors for backing the view of the Wellington community and taking bold steps to support Wellington’s lowest paid workers . Such ensures that not only low wage working people can live with dignity, but it also supports local accredited employers by ensuring funds circulate throughout the local economy fostering sustainable business.

As a movement we are incredibly proud of what we have been able to achieve by working with WCC – let’s keep a good thing going and make our capital Aotearoa’s first Living Wage City!





Living Wage Movement

Aotearoa New Zealand

Ngā mihi nui,

Living Wage Wellington

Contact

Finn Cordwell (Living Wage Organiser Greater Wellington)

[REDACTED]

[REDACTED]

Living Wage Movement Aotearoa New Zealand Incorporated

[REDACTED]



[REDACTED]



www.livingwage.org.nz



Living Wage Aotearoa New Zealand

Respondent No: 563

Login: Registered

Responded At: May 13, 2022 11:44:22 am

Last Seen: May 12, 2022 02:47:04 am

Q1. Full name:	Geoffrey Gilbert Wilde
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	No
Q6. What is your connection to Wellington? (tick all that apply)	I am a Wellington City Council ratepayer I live in Wellington
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	Yes
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Don't know
Q9. If the Council did establish a Community Housing Provider, which option do you support?	not answered
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	not answered
Q11. Are there comments you would like to make about the changes to city housing options?	not answered
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	New landfill on top of the existing landfill (piggyback option)
Q13. Are there comments you would like to make about the landfill options?	not answered
Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered

Full name

David Brian

Phone number:



Are you making this submission as an individual or on behalf of an organisation?

Individual

Are you a City Housing tenant?

No

What is your connection to Wellington? *(tick all that apply)*

I am a Wellington City Council ratepayer

I live in Wellington

I work in Wellington

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Rescheduling of the timing of some projects to recognise market and supplier constraints

Support

A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

Do not support

Increasing encroachment licence fees to better reflect their value

Do not support

Additional funding for a full upgrade to Khandallah summer pool

Do not support

Overall, do you support the proposed budget?

I oppose the proposed budget

Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

I oppose the encroachment fee proposals as they are unfair and unrealistic. It is fair that a fee is paid but the proposed increases are not justified for a number of reasons: • It is not a market value scenario as WCC could not licence the use of the land to anyone but the adjacent owner. • The return calculations are unrealistic and do not reflect the rental value of the adjacent land (pro-rated on m2 basis). • The proposal does not take into account improvements works undertaken by lessees in many cases, such as improving public access ways that were previously provided by WCC. • The proposal does not take into account that maintenance and support obligations are passed from WCC to the lessee. I also note that garages on road reserve land (which presumably contribute the bulk of encroachment fees) play an important role re WCC's own policy of removing parked cars from roads. Lastly, WCC and WRC rates are becoming a substantial burden on many. Adding usurious licence fees will simply force people, particularly retirees, out of the city. I would also like less spent on cycleways and more being spent on infrastructure and on sea-level rise mitigation measures, such as seawalls where appropriate.

Respondent No: 775

Login: Admin

Responded At: May 17, 2022 13:13:41 pm

Last Seen: May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrew Hume
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**
I am a Wellington City Council ratepayer
I live in Wellington
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

Q20. **Overall, do you support the proposed budget?** Don't know

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We do not support the proposed change to encroachment fees.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Consultation on the proposed changes to annual rental fees for road encroachment

Dear Wellington City Council

I wish to make an oral submission to Councillors. The two proposals we wish to submit on are as follows.

Council is proposing to:

- 1. increase the annual fee for a road encroachment licence from \$13.33/m² to \$26.66/m² (excluding GST) from 1 July 2022 as an interim measure to support the management of general rate increase.*
- 2. consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.*

We do not support proposal 1 for the following reasons:

The proposed increase is unreasonable and could not have been reasonably predicted

The council states that the policy has been in place for many years and not been subject to any increases. That in our view does not justify a doubling of the rate. The council might argue that any capital value discount will have been baked into property values by now, but no reasonable person would expect a doubling of these fees. For our property, we would have further discounted the purchase price of this property had we known this kind of increase could occur. No business in New Zealand could double the prices of its goods or services and expect its customers to tolerate it.

Even if we do think the whole encroachments policy is retrospective and unfair, we have to accept the Council ultimately has the right to an economic return on its land. However this return should be a **reasonable economic return** and the rate should be set in an open and transparent way like other monopoly assets. It should also seek to **avoid price shocks** like the ones you are proposing.

The policy is unfair and discriminatory

Many of the people in Wellington who have road encroachments have little or no choice but to continue to pay the licensing fees each year. They might have old structures like garages or in our case, a fence that provides safety for our children from falling down a bank onto the road below. Just because the council can charge whatever it wants for this use, does not make it right to do so.

The proposal is cynical, lazy, monopolistic behaviour and using this revenue to subsidise other people's rates is unfair. The proposal also lacks any principled thinking about public versus private-good activities. **We already pay rates. If the council needs more income to fund its activities, then it should use rates - this is the proper mechanism for funding public-good activities.** The fact that the Council has mismanaged its assets like water infrastructure for the past 30 years does not mean it should gouge a handful of individuals with few options. A handful of individuals who as a minority do not have power of numbers with which to defend themselves.

The timing is poor and tone-deaf

We have a large family, with four kids between 5 and 14. We are already facing really large increases in our cost of living including food, transport, and interest rates. Instead of acknowledging the context and minimising these pressures, the council is instead proposing to gouge a handful of Wellingtonians for a service that can't easily be avoided.

The proposal is not likely to achieve objectives

The source of our road encroachment is a fence that runs along a steep bank, and helped provide protection for our children from falls when they were very young. It does not restrict public access in practice because it runs along an embankment that no sane person would try to walk on. That means the only justification for a fee is for the Council to make an economic return. If the proposed increase goes ahead then in all likelihood we will remove the fence and avoid the fee. The result will be: loss in income for the council (instead of getting the proposed double fee the council will get nothing from us); loss of visual amenity for our street, and loss of privacy for us. No benefits will occur.

A process for surrendering encroachments, or for purchasing the land should be established

If the proposal goes ahead, the council needs to put in place a clear process for encroachments to be terminated so that this can be done easily and quickly, especially given there will be high demand for this.

We looked into buying this small strip of land some years ago because the encroachment is integrated with our property, like all properties along our street. There is no likelihood of a wider road ever going in, so our view is that the council should just sell us the land. However you advised us that the process would be costly and uncertain. If the council wants to make a stable economic return off this land, then it would be best if it were rateable land. That provides revenue certainty for the council and certainty for encroachment holders who currently have none. We suggest the council should assess the land value and offer it to encroachment holders where the likelihood of roads being widened in future is low.

We do not proposal 2 under certain conditions without further information

A fairer outcome could be to treat the land as rateable land and charge the same rates as the remainder of the property. However, we would need to understand this better before supporting such a change. If an incremental fee is charged on top of this it should be **reasonable, predictable, and transparently derived.** For example, any increases should be pegged to CPI.

Thank you for the opportunity to submit.

Andrew [REDACTED] Hume

[REDACTED]

[REDACTED]

Respondent No: 617

Login: Registered

Responded At: May 13, 2022 18:23:43 pm

Last Seen: May 13, 2022 05:41:19 am

- Q1. **Full name:** Peter Hooper
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- My concern focuses on the Council's ongoing relationship to what is formed. First, If the council goes to a CHP what does the council intend to support tenant wellbeing through community connection and social care? Second, how does the council intend to look after its tenants who are not eligible for Govt assistance ie IRRS? Third, has the council looked into the over 65 's on super as a group and how their needs are being met? This group I believe are especially important because rent levels are so high now, the NZSuper income is not able to provide a save future for them as citizens of NZ.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

Q13. Are there comments you would like to make about the landfill options?

The choice made here does leave open the development of other ways to treat waste disposal, there is no intention to pick one path and block others.

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Support

Q17. Increasing encroachment licence fees to better reflect their value Support

Q18. Additional funding for a full upgrade to Khandallah summer pool Neutral don't know

Q19. Removal of all library charges to remove barriers to accessing council libraries Support

Q20. Overall, do you support the proposed budget? I support the proposed budget

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

Examine tax pathways which allow ownership and control of assets and resources to be included in a universal tax strategy, where income gained from employee taxation is not put under unrealistic strain.

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

Respondent No: 665

Login: Registered

Responded At: May 15, 2022 11:44:14 am

Last Seen: May 14, 2022 23:29:18 pm

Q1. **Full name:** Geoffrey Robert Burns

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

Yes

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

I work in Wellington

I study in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

None of these options

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

If all Wellington city council tenants pay the same rent per year as me, they collect \$24,492,000 per year, 1900 units & 3000 tenants. I think that should be enough for maintenance to ensure safe warm dry homes for their tenants. If they're, (council housing), in debt, they're probably spending the rent on other things. Council operating deficit \$10 million and growing. Plus up grade shortfall \$280 million. My council bedsit has kitchen bathroom lounge/bedroom, it's not flash but it's got everything I need, I'm happy to do without it getting up graded. If my bedsit is anything like other council units, I'd expect double glazing and a jacuzzi for the money council thinks it needs to spend. I don't know why central government expects city councils to set up a Community Housing Provider to qualify for an income related rent subsidy. The city council all ready is a community housing provider, ffs. If I was only paying 25% of my income on rent maybe I could start saving for my retirement. Unfortunately even if Wgtn c c get central govt funding for IRRs, I won't qualify for a rent reduction to 25% of my income because current council tenants will still be council tenants and not CHP tenants, meaning council tenants will still be required to pay rent at 75% of the market rent, i.e. 75% of about \$1000.(I don't know what the council thinks the market rent is because I pay under \$200 rent per week, not \$750 which I would be paying if market rent was \$1000)

<p>Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</p>	<p>Waste to energy incineration</p>
<p>Q13. Are there comments you would like to make about the landfill options?</p>	<p>not answered</p>
<p>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</p>	<p>not answered</p>
<p>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</p>	<p>Neutral don't know</p>
<p>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</p>	<p>Support</p>
<p>Q17. Increasing encroachment licence fees to better reflect their value</p>	<p>Neutral don't know</p>
<p>Q18. Additional funding for a full upgrade to Khandallah summer pool</p>	<p>Neutral don't know</p>
<p>Q19. Removal of all library charges to remove barriers to accessing council libraries</p>	<p>Support</p>
<p>Q20. Overall, do you support the proposed budget?</p>	<p>Don't know</p>
<p>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</p>	<p>I oppose building another tunnel through Mt Victoria. I also oppose council support of the airport expansion. Stop building roads, we already roads from everywhere to everywhere. Increase public transport.</p>
<p>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</p>	<p>not answered</p>

Respondent No: 604

Login: Admin

Responded At: May 13, 2022 15:40:18 pm

Last Seen: May 15, 2022 10:49:41 am

Q1. Full name:	Selwyn Warren
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	Yes
Q6. What is your connection to Wellington? (tick all that apply)	I live in Wellington
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	Yes
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Establish a Community Housing Provider
Q9. If the Council did establish a Community Housing Provider, which option do you support?	Option B: Leasehold CHP with broad responsibilities
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	Community Trust
Q11. Are there comments you would like to make about the changes to city housing options?	<p>I agree in principle to what I have ticked. However it worries me that existing tenants wont have access to IRRS but the anternative is very vague in that there are no proposed ideas to address that issue.</p>
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	Waste to energy incineration
Q13. Are there comments you would like to make about the landfill options?	not answered
Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Do not support

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Do not support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered

Full name:

Rhonda Elizabeth Swanson

Phone number:

027 686 1261

Are you making this submission as an individual or on behalf of an organisation?

Individual

Are you a City Housing tenant?

Yes

What is your connection to Wellington? (*tick all that apply*)

I live in Wellington

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider

Establish a Community Housing Provider

If the Council did establish a Community Housing Provider, which option do you support?

Option C: Leasehold CHP with narrow responsibilities

Are there comments you would like to make about the changes to city housing options?

Both options (Retain Council's City Housing through increasing rates and borrowing and Establish a Community Housing Provider) appeal If a CHP is form will council be able to offer free wifi and other events and use of community rooms on council social housing sites The eligibility to get into a CHP with IRRS is very different from current council eligibility

Full name:

Lynn Cadenhead

Phone number:

[REDACTED]

Are you making this submission as an individual or on behalf of an organisation?

Organisation

Please name your organisation

Wellington City Council's Environmental Reference Group

Are you a City Housing tenant?

No

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Are there comments you would like to make about the changes to city housing options?

See attached

The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?

New landfill on top of the existing landfill (piggyback option)

Are there comments you would like to make about the landfill options?

See attached

A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

Support

Removal of all library charges to remove barriers to accessing council libraries

Support

Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

See attached

You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[Redacted content]

Submission To Wellington City Council's 22/23 Annual Plan
from Wellington City Council's Environment Reference Group

10th May 2022

Contact name: Lynn Cadenhead, [REDACTED]

ERG Email address: [REDACTED]

Purpose of the Environmental Reference Group (ERG)

- Advise Council on the best ways to improve Wellingtonian's quality of life environmentally, socially, culturally and economically by protecting and enhancing the local environment.
- Bring knowledge and insight into Council around the environment, including water, energy, waste, biodiversity, urban design and transport management, in the context of Council's roles and priorities.

We wish to be heard if there are public hearings.

1. City Housing

- The objectives of any trust need to include;
 - Green Building (or better) standards for all buildings
 - Zero carbon objectives both for building construction and operation
 - meeting healthy homes standards with urgency
 - the need for rentals to be close to services including schools, supermarkets and public transport
 - high environmental standards for stormwater disposal and green spaces.
- WCC must keep working with Central Govt to change legislation so that WCC, (and other community housing providers) can ask people to leave community housing if their income increases over a threshold and is likely to stay there.
- In the short term, WCC must keep working with Central Govt to change legislation so that the tenants of WCC and other local government housing providers can receive the Govt rent subsidy without the need for a trust.
- WCC and any trust leasing the housing should not be increasing the number of rentals until;
 - all existing rentals meet healthy homes standards and are upgraded where needed AND
 - the community is asked their opinion on WCC/The Trust increasing the number of community homes.
- City housing must be spread across the city and must not be concentrated to form segregated areas.
- Noting that some of the current housing has taken advantage of pre-existing buildings (ex-hotels, etc.) we urge WCC to utilise further opportunities to do this (ideally doing this with other partners, e.g., central government and / or the private sector).

2. Residual Waste

New landfill on top of existing landfill

We support this option for the following reasons:

While not an ideal situation for Wellington city right now, this allows significant waste minimisation activity when the new sludge minimisation plant is implemented in 2026¹.

Long-term, this allows the shift to a circular economy as the volume sent to landfill can be phased down. Having a waste facility in Wellington is good for resilience.

¹ <https://wellington.govt.nz/your-council/projects/moa-point-sludge-minimisation-facility>

Waste to energy incineration

We do not support this option for the following reasons:

- This does not deal with the waste at source, and is instead a new way to make waste “go away”.
- Once Wellington has this system, we are incentivised to feed it with waste to run it efficiently.
- This does not fit the circular economy goals and aspirations of Wellington, and New Zealand, as a driving principle of a circular economy is to keep materials in use.²

Other nations are halting construction of new waste to energy plants as they do not fit their circular economy goals.³ We should learn from this before investing heavily.

General Comments

Much of the impact from products is upstream, rather than at the disposal stage.⁴ NZ needs to focus much more heavily on reducing production and consumption of materials, rather than making waste disappear.

Irrespective of the method chosen for disposing of residual waste, we need more tangible waste reduction plans. For both environmental and social reasons these plans need to include strategies to reduce food waste. This will require an explicit food waste reduction action plan.

After the 1:4 ratio requirements for sludge are met we believe that any surplus green/ food waste would be better diverted into a city compost scheme, such as that used by San Francisco for the past 26 years^[1]. Composting provides a wide range of economic and environmental benefits, including improved soil health, nutrient recycling, drought mitigation, carbon sequestration, and green jobs.^[2]

Based on the Infrastructure Committee minutes from 27 April 2022 about managing food waste with composting, we strongly recommend proceeding immediately with planning (and implementation well before 2026) for the diversion of any surplus organic waste into such a scheme. While we appreciate that the council must take financial costs into account, it must also consider the costs of global warming, and the costs on future generations by **not** acting.

3. Removal of overdue library fees

We agree with the removal of overdue library fees and with the reasoning behind it. Ensuring our libraries are accessible to everyone, and people of all ages from all backgrounds are able to enjoy reading, is an incredibly beneficial step that will have tangible impacts upon our communities.

4. Establishment of an Environmental and accessibility Performance Fund

We agree with the establishment of an Environmental and Accessibility Performance Fund to support better building practices and a carbon neutral capital. ERG reiterates that Aotearoa New Zealand, and the entire world, is in the midst of a climate emergency. We support this step as we would any other that demonstrably enhances the climate change response of Pōneke, and we continue to encourage both Councillors and Council officers to take bold, ambitious and transformational steps to respond to the climate crisis.

While the ERG is very supportive of this fund, and this approach, we just have one comment about the commentary in this section, which makes the point that the fund will “*support our goal of becoming a carbon neutral city by 2050*”.

² <https://environment.govt.nz/what-government-is-doing/areas-of-work/waste/ohanga-amiomio-circular-economy/>

³ <https://gov.wales/wales-takes-action-circular-economy-funding-upcoming-reforms-plastic-and-moratorium-large-scale>

⁴ <https://mymodernmet.com/babette-porcelijn-hidden-impact/>

^[1] <https://www.nrdc.org/resources/san-francisco-composting>

^[2] <https://www.nrdc.org/stories/greening-playing-fields>

Unfortunately, the most recent Intergovernmental Panel on Climate Change report has signalled that it is highly unlikely that we can keep global warming to 1.5deg increase if we retain 2050 as the year to achieve carbon neutrality. On that basis, we urge the WCC to revisit the commitments in Te Atakura, and to revise the goal for carbon neutrality to be achieved by 2040 or earlier. Another way to approach this would be to revise the goal for 2050 to be carbon-*negative*, instead of carbon neutral by 2050 (or earlier). This would be an ideal opportunity for Wellington to provide leadership on the world stage.

5. Increased Support for the restorative planting programme.

We strongly agree with the increase support for the restorative planting programme. This proposed funding is vital to the ecological health of the Pōneke area. Since the year 2000, WCC has invested at least \$10M in restoration planting, and currently, all that progress is at risk of being lost. At least 37% of WCC restoration sites are under threat, and there has not yet been a corresponding increase in restoration funding to allow proper protection of these restoration areas. Therefore, this proposed increase is crucial in safeguarding the investment already made by WCC, as well as in resourcing the WCC ecology team to undertake further monitoring and evaluation work. ERG supports this funding in the strongest possible terms.

6. Three Waters Infrastructure

ERG would like to see a significant increase in investment in the three waters capital programme and in the operation of the three waters infrastructure. This will support city intensification, reduce pollution and erosion in Wellington's waterways and will increase Wellingtons drinking water resilience.

7. Parking

In the short term, the ERG supports the proposal to not go ahead with plans to extend on street paid parking time limits or extend charging for on-street parking to 10pm on Friday and Saturday. However, we feel that this proposal should have a set time limit of 3months as it is an easy and effective way to reduce the level of greenhouse gas emissions in the central city.

8. Economic Development

'Economic Development' is listed as a project. ERG recently submitted on the Council's 'Economic *Wellbeing*' Strategy, and we much prefer that title. WCC must emphasise wellbeing/ flourishing within planetary boundaries, rather than any further activities that will lead to global warming. The language that the Council uses in relation to Economics is important, because 'Development' conveys something quite different to 'Wellbeing'. Please refer to Economic Wellbeing from now on, or provide a clear rationale for your use of the term 'Development' for all of the projects listed under this heading, and takes into consideration that the Council's blueprint for Te Atakura requires any new activities for the city to be Carbon-negative (or net-zero Carbon, as a minimum).

Respondent No: 310

Login: Admin

Responded At: May 02, 2022 15:08:52 pm

Last Seen: May 15, 2022 10:49:41 am

- Q1. **Full name:** Nury Monardez
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	not answered
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	not answered
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	not answered
Q19. Removal of all library charges to remove barriers to accessing council libraries	not answered
Q20. Overall, do you support the proposed budget?	I oppose the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
<p>Regarding the review fee structure proposal on road encroachment: I bought my property on 1989 with the fence already installed, no one then informed me about the property had an encroachment. I am a pensioner, it will be impossible for me to be able to pay that increase of the proposal. The only way for me to avoid to pay will be to put the fence down but my four year old granddaughter lives with me and it will be very dangerous for her or anyone here to have the section open to the street with no footpath. Also some of my neighbours likes to speed their cars on the streets, you can come have a look the skid marks on the road.</p>	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div>

Full name:

Tyler Dunkel

Phone number:

██████████

Are you making this submission as an individual or on behalf of an organisation?

Organisation

Please name your organisation

WCC Takatapui & Rainbow Advisory Council

Are you a City Housing tenant?

No

What is your connection to Wellington? (*tick all that apply*)

I am a Wellington City Council ratepayer

I live in Wellington

I work in Wellington

I own a business in Wellington

I study in Wellington

Do you wish to speak to Councillors about your submission at an Oral Forum?

Yes

Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider

Establish a Community Housing Provider

If the Council did establish a Community Housing Provider, which option do you support?

Option B: Leasehold CHP with broad responsibilities

If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?

Community Trust

Are there comments you would like to make about the changes to city housing options?

See appendix 1 of attached

Rescheduling of the timing of some projects to recognise market and supplier constraints

Neutral don't know

Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.

Neutral don't know

A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

Neutral don't know

Increasing encroachment licence fees to better reflect their value

Neutral don't know

Removal of all library charges to remove barriers to accessing council libraries

Support

Overall, do you support the proposed budget?

Neutral

You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[Redacted content]

APPENDIX 1: Annual Plan public housing submission

Tēnā kouto katoa,

We welcome the opportunity to submit on WCC's annual plan, specifically in relation to public housing. The Takatāpui and Rainbow Advisory Council is a Wellington City Council Advisory group with expertise and lived experience of Rainbow Communities within Wellington. We advise on matters focusing on the Lesbian, Gay, Bisexual, Takatāpui, Transgender, Questioning, Intersex, and Asexual (LGBTQTIA+) perspective. A major focus of our current workplan is Health, Safety, Wellbeing and Accessibility for our communities.

Broadly we support option B for both questions. We think the formation of an independent Trust to manage public housing in Wellington will be beneficial for public housing residents in Wellington. We note that this model has been successfully adopted in Ōtautahi with the formation of Ōtautahi Community Housing Trust. ŌCHT are the largest Community Housing Provider (CHP) in the country and were the first to meet the standards set out in the Healthy Homes Guarantee Act 2017.

LGBTQTIA+ people are disproportionately affected by homelessness; while we don't currently have whole-of-population statistics in Aotearoa, international evidence indicates that 20-40% of people who experience homelessness are part of the LGBTQTIA+ community (Fraser, 2019). Emerging research indicates that LGBTQTIA+ people in Aotearoa experience significant housing deprivation and homelessness (Clark et al, 2021; Veale et al, 2019; Fraser et al, 2021). Disabled LGBTQTIA+ communities in Aotearoa are more likely to be affected by homelessness and unstable housing (Veale et al, 2019). Furthermore, LGBTQTIA+ communities in Aotearoa, on average, earn less than their non-LGBTQTIA+ counterparts (Statistics New Zealand, 2021; Veale et al, 2019). There is a pressing need to ensure that our housing support system is accessible for these communities. While the Homelessness Action Plan mentions LGBTQTIA+ people in passing, we are yet to see significant policy and practice which caters to the needs of our communities.

We would like to see specific Māori *and* LGBTQTIA+ representation on the board of any trust that might be formed because of changes made to how WCC governs its public housing. LGBTQTIA+ people's housing needs are often side lined, or our communities are "treated the same" as non-LGBTQTIA+ communities, to our detriment (Fraser, 2020). LGBTQTIA+ communities have specific housing needs to ensure their safety and ability to thrive; it is important that these needs are considered and met.

Public housing tenants should be able to access the Income-Related Rent Subsidy (IRRS); the current two-tier system is inequitable and disadvantages some of our most vulnerable citizens. With the housing crisis continuing to worsen, we feel it imperative to change the model of how WCC provides public housing so that all tenants can access the IRRS.

We welcome the opportunity to meet with any Council staff who wish to talk about this more; our advisory council has a specific interest in housing for LGBTQTIA+ communities.

Ngā mihi nui,

██████████ Tyler Dunkel, Co-Chairs

and ██████████

On Behalf of the Takatāpui & Rainbow Advisory Council

APPENDIX 1: References

- Clark, T., Drayton, B., Ball, J., Schwenke, A., Crengle, S., Peiris-John, R., Sutcliffe, K., Fenaughty, J., Groot, S., & Fleming, T. (2021). *Youth19 Housing Deprivation Brief*. www.youth19.ac.nz.
- Fraser, B. (2020). "We Can't Find a Safe or Secure Environment to be Ourselves": Takatāpui/LGBTIQ+ Homelessness in Aotearoa New Zealand [University of Otago]. <https://ourarchive.otago.ac.nz/handle/10523/11920>
- Fraser, B., Chisholm, E., & Pierse, N. (2021). "You're so powerless": Takatāpui/LGBTIQ + people's experiences before becoming homeless in Aotearoa New Zealand. *PLoS ONE*, 16(12), 1–23. <https://doi.org/10.1371/journal.pone.0259799>
- Fraser, B., Pierse, N., Chisholm, E., & Cook, H. (2019). LGBTIQ+ homelessness: A review of the literature. *International Journal of Environmental Research and Public Health*, 16(15). <https://doi.org/10.3390/ijerph16152677>
- Statistics New Zealand. (2021, November 12). *LGBT+ population of Aotearoa: Year ended June 2020 | Stats NZ*. <https://www.stats.govt.nz/reports/lgbt-plus-population-of-aotearoa-year-ended-june-2020>
- Veale, J., Byrne, J., Tan, K., Guy, S., Yee, A., Nopera, T., & Bentham, R. (2019). *Counting Ourselves: The health and wellbeing of trans and non-binary people in Aotearoa New Zealand*. www.countingourselves.nz

Respondent No: 306

Login: Admin

Responded At: May 02, 2022 11:41:41 am

Last Seen: May 15, 2022 10:49:41 am

- Q1. **Full name:** Tony Yeung
-
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
Selected Option A and Company or Limited Partnership for follow up questions
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Neutral don't know
Q17. Increasing encroachment licence fees to better reflect their value	Neutral don't know
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Neutral don't know
Q20. Overall, do you support the proposed budget?	Don't know
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div>

CIRCA
THEATRE

 CIRCA
THEATRE



The Mayor and Councillors
Wellington City Council

Dear Mayor and Councillors,

Re. Circa Theatre,

I have enclosed a submission on behalf of Circa Theatre for inclusion in your discussions and deliberations in regard to your 2022/23 Annual Plan and Long-Term Plan.

This is a matter of some urgency because our building on the waterfront needs work. The wild weather over the last few years has caused leaks to the frontage on the harbour side of the Theatre which cannot be fixed easily. We need to act now.

Circa has for 46 years provided Wellington City with professional theatre of a world class standard. People have poured their heart and soul into Circa supporting the hundreds of artists who have worked there.

It is essential that we continue to succeed and provide the most support we can for the next generation of theatre makers. To that end we have a design of a new and impressive frontage with a Kaynemaile art installation incorporated at its heart.

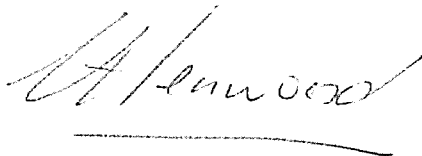
We seek the Wellington City Council's commitment to help sustain the future of Circa by supporting the venture and contributing to the cost of this vital renovation. The full submission is enclosed the business case, quantity surveyors' costings, support of Mana Whenua and Te Papa.

We also seek the consent of the Wellington City Council to these renovations as lessor of the land.

Our proposed timeline is critically important because Lottery Board Community Facility Grant Applications need to be submitted in July 2022, for approval in the latter part of this year.

And another winter is nearly upon us with its inherent weather challenges.

Thank you very much.



Carolyn Henwood
Founding member Circa theatre
On behalf of Circa Council



We are asking Wellington City Council on behalf of Wellington City for an investment of \$750,000 into Circa Theatre's urgent and essential building upgrade and the creation of a new harbour-facing Frontage. The project is estimated to total approximately \$2.1 million, and in addition to this application we will be seeking funding from Lotteries in conjunction with a full fundraising strategy. With this support, we are confident the project will progress successfully. The \$750,000 can be dispersed over a three-year funding agreement.

**Nāu te rourou,
nāku te rourou,
Ka ora ai te iwi.**

***With your food basket,
and my food basket,
the people will thrive.***

Circa Theatre has been a keystone of artistic expression in Wellington for over 45 years. Circa is artist-led, with eighty percent of all ticket sales going to the practitioners, and twenty percent retained for the theatres operational costs. Artists and practitioners are further supported by the Theatre Arts Charitable Trust (TACT) which raises and disperses funding solely to finance these artists and practitioners through grants that ensure all are equitably supported.

REASON FOR THE PROJECT

The principal reason for doing this is summed up by Simon Leary, young actor and writer on the Circa Council:

"I keep thinking about the future and longevity of Circa and how we meet the next generation of theatre. The proposed design is exciting and says to Wellington that we can back ourselves and we are a place worth visiting that intends to stick around - a frontage we can be proud of as our first point of interaction with the community. In twenty years time, I can imagine artists old and new hanging out in that space."

An increase in audience numbers and bar and cafe revenue is expected as a natural side effect of the improvement in the look of the building, but that is not our primary reason for doing this. Doing nothing and letting the building run down is not a possibility. There is weather damage and leaks upstairs and down that need urgent attention.

We need to keep the building up to the high standard of the art we present in the building

Circa Theatre needs to cement its future in the Wellington arts community and reach the full potential of its incredible waterfront location; to make a statement to the public and performers that we are a venue that hosts not-only acclaimed New Zealand theatre, but the best of international theatre, making a significant contribution to theatre art across the world. Circa Council believes that this is best achieved by redesigning and upgrading Circa Frontage and Building.



The current greenhouse frontage is worn and in need of renewal and repair, with leaks and structural damage; it is also widely considered to be one of the poorest frontages in the City, an aesthetic that does not reflect the true beauty of Circa Theatre and the work we bring to our audiences. We want to reach our full potential by using the opportunity of repairing and upgrading the building to transform it into something profound, artful, and engaging, that opens up the space on the waterfront and invites all Wellingtonians, New Zealanders and visitors from across the world to enter and enjoy, a building that reflects the mana of Circa and the mahi that takes place within our walls.

OUR COMMUNITIES

Circa Theatre wants to continue to make live theatre and performance accessible to all, and we are working with all communities to better represent the stories of those communities. We have increased representation on our Council, articulated and committed to our Whakapapa in our Strategic Plan (Appx. 12), and developed a Māori engagement plan (Appx. 5) that will hold Circa Council, contractors, and the wider Circa whānau accountable to the following outcomes:

- Understanding the Treaty of Waitangi partnership.
- Understanding the value of a Te Ao Māori lens and having a wider appreciation for tikanga of tangata whenua.
- Understanding the importance of engaging with tangata whenua of Aotearoa.
- Understanding the importance of engaging with tangata whenua of Wellington, Taranaki Whānui ki te Upoko o Te Ika.
- Learning and applying tikanga systems within our framework and infrastructure

We are in the process of developing an engagement strategy with the Pasifika community and Pasifika arts community.

We have been working closely with Arts Access Aotearoa to build an accessibility programme (Appx. 6) to develop new stories and new ways of telling stories that engage with different communities.

We offer audio described performances, touch tours, NZ Sign Language performances and relaxed performances as well as catering for accessibility audiences through our digital channels.

In 2021 we presented:

- NZSL Performance of *Up Down Girl*
- Audio Described Performance of *Up Down Girl*
- Relaxed Performance of *Up Down Girl*
- Audio described performance of *Winding Up*
- Relaxed performance of *Mr Fungus*
- NZSL performance of *The Little Mermaid*
- Audio described and touch tour performance of *The Little Mermaid*

We presented a sold-out season of the Up Down Project's adaptation of Sue Shields's play *Up Down Girl* to great acclaim. The Up Down Project is an inclusive performance collective that aims to empower tāngata whaikaha, promote tolerance, and encourage collaboration between artists of all backgrounds and abilities. Circa was awarded the Arts Access Creative New Zealand Arts For All Award 2021, for our long-term commitment to becoming more accessible

The best way to build and deepen our inclusivity is to develop the breadth and scope of our programming, something you can see we have committed ourselves to during the 2020, 2021 and



2022 programmes, despite the impact of the ongoing pandemic. But we want Circa Theatre itself to be a space that reflects this inclusivity, to ensure that the Theatre is an inviting and inspiring hub of activity that helps bring the audiences to experience these diverse stories and performances. We want Circa Theatre to be space that all performers are proud to show their work in, and a venue that audiences will flock to for the overall experience we believe this new frontage and upgrade will enhance.

THE PROJECT

The initial architectural designs (Appx. 3 & 4) include a refresh and repaint of the entire building, the improvement of Circa Theatre Café and Bar (currently leased by Te Papa) onto the waterfront space and access to the deck on the first floor for Café patrons to create greater capacity. The stunning harbour view will be a draw for locals and visitors to Wellington alike, encouraging more people to enjoy a pre or post show dinner, as part of their overall experience. The ground floor space can be used for a variety of purposes, including different kinds of performance or nightlife, such as comedy or improv shows. It can be hired out for business purposes, which will help generate more income for Circa, or used by different community groups, or for educational outreach. We could even have some live theatre staged in the bar or outdoors area to entertain or entice diners to experience the latest that Circa has to offer.

The inclusion of the Kaynemaile art installation in the frontage, covering the external bar area, adds another level of aesthetic beauty and artistic expression. Wellington-based Kaynemaile has become world-renowned for their lightweight polycarbonate mesh that is hard-wearing, resilient, and apt for creating kinetic installations that move with the wind. This material was first used during the making of *Lord of the Rings* with Weta technicians using it to replicate the look and hard-wearing nature of metal armour chainmail. Kaynemaile is being used in architecture across the world, one of the most impressive examples being the Sun Shade Kinetic installation that hovered above the 2020 World-Expo main entrance in Dubai to create a dramatic visual experience. The design for this project, the Circa design with layered half-circles, is inspired by the outdoor radiating seating arrangement of early Greek and later-Roman amphitheatres. The movement of the canopy with the wind connects to “Wiri”, a movement which can symbolise shimmering waters, heat waves or even a breeze moving the leaves of a tree. The reflective light qualities of Kaynemaile elegantly align with the reflective light of the Wellington harbour location. This is where the kinetic movement of the mesh not only embraces this storytelling concept, it connects the mythology of storytelling across all cultures.

All architects, engineers and contractors who work on this project will be Wellington based and run businesses, further building on this project as an expression of the best that Wellington has to offer Aotearoa and the world.

EXPECTED OUTCOME FROM THE PROJECT

- TAG consent to the re-design and will support the project. We expect a much-improved architectural Statement for our building - see TAG minutes (Appx. 9)
- All the leaks and weather problems over come
- An inviting new building that’s welcoming and open to theatre goers, citizens and visitors



FUNDING

Because Circa's main funding is almost entirely directed to the artists with minimal costs deducted to keep the theatre running and the lights on, we know we need the support of the Wellington and wider Aotearoa community to breathe life into this project - we cannot do it alone. We believe that an investment of \$750,000 from Wellington City Council, to be paid across three years, if necessary, for a project that is currently estimated at approximately just over \$2 million, will not only secure a good percentage of the overall funding, but this vote of confidence from the Council on behalf of Wellington City will lead to greater success in our fundraising campaign. When we present this project to the Lottery Board Community Facility Fund in July, a successful bid to be included in Wellington City Council's Long-Term Plan will go a long way to securing this funding as well.

From there, we are developing a full Fundraising Campaign that will involve identifying high net-worth individuals and organisations for large gifts toward the project. We can also galvanise our donor and supporter community, with over 3,500 donations made to the Theatre since the beginning of 2020, and a subscriber base of approximately 19,000 people, we believe that this community will come forward to contribute a smaller but essential part of the funding. We recently undertook a fundraising appeal for our lighting grid and fire escape, for which we raised over \$90,000 from a Lion Foundation grant and private donations. With a carefully-strategised fundraising and marketing campaign, we believe we can take this community support to the next level, and Wellingtonians will become part of taking Circa Theatre to the next level of cultural and artistic significance. We have already begun work on building this support through progressing plans to reenergise and relaunch our *Friends of Circa* programme, including new benefits to patrons, to really ground and grow our local support base.

As Aotearoa and the world begin to emerge from pandemic, Circa Theatre wants to play a key role in reconnecting Wellington with the rest of the country and the world. As the TAKINA conference centre is set for completion, welcoming more large-scale events to the waterfront precinct, the timing of this capital project will only enhance the experience for the anticipated greater number of visitors to the area. The TAG (Technical Advisory Group) for the waterfront has reviewed the initial plans for this undertaking and they are very supportive of the design and feel it would be of benefit to the waterfront and associated businesses as a whole; and we have documented support from other waterfront organisations such as the Wharewaka and Te Papa (Appx. 7 & 8).

As we saw from the record numbers for the 2020 Cinderella pantomime and 2021 reprise season, the appetite for live theatre, in spite of the impact of COVID-19, is strong. Many patrons have donated tickets instead of asking for refunds when shows have had to be postponed over the last two years, because the risk of losing this kind of live performance entirely has made audiences think about how important the art form really is. As feedback from a recent visitor to Wellington and New Zealand maintained:

'My wife and I have now returned to Ireland after spending a wonderful year in Wellington. I must say that trips to Circa were a highlight of the year. The quality of the programme, the catering facility and the friendliness of the staff will stay with us. It is vital that the arts thrive in such a troubled time.'



Circa has not only survived these troubled times but has thrived, and we now ask you to make this investment in our future; to ensure that we can continue representing the best of Wellington and New Zealand arts and culture, building a strong and financially viable business that will sustain long into the future. We want to undertake these works while continuing to find new ways to support artists, both practically and financially, but one shouldn't come at the expense of the other, as Circa Councillor Debbie Fish (set designer, installation artist, performer and co-director of GoldFish Creative) put it, *'Rather than seeing this project as coming at the expense of other things, I see it as feeding into them: momentum builds momentum and capitalising on this opportunity attracts more opportunity... things can all happen together as we look to an expansive and abundant recovery phase after the difficult time we've been through.'*

Circa Theatre wants to expand to our full potential, and this creativity needs to extend to the building and resources that artists are provided to stage their works in, ensuring that these essentials are as resilient and sustainable as our funding model.

Thank you for taking the time to consider our application and we look forward to the opportunity to present this project to you in person, answer any questions you may have, and provide more detailed explanations of the plans outlined in this document.

Circa Theatre Building Upgrade – Business Case

DATE	10 th May 2022
SUBMITTED BY	Carolyn Henwood and John Dow
TITLE / ROLE	On behalf of the Circa Council



THE PROJECT

In bullet points, describe the problem this project aims to solve or the opportunity it aims to develop.

- Leaky building, deteriorating and unwelcoming frontage of the Circa building on Wellington Waterfront
- Needs immediate work and an easy fix is not available; rain pours into the Café
- Opportunity to realise the potential of the building, by opening more to the harbour, welcoming people into the performance arts space
- Support our artists (150 at least each year) by providing a building which befits the quality performance art we present in our two theatres, Festivals, and Forums
- Strengthen the growth of Café and Bar and grow community interest in the theatre
- Secure the future of Circa Theatre for the next generation of theatre makers in our city of Wellington
- Actively participate in a meaningful way with the Creative Hub collaboration that includes Te Papa, TAKINA – Wellington Convention Centre, Te Wharewaka o Poneke and the proposed Fale Malae on Wellington's Waterfront that will provide life and focus for residents and visitors to Wellington
- Be an important location on most days of the year for attracting people into the CBD which will support the local Restaurants and Hospitality Industry

THE HISTORY

In bullet points, describe the current situation.

This current Circa building was opened in 1994 incorporating the historic "Heritage Listed" façade from Wellington Coal Company.

The original Circa building and Theatre productions commenced operating in 1976.

A lease in perpetuity of the Land was obtained for limited use as a theatre.

- This building now needs the frontage improved and made fit for purpose; doing nothing is not a viable option
- Circa has been very successful as a professional theatre and attracts approximately 50,000 in audience numbers per annum
- Circa has a database of supporters, regular attendees and/or theatre interested people of 19,000, the large majority of whom are Wellington City Ratepayers
- Circa has received significant financial contributions and endorsements from this large supporter group over the past 46 years and will be working with these people again soon to secure the extra funding for this Building Upgrade, whereby the WCC commitment is a fundamental imperative for ensuring this support is forthcoming
- Circa will also be applying to the Lottery Board Community Facility Fund for \$750,000 and the WCC commitment will be seen as a critical factor for securing this level of national funding contribution
- The artistic theatre work is diverse and of a world class standard.
- Circa has been a key contributor to major Wellington creative initiatives over many years such as the NZ Festival, Kia Mau Festival, etc., and an improved building will enhance future involvement in these important Wellington events
- Circa has been a great breeding ground for creative and production talent that has enhanced the Film and Television industries in Wellington and throughout Aotearoa New Zealand, leading to international recognition for Wellington and generating significant revenues and jobs for our economy and wider community. For example, some key Circa people featured in the Lord of the Rings Trilogy
- Current frontage does not work for the Theatre or the Café Bar. It is not welcoming and often does not look open, so the Café struggles for day-time foot traffic, although works better for the attending theatre audience in the evening
- We want to secure the future of theatre in the building for the next generation of theatre makers, looking more like a cool place to come, more impact on the Waterfront for Wellington and development of the arts sector for the city
- We are partnered with Te Papa who run our food and beverage operation
- We have a Memorandum of Understanding now in place for the development of Creative Hub on the Wellington Waterfront noted above
- Theatre practitioners require a respectful, quality environment in which to produce their best work, and the current situation therefore needs to improve to meet their expectations; to enhance their overall creative work and to lift the audience experience

LIMITATIONS

List what could prevent the success of the project, such as the need for expensive equipment, bad weather, lack of special training, etc.

- The main limitation may be Wellington stakeholders' unwillingness to contribute to the project. However, we believe a commitment of funding from the WCC will overcome this situation
- The architect had originally put a cost of \$1.7 - \$ 2 million on the build and this has now been fully costed by the quantity surveyor
- QS has finished a very thorough detailed costings and with fees and the cost before GST is likely to be \$2.1 million. This is as we expected (Appx. 1)
- We have made a well-considered and achievable plan for the funding - see below; and we have a very experienced and committed team engaged to deliver results in a timely manner

APPROACH

List what is needed to complete the project.

Funding is planned for as follows:

- Wellington City Council - \$750,000 maybe spread over 3 years, decision in June 2022
- Lottery Grants Board Community Facility Fund - \$750,000 application to be lodged in July 2022, with a decision in early December
- \$600,000 to be raised in campaign. Holistic strategy to support the whole Theatre and its artistic programme
- Carolyn Henwood John Dow and Chrissy Boulton are the Circa team
- Resource consent process is now in preparation with Quantity Surveyor costings and Urban Planner
- TAG hearings have taken place: *"Tag considers that this would significantly enhance the current presentation of Circa to the waterfront and supports the revised proposal in principle, subject to resolving some matters of detail noted"* (Appx. 9)
- Architectural plans are available and incorporate an exciting Kaynemaile art installation (Appx. 3 & 4)
- Wellington City Council are the lessor of the land, and consent needs to be obtained. We will apply for resource consent in 2022
- We plan to be in a position to activate the Building Upgrade work in late 2022 with our funding plan realised as above (COVID permitting)

Circa Theatre is open all year round and has two auditoriums: Circa One and Circa Two, as well as the Bar and Restaurant area operated through a partnership with Te Papa.

- Audited accounts are available
- The building has a mortgage to ANZ bank of \$411,000
- CNZ funds the operations of Circa and the Theatre Artists Charitable Trust (TACT) currently at \$580,000 per annum
- TACT makes grants to directly support the theatre artists with current annual grants of \$350,000 to \$420,000 per annum. Chapman Tripp sponsorship and fundraising contributions also help here
- WCC funds Circa operations for which we are most grateful; currently approximately \$190,000 per annum
- Box office receipts are traditionally \$1.9 million per annum pre-COVID
- Box office has been lower during COVID but Circa has been resilient and determined, working very hard and flexibly to stay operating throughout the pandemic; the only time the theatre was closed was during Lockdowns
- 20% of the box office after GST goes to Circa operational budgets and the 80% goes to the specific Theatre Shows' production partnership

'Things I Know to Be True' (30 Apr – 29 May 2021)

"It was an incredible play - powerful and well performed. The best thing I have seen at Circa. My partner was left in tears at the end of it."

"I thought this was an outstanding production. The set was perfect for showing the passage of time and each actor brought their own powerful performance. I felt like I was back in London. Bravo!"

'Hir' (9 Oct – 6 Nov 2021)

"It was a thought-provoking script and I thought the cast were excellent in their interpretation. I was heartened to learn that the trans character was played by a trans actor, as it added understanding and integrity to the piece that I might have otherwise missed... The topic of inherited abuse hit close to home and I thought was incredibly sympathetically (and realistically) interpreted. It must be a huge

emotional undertaking for the cast to bring such intensity to the stage every night and I am grateful to all of them for bringing so much to the stage.”

“Great to have LGBTQI+ represented on stage. Enjoyed exposure to this play - which I didn't previously know. The set was striking, the detail fascinating - it really added to my experience of the play. The elements fit together and, while it was highly detailed, nothing felt superfluous to the storytelling.”

'The Little Mermaid - The Pantomime' (19 Nov – 23 Dec 2021)

“As mentioned, this is our 5th year at the audio described session of the pantomime. we take friends each year and this year's friends loved it so much they got tickets for their grandparents to next available show. we love the continuity of the cast, the music and the fantastic references to Wellington and current events.”

“The show made me laugh, smile, sing and cry. everything that was needed after a tough year. I love the cast's total commitment. bravo, bravo, bravo.”

BENEFITS

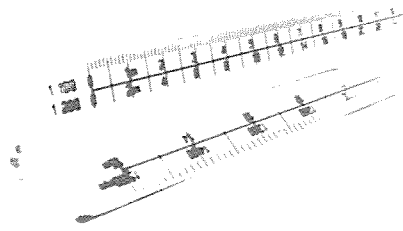
In bullet points, list the benefits that this project will bring to the organization.

- We are confident that the Building Upgrade will excite the Wellington resident and visitor communities and invite strong interest in attendances at Circa Theatre
- Opportunities to reenvision our marketing and use of the building will also uplift Circa's image and reputation
- Strengthen our efforts to implement our Strategic Plan and develop robust and sustainable collaborations with other Arts and Cultural organisations
- Enhance our efforts to collaborate with Mana Whenua and work in partnership with our neighbours at Te Wharewaka o Poneke
- Increase in audience numbers. We plan to attract those younger people who do not now come to Circa but will try the new bar and follow up by attending Circa Theatre Shows or enjoy events in the foyer performance opportunities
- Te Papa management estimate it should increase Bar and Café revenue by approximately 38%, to a total turn-over of \$661,000 per annum (Appx. 2)
- Circa would receive \$61,000 of that sum. Te Papa retain the rest which should be enough to remain viable and stay open during the day
- All the leaks and weatherproofing will be fixed, and a full re-paint of the exterior of the whole building is included. We have just fixed the fire escape through fundraising
- Greater presence of Circa on the Waterfront thereby contributing more to the exciting harbour city that we are proud of
- Increase in audience and Friends of Circa- we know the new building look will entice audiences but we will not speculate because Circa needs to continue to present high quality work and events. We have a track record of 46 years of good management and brilliant work. Witness some comments attached just in our 2021 year alone with COVID to manage (Appx. 10)
- We would hope to increase audience numbers over a year heading to 60,000 per annum. As we are open every day of the year, we know not everything is attended at 90% or better and never will be. Getting repeat loyal audiences is our goal

Appendices:

1. Quote from Quantity Surveyor
2. Te Papa Café Projections
3. Circa rebuild proposal for concept
4. Circa rebuild initial architectural plan
5. Circa Māori Engagement Strategy
6. Circa Theatre Accessibility Programme
7. Letter of support from the Wharewaka
8. Letter of support from Dame Fran Wilde on behalf of Te Papa
9. TAG minutes
10. Audience Feedback
11. Highlights from 2022 programme
12. Circa Theatre Strategic Plan 2020-2025

Robertson Surveying Ltd



Project Circa Theatre North Façade Upgrade & Refurbishment

Report Concept Estimate Report

Date May 2022



Prepared By: Vince Robertson (Reg QS) FNZIQS
Telephone: 021 068 4145
E-mail: vince@robertsonsurveying.co.nz

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item			Total
ELEMENTAL SUMMARY			
SITE PREPARATION			3,500.00
DEMOLITION & EXCAVATION			63,155.25
FOUNDATIONS & RETAINING WALLS			33,870.00
SUB FLOOR FRAMING			0.00
FLOORS AND FRAMING			20,813.38
UPPER FLOORS AND FRAMING			22,770.25
STRUCTURE			87,467.50
EXTERNAL WALLS & CLADDING			301,633.70
WINDOWS AND EXTERIOR DOORS			150,321.00
STAIRS AND BALUSTRADES			38,675.00
INTERNAL WALLS, LININGS & TRIMS			36,269.25
INTERNAL DOORS & HARDWARE			8,000.00
FLOOR FINISHES			36,332.90
CEILINGS AND CEILING LININGS			32,351.00
ROOFS, SOFFITS AND ROOFING			115,257.00
FIXED JOINERY & EQUIPMENT			2,500.00
SANITARY PLUMBING & GAS			4,000.00
DRAINAGE			7,500.00
HEATING AND VENTILATION SERVICES			11,500.00
ELECTRICAL, TV, PHONE & DATA SERVICES			88,648.25
SECURITY			2,750.00
FIRE PROTECTION			17,292.00
EXTERNAL WORKS (incl landscaping)			212,917.33
SUNDRY ITEMS			150,264.00
SUBTOTAL			1,447,787.81
Construction P&G (incl trade scaffolding and the like)	11%		159,256.66
Construction Margin	8%		128,563.56
Project Management, Design, Consents & Fees	Excluded		0.00
Project Contingency & Covid Escalation	15%		260,341.20
TOTAL ELEMENTAL ESTIMATE (excluding GST)			\$1,995,949.23

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
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Clarifications:

This estimate is based on Inside Architects Concept Drawing Set dated 27/04/22.

This estimate is based on Inside Architects Concept Proposal dated 08/03/22.

This is a preliminary construction cost estimate and includes normal building, design, consent and management costs only. It excludes the following costs:

- Unforeseen ground conditions or contamination.
- Design and Monitoring Consultant Fees.
- Resource or Building Consents.
- Cost escalation beyond December 2022.
- Insurances.
- Seismic events.
- Rent, finance or legal costs.
- Goods and Services Tax.
- Asbestos , PCB or other contamination.

Assumptions

Owner to remove or relocate all loose FF&E prior to demolition.

Excludes the refurbished exterior fire stair to back of green room as advised by Seb.

Excludes new FF&E to the extension.

Excludes new rubbish bin screens.

It is possible the addition of the new North façade extension may adversely affect the existing buildings structural seismic performance, however upon discussion with the structural engineer it is also likely the concept structural steel design to the extension may not be required in whole or in part. It was agreed in the absence of detailed investigation and design to cost the current concept and that this amount would form the basis for a contingent sum to cover new structure to both the North extension and any potential upgrade to the remaining building.

Existing structural steel to current conservatory and mezzanine to be removed.

Includes solar blinds to grid 3 interior.

No painting to new galvanised fire escape.

No smoke or fire wall / doors (glazed or solid) are required to isolate new staircase from remaining space.

Existing exterior fire escape stair has already been replaced and is therefore not included.

Inside budget for Kaynemaile wind structure of \$110K used for this estimate. There is also a \$50K value for supply and install noted on the drawing 2.01.

Rendercon quote for heritage façade refurbishment included.

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
SITE PREPARATION					
Rates shall include for disposal unless otherwise stated.					
1.	Identify any live or embedded services originating from the North façade or within the grounds in front of the North facade and make safe or remove as necessary for the works.	1	sum	2,500.00	2,500.00
2.	Remove existing planters, posts, seats and the like in front of existing conservatory.	1	sum	1,000.00	1,000.00
DEMOLITION AND EXCAVATION					
Rates are for carpenter labour and assumes most demo undertaken by tradesman.					
Rates shall include for disposal and the like unless otherwise stated.					
Rates for removal of walls, ceilings, windows and doors shall include for the removal and salvage of trims for possible reuse.					
3.	Isolate all exterior and interior services as required.	1	item	1,000.00	1,000.00
4.	Carefully remove raised paved entries to conservatory and salvage pavers for make good.	2	no	500.00	1,000.00
5.	Carefully remove pavers around conservatory and salvage for make good.	28	m	35.00	980.00
6.	Remove existing red canopies.	13	no	100.00	1,300.00
7.	Remove existing circa theatre signage to NW corner and salvage.	1	item	500.00	500.00
8.	Remove existing circa theatre signage to SE corner and salvage.	1	item	500.00	500.00
9.	Remove existing circa theatre signage to SW corner and salvage.	1	item	500.00	500.00
10.	Protect existing circa theatre sign boards to NW high level.	1	item	250.00	250.00
11.	Remove existing french doors to conservatory.	6	no	150.00	900.00
12.	Deglaze conservatory.	96	m2	30.00	2,874.00
13.	Remove any ceiling and services under first floor deck.	55	m2	25.00	1,375.00
14.	Carefully remove existing conservatory glazed frame. Net plan area.	32	m2	100.00	3,200.00
15.	Remove existing first floor metal balustrading.	26	m	25.00	637.50

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
16.	Carefully remove existing first floor deck parapet.	26	m	37.50	956.25
17.	Carefully remove existing first floor deck including membrane, plywood, furring and framing complete. Salvage any cladding or trims.	55	m2	75.00	4,125.00
18.	Remove any structure supporting last.	1	item	2,500.00	2,500.00
19.	Carefully remove existing ground floor including flooring, plywood, furring and framing complete. Salvage any cladding or trims.	80	m2	75.00	5,970.00
20.	Remove any foundations supporting last.	1	item	2,500.00	2,500.00
21.	Remove existing parapet flashing, cladding and the like (back to framing) behind new extension for interface with new roof and box gutter.	19	m	37.50	712.50
22.	Carefully remove vertical section of existing weatherboard cladding (back to framing) at junction between new extension and existing perimeter wall approx 7.5m high for new interface.	1	item	2,500.00	2,500.00
		2	no	2,500.00	5,000.00
23.	Carefully remove one existing horizontal weatherboard to allow first floor demolition and access for new first floor interface.	19	m	37.50	712.50
24.	Remove any ceiling and services under first floor green room deck. Rate allows for care of surrounding linings and finishings.	5	m2	50.00	250.00
25.	Remove existing first floor green room deck metal balustrading and salvage.	5	m	37.50	187.50
26.	Carefully remove two existing timber french doors to green room first floor deck for deck upstand remediation access. Salvage for reinstall.	14	m	37.50	525.00
27.	Carefully remove two existing horizontal weatherboards to green room first floor deck for remediation access. Ditto.	14	m	37.50	525.00
28.	Carefully remove existing horizontal parapet, upstand, weatherboards and flashings to back of green room first floor deck parapet for remediation access. Ditto.	5	m	100.00	500.00
29.	Carefully remove existing first floor green room deck including membrane, plywood, furring and framing complete. Rate allows for tight space and care for surrounding structure and cladding. Assume floor framing has damage.	5	m2	150.00	750.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
30.	Carefully remove the ground floor bar or section of bar to facilitate the work and salvage.	1	item	1,000.00	1,000.00
31.	Carefully remove any sections of split, warped or rotten weatherboards or trim to façade. Provisional Item.	1	sum	10,000.00	10,000.00
32.	Carefully remove vertical section of existing interior wall linings and trim (back to framing) at new inboard 250UB37 portal structure approx 7.5m high for connection between both.	2	no	1,500.00	3,000.00
33.	Carefully cut, demolish and remove clashing section of existing exterior exposed aggregate balustrade landscaping with new extension. Extent TBC.	2	no	2,500.00	5,000.00
34.	Carefully cut, demolish and remove a section of existing ceiling at interface with new extension first floor ceiling for later connection and make good. Extent TBC.	14	m	100.00	1,425.00
35.	No Excavation required.		Note		
FOUNDATIONS AND RETAINING WALLS					
Rates include for typical reinforcing at 120kg/m3 and formwork as required.					
Rates include for 30Mpa concrete.					
36.	Concrete 200D x 400W x 6000L ground beam poured on existing warf pier trafficable surface.	1	no	2,500.00	2,500.00
37.	EV over last for epoxy dowels tying beam to pier.	12	no	65.00	780.00
38.	Concrete 200D x 400W x 4800L ground beam poured on existing warf pier trafficable surface.	2	no	2,000.00	4,000.00
39.	EV over last for epoxy dowels tying beam to pier.	18	no	65.00	1,170.00
40.	Concrete 300D x 600W x 16750L ground beam poured on existing warf pier trafficable surface.	1	no	10,000.00	10,000.00
41.	EV over last for epoxy dowels tying beam to pier.	32	no	65.00	2,080.00
42.	Hold down bolt arrangement cast into beam for new moment resisting grid 1 wall frame.	4	no	250.00	1,000.00
43.	Hold down bolt arrangement cast into beam for new portal frame base plate connection on grid 1.	2	no	250.00	500.00
44.	Concrete ring foundation 300mm high between new outer beam and existing foundation.	12	m	500.00	6,000.00
45.	EV over last for epoxy dowels tying ring to pier.	24	no	65.00	1,560.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
46.	Ditto for forming corners.	4	no	250.00	1,000.00
47.	Ditto for forming connection to existing foundation.	2	no	250.00	500.00
48.	Hold down bracket arrangement for new portal frame base plate connection to existing beam grid 2.	2	no	250.00	500.00
49.	Epoxy anchors to last.	12	no	65.00	780.00
50.	Foundation pads or beams to support new stair to extension. No details.	1	item	1,500.00	1,500.00
SUBFLOOR FRAMING					
Rates include for treated timber and stainless steel fixings where external.					
51.	Not applicable.				
FLOORS AND FRAMING					
52.	H3.2 240x45 floor framing at 400crs to ground floor extension.	80	m2	96.25	7,690.38
53.	EV over last for additional DPC, plates, ledgers or anchor fixings to perimeter concrete foundations.	47	m	55.00	2,585.00
54.	Ditto for levelling existing floor framing to align with new extension.	19	m	50.00	950.00
55.	H3.2 19mm T&G structural plywood glued and screwed to timber floor joists.	80	m2	95.00	7,590.50
56.	Sisalation / insulation to underside of ground floor extension. Provisional Item.	80	m2	25.00	1,997.50
UPPER FLOORS AND FRAMING					
57.	H3.2 240x45 floor framing at 400crs to first floor extension.	69	m2	105.00	7,268.10
58.	EV over last for additional bolted plates, ledgers or anchor fixings to perimeter structure.	47	m	57.50	2,702.50
59.	Ditto for levelling existing floor framing to align with new extension.	19	m	50.00	950.00
60.	Ditto for trimming to first floor void.	11	m	50.00	570.00
61.	Ditto for trimming to first floor stair opening.	5	m	50.00	230.00
62.	H3.2 19mm T&G structural plywood glued and screwed to timber floor joists.	69	m2	95.00	6,575.90

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
63.	H3.2 140x45 floor framing at 400crs to first floor green room deck.	5	m2	87.50	437.50
64.	EV over last for additional bolted plates, ledgers or anchor fixings to perimeter structure.	12	m	52.50	630.00
65.	H3.2 90x45 ripped to falls as furring to first floor green room deck.	5	m2	131.25	656.25
66.	Form set down for box gutter to last.	5	m	100.00	500.00
67.	Form new RWH connection and overflow to ditto.	1	item	250.00	250.00
68.	H3.2 19mm T&G structural plywood glued and screwed to fall on timber floor joists.	5	m2	100.00	500.00
69.	EV over last for forming box gutter.	5	m	50.00	250.00
70.	H3.2 duck boarding on adjustable timber rails and stands to green room deck. Details TBC.	5	m2	250.00	1,250.00
STRUCTURE					
Rates include for all hoisting, erection, temporary propping, connections, rigging, welding and fixings unless otherwise noted.					
Rates include for erecting the steelwork within an existing building.					
71.	250UB37 portal frame to ground floor.	851	kg	10.00	8,510.00
72.	250UB37 portal frame to first floor.	851	kg	12.00	10,212.00
73.	200PFC moment frame to ground floor.	690	kg	10.00	6,900.00
74.	200PFC moment frame to first floor.	1058	kg	10.00	10,580.00
75.	150x100 RHS welded support structure to feature exterior lighting.	1104	kg	15.00	16,560.00
76.	Welded cleats to last for mounting curved structure.	110	kg	25.00	2,760.00
77.	Curved aluminium UA3419 support structure to ditto. Member size TBC.	1	item	10,000.00	10,000.00
78.	250x50 hyspan beam or similar to first floor opening at void and stair.	25	m	60.00	1,482.00
79.	Portal to foundation connection / hold down.	4	no	500.00	2,000.00
80.	Column to foundation connection / hold down.	4	no	250.00	1,000.00
81.	Portal to existing 200SHS connection.	2	no	350.00	700.00
82.	Portal to existing perimeter wall connection.	2	no	250.00	500.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
83.	Portal to moment frame connection.	4	no	250.00	1,000.00
84.	Brackets and bolting to Hyspan connection.	12	no	150.00	1,800.00
85.	Intumescent paint to portal gravity frames.	25	m2	100.00	2,530.00
86.	Top coat visible interior column structural steelwork.	15	m2	40.00	616.00
87.	Duratec PC finish to curved aluminium exterior light structure.	1	sum	5,000.00	5,000.00
88.	Luxathane epoxy 20yr high performance paint on zinc primer to exterior light structure.	35	m2	150.00	5,317.50
EXTERNAL WALLS & CLADDING					
Rates include for all finishes complete.					
Rates include for all sundry trims and the like.					
<u>Plaster or URM Heritage Walls</u>					
89.	Rendercon refurbishment of existing exterior heritage plaster façade. Refer Rendercon quote. Includes scaffolding.	1	item	71,500.00	71,500.00
<u>Timber Clad Walls</u>					
90.	Reinstate removed wrap, flashings, weatherboard and trims at junction between new and existing exterior walls using salvaged weatherboards. Strip of make good approx 8m high.	2	no	2,500.00	5,000.00
91.	Reinstate removed wrap, flashings, weatherboard and trims at junction between existing walls / parapet and new decking to green room using salvaged weatherboards.	10	m	250.00	2,400.00
92.	Make good existing timber weatherboard cladding, trims, facings and the like, punch all nail holes, fill, sand, spot prime and two coats of paint. Measured over windows and doors.	755	m2	150.00	113,175.00
93.	Make good, wire brush, spot prime and two coats of paint to existing RWH's and DPs.	2	no	1,000.00	2,000.00
94.	Make good, wire brush, spot prime and two coats of paint to existing billboard frames.	2	no	1,000.00	2,000.00
95.	Make good, wire brush, spot prime and two coats of paint to existing hoods, cowls and louvres as necessary.	1	sum	5,000.00	5,000.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
<u>Aluminium Clad Walls</u>					
96.	H1.2 140x45 timber framed ground floor wall with studs at 600crs. Measured over windows and doors for jack studs and lintels.	104	m2	150.00	15,540.00
97.	H1.2 140x45 timber framed first floor wall with studs at 600crs. Measured over windows and doors for jack studs and lintels.	112	m2	160.00	17,920.00
98.	QBT450 vertical aluminium cladding (matt black) on 90x45 castellated battens on 6mm RAB to ground floor walls.	71	m2	350.00	24,682.00
99.	EV over last to form opening, flash and trim to openings.	80	m	125.00	9,975.00
100.	QBT450 vertical aluminium cladding (matt black) on 90x45 castellated battens on 6mm RAB to first floor walls.	62	m2	370.00	23,091.70
101.	EV over last to form opening, flash and trim to openings.	75	m	125.00	9,350.00
WINDOWS AND EXTERIOR DOORS					
Rates include for all hardware, flashings, seals, tape, hardware, trims, painting both sides and the like.					
Scaffolding for make good and repainting included elsewhere.					
<u>Plaster or URM Heritage Walls</u>					
102.	Rendercon refurbishment of existing exterior heritage façade windows and doors. Refer Rendercon quote. Includes scaffolding.				included in Rendercon price above
<u>Timber Clad Walls</u>					
103.	Reinstall salvaged green room deck french doors and trims.	2	no	500.00	1,000.00
104.	Make good, reputty, spot prime and two coats of paint to existing double sash windows.	6	no	1,000.00	6,000.00
105.	Make good, reputty, spot prime and two coats of paint to existing double windows.	2	no	750.00	1,500.00
106.	Make good, reputty, spot prime and two coats of paint to existing small single windows.	3	no	500.00	1,500.00
107.	Make good, sand, spot prime and two coats of paint to existing single door and frame.	3	no	750.00	2,250.00
108.	Assume new SS hardware to last.	3	sets	500.00	1,500.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
109.	Make good, sand, spot prime and two coats of paint to existing double door and frame.	3	no	1,000.00	3,000.00
110.	Assume new SS hardware to last.	3	sets	750.00	2,250.00
111.	Make good, reputty, spot prime and two coats of paint to existing double french doors and frame.	2	no	1,000.00	2,000.00
112.	Assume new SS hardware to last.	2	sets	750.00	1,500.00
113.	Make good, sand, spot prime and two coats of paint to existing large double stage door and frame.	1	item	2,000.00	2,000.00
114.	Assume new SS hardware to last.	1	set	1,000.00	1,000.00
<u>New Extension</u>					
115.	APL metro series thermal heart double glazed low e coated metal shopfront windows to ground floor.	31	m2	1,300.00	40,820.00
116.	EV over last for double door set c/w grab handles and closers.	3	no	1,500.00	4,500.00
117.	APL metro series thermal heart double glazed low e coated metal shopfront windows to first floor.	50	m2	1,400.00	69,426.00
118.	PEF rod, air seal and trim to windows and doors.	155	m	65.00	10,075.00
STAIRS AND BALUSTRADES					
119.	Wrought iron balustrade 1100 high to first floor voids.	15	m	850.00	12,750.00
120.	Wrought iron balustrade 1100 high to first floor stair.	5	m	1,000.00	4,500.00
121.	300x10 flat steel stringer stair c/w Tasmanian ash treads and risers to first floor c/w nosings. Continuous full return stair with no half landing 3.5m total rise.	1	item	20,000.00	20,000.00
122.	Perimeter timber handrail and brackets to last.	10	m	150.00	1,425.00
INTERNAL WALLS, LININGS & TRIMS					
Rates for gibboard linings shall include for L4 stopping and acrylic painting.					
Rates for trims shall include for painting.					
Ceiling junctions to be square stopped.					
Windows and doors to have architraves to match existing or as detailed unless otherwise stated.					
123.	H1.2 140x45 framing or blocking to interior walls as make good at junction with new extension.	16	m	100.00	1,600.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
124.	Reinstate removed weatherboard and trims at junction between new and existing exterior walls using salvaged weatherboards to first floor. Strip of make good approx 3.5m high.	2	no	1,250.00	2,500.00
125.	13mm toughline gibboard glued and screwed to new walls including stopping to L4 and all finishes.	110	m2	80.00	8,772.00
126.	R4 glass wool batts to last.	110	m	25.00	2,741.25
127.	13mm toughline gibboard glued and screwed to existing walls including stopping to L4 and all finishes.	15	m2	90.00	1,305.00
128.	Form external corners to walls and bulkheads.	20	m	15.00	303.00
129.	Form internal corners to walls.	47	m	15.00	711.00
130.	PQ timber skirting to match existing. Provisional quantity assume some salvaged.	50	m	50.00	2,505.00
131.	PQ timber architrave to new windows and doors. Ditto.	150	m	40.00	6,012.00
132.	PQ timber sundry trims various sizes.	50	m	35.00	1,750.00
<u>Old First Floor Exterior Façade Now Inside</u>					
133.	Reinstate removed weatherboard and trims at junction between existing exterior wall (no internal) and new first floor using salvaged weatherboards.	14	m	100.00	1,420.00
134.	Make good existing timber weatherboard cladding, trims, facings and the like, punch all nail holes, fill, sand, spot prime and two coats of paint. Measured over windows and doors.	67	m2	100.00	6,650.00
INTERNAL DOORS & HARDWARE					
Rates include for all normal hardware and paint.					
135.	Make good, reputty, spot prime and two coats of paint to existing small single windows (outside only).	3	no	500.00	1,500.00
136.	Make good, reputty, spot prime and two coats of paint to existing double french doors and frame (outside only).	4	item	1,000.00	4,000.00
137.	Assume new hardware to last.	4	sets	500.00	2,000.00
138.	Refurbish ground floor single door behind bar.	1	item	500.00	500.00
FLOOR FINISHES					

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
139.	Prefinished engineered timber overlay flooring fixed to plywood. Spec and sizing TBC.	121	m2	200.00	24,270.00
140.	Non-slip tiles on underlay fixed to plywood in ground floor entry and base of stair (Tiles \$60/m2).	13	m2	230.00	2,916.40
141.	Floor mat to entry.	3	no	750.00	2,250.00
142.	Make good existing flooring to ground floor at junction with new extension.	19	m	100.00	1,900.00
143.	Make good existing flooring to first floor at junction with new extension.	19	m	100.00	1,900.00
144.	Commercial vinyl to plywood behind ground floor bar to match existing. Rate includes floor prep.	12	m2	180.00	2,160.00
145.	EV over last for vinyl coving.	7	m	25.00	162.50
146.	Ditto for welded junction with existing.	3	m	100.00	300.00
147.	Sand and 3 coats moisture cured polyurethane to Tasmanian oak timber treads and risers.	9	m2	50.00	474.00
CEILING AND CEILING LININGS					
Rates for gibboard linings shall include for L4 stopping and acrylic painting.					
Assume all new ceilings square or tight stopped to walls.					
Assume new HVAC ducting is an exposed design below fire ceiling.					
148.	Rhondo suspension system fixed to underside of new timber floors to first floor.	65	m2	35.00	2,282.00
149.	2 x 13mm fyreline (assumed) fixed to Rhondo ceiling to reduce spread of fire. Includes fire seal and stop to first layer. No design or details.	65	m2	130.00	8,476.00
150.	Pink batts insulation to fire ceiling.	65	m2	22.50	1,467.00
151.	Rhondo suspension system fixed to underside of new roof structure over first floor.	78	m2	35.00	2,730.00
152.	13mm ultraline fixed to last.	78	m2	90.00	7,020.00
153.	Pink batts insulation to roof.	78	m2	25.00	1,950.00
154.	Make good existing ceiling to ground floor at junction with new extension.	19	m	100.00	1,900.00
155.	Make good existing ceiling to first floor at junction with new extension.	19	m	100.00	1,900.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
156.	Square stopping ceilings to interior walls.	82	m	10.00	816.00
157.	Form, strap, line and stop bulkhead reveal to first floor void and stair opening.	16	m	150.00	2,400.00
<u>Ceiling Below Green Room Deck</u>					
158.	Rhondo suspension system fixed to underside of new deck floor structure over.	5	m2	35.00	175.00
159.	13mm ultraline fixed to last.	5	m2	90.00	450.00
160.	Pink batts insulation to roof.	5	m2	25.00	125.00
161.	Make good existing ceiling to ground floor at junction with new extension.	6	m	100.00	600.00
162.	Square stopping ceilings to interior walls.	6	m	10.00	60.00
ROOFS, SOFFITS AND ROOFING					
All roofing items are provisional as spec and details are to be confirmed.					
163.	H3.2 190x45 or DHS rafters to falls at 400crs to first floor roof.	78	m2	100.00	7,800.00
164.	EV over last for additional bolted plates, ledgers or anchor fixings to perimeter structure.	1	sum	2,500.00	2,500.00
165.	Form new box gutter to falls to roof.	19	m	500.00	9,500.00
166.	Form new RWH connection and overflow to ditto.	2	no	250.00	500.00
167.	H3.2 19mm T&G structural plywood glued and screwed to falls on timber roof rafters or purlins.	78	m2	120.00	9,360.00
168.	EV over last for lining to box gutter.	19	m	150.00	2,850.00
169.	Allow to connect new roof framing and linings to existing parapet, flash, line, seal and tape.	19	m	250.00	4,750.00
170.	1.5mm butynol roofing glued on plywood to falls.	83	m2	130.00	10,790.00
171.	EV over last for lining to box gutter.	24	m	35.00	840.00
172.	Ditto for dressing into RWH's.	3	no	100.00	300.00
173.	Ditto for upstands to perimeter parapets.	59	m	50.00	2,950.00
174.	Parapet cap flashing to top of 140 perimeter walls.	52	m	100.00	5,200.00
175.	Rhondo suspension system fixed to underside of new first floor structure over.	2	m2	35.00	84.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
176.	9mm JH villaboard soffit glued and screwed to last c/w all trims and flashings.	2	m2	150.00	360.00
177.	Pink batts insulation to soffit.	2	m2	22.50	54.00
178.	Flush stop and 3 coats of paint to villaboard soffit.	2	m2	60.00	144.00
179.	Make good and paint existing FC sheet soffits.	35	m2	60.00	2,100.00
180.	RWH c/w overflow to green room deck box gutter.	1	item	750.00	750.00
181.	New external DP to last connected to existing drain.	1	item	525.00	525.00
182.	RWH c/w overflow to new roof box gutter.	2	no	750.00	1,500.00
183.	New external DP to last connected to existing drain.	2	no	1,200.00	2,400.00
<u>Existing Roof</u>					
184.	Targeted isolated repairs to existing membrane or metal roofs following full roof condition report TBC.	1	sum	50,000.00	50,000.00
FIXED JOINERY & EQUIPMENT					
Excludes loose FF&E and the like.					
185.	Reinstate salvaged bar return and top complete.	1	item	2,500.00	2,500.00
SANITARY PLUMBING & GAS					
Assume reuse of all existing in wall or in riser services where practical.					
186.	All work associated with temporary removal and reinstatement of bar return to allow for new work in extension.	1	sum	1,500.00	1,500.00
187.	All work associated with removal and isolation of internal deck drainage to existing first floor green room deck.	1	sum	1,000.00	1,000.00
188.	All work associated with removal and isolation of internal deck drainage to existing first floor North deck.	1	sum	1,000.00	1,000.00
189.	Builders work in conjunction.	1	sum	500.00	500.00
DRAINAGE					
Rates include for all trenching, backfilling, pea gravel and the like.					
Assume roof and deck drains will be moved or relocated to exterior of building.					
190.	All work associated with new drains or extending				

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
	existing drains to take new external DP's from roof of first floor extension.	2	no	2,500.00	5,000.00
191.	All work associated with new drains or extending existing drains to take new external DP's from green room deck.	1	no	1,500.00	1,500.00
192.	Surface drainage and weep outlets for deck paving catchment area.	1	sum	500.00	500.00
193.	Builders work in conjunction.	1	sum	500.00	500.00
HEATING AND VENTILATION SERVICES					
Assume fresh air with supplementary space heating only.					
194.	New ceiling mounted radiant heaters to match existing to ground and first floor extension. Say 1 heater per 15-20m2	11	no	1,000.00	11,000.00
195.	Builders work in conjunction.	1	sum	500.00	500.00
ELECTRICAL, TV, PHONE & DATA SERVICES					
Assume existing MSB retained and upgraded.					
Assume provisional sums are supply and install.					
196.	Allow to retain existing circuits and extend power from existing DB / MSB.	1	sum	5,000.00	5,000.00
197.	New general open plan power and lighting to extension.	143	m2	100.00	14,292.00
198.	New feature lighting to stair, void and entrances in extension.	1	sum	10,000.00	10,000.00
199.	New interior mood wall lighting to first floor old exterior façade between windows and doors.	7	no	200.00	1,400.00
200.	All work associated with temporary removal and reinstatement of bar return to allow for new work in extension.	1	sum	1,000.00	1,000.00
201.	Reinstate existing lighting to ceilings under green room deck on completion of remedial work.	1	sum	500.00	500.00
202.	New IP rated exterior mood up lighting to extension and heritage facade. Provisional Quantity.	40	no	300.00	12,000.00
203.	New IP rated exterior feed and lighting to new extension signage.	1	sum	2,500.00	2,500.00
204.	New IP rated power circuit and MCB to exterior				

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
	sculptured lighting .	1	item	1,000.00	1,000.00
205.	New moth downhill dan 22 led extrusion and RGBW lighting to ditto.	59	m	500.00	29,456.25
206.	Remove, make good and reinstate existing exterior fluro lighting to South elevation for cladding refurb work.	1	sum	5,000.00	5,000.00
207.	Remove, make good and reinstate existing exterior billboard frame lighting to South elevation for cladding refurb work.	2	no	1,500.00	3,000.00
208.	Sundry electrical work to affected interior elements.	1	sum	2,500.00	2,500.00
209.	Builders work in conjunction.	1	sum	1,000.00	1,000.00
SECURITY					
Assume all perimeter door security covered by deadlock door hardware.					
210.	Extend existing CCTV / sensor system (if any) to new extension.	1	sum	2,500.00	2,500.00
211.	Builders work in conjunction.	1	sum	250.00	250.00
FIRE PROTECTION					
Assume fire protection not required to external lighting sculpture and deck area.					
212.	Adapt and extend existing sprinkler system on an open plan basis in accordance with any fire report.	143	m2	75.00	10,719.00
213.	Ditto fire alarm system ditto.	143	m2	25.00	3,573.00
214.	Isolations and livening existing system under green room deck for remedial work.	1	sum	1,500.00	1,500.00
215.	SVR, FAP and enclosure. Assume no modification required to existing panel or equipment.				excluded
216.	Builders work in conjunction.	1	item	1,500.00	1,500.00
EXTERNAL WORKS (incl selected landscaping)					
Works beyond the building line.					
217.	200 x 100 concrete levelling strip and setout poured to pier below new masonry perimeter wall.	57	m	150.00	8,520.00
218.	EV over last for epoxy dowels tying strip to pier.	52	no	65.00	3,358.33
219.	150 thick un-filled curved concrete masonry perimeter wall to deck and ramps.	45	m2	250.00	11,360.00

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
220.	EV over last for filled and reinforced section at hold down for sculptured light frame.	4	no	250.00	1,000.00
221.	Ditto for raking cutting.	12	m	50.00	600.00
222.	Skateboard protection to edges.	1	item	500.00	500.00
223.	STO plaster render to sides and top of blockwork.	37	m2	110.00	4,119.50
224.	80 thick insitu raking ramp slab on permanent ply or polystyrene.	14	m2	220.00	3,146.00
225.	Exposed aggregate or broom finish to last.	14	m2	25.00	357.50
226.	Insitu curving concrete steps to front of deck c/w 4 risers.	1	item	5,000.00	5,000.00
227.	400x400 flagstone pavers glued in a curved arrangement to concrete steps.	7	m2	200.00	1,300.00
228.	400x400 flagstone pavers on buzon screwjack pedestals and spanbar subframe.	111	m2	250.00	27,736.00
229.	EV over last for curved cutting.	28	m	50.00	1,400.00
230.	38mm 304 Stainless steel post and rail balustrade 900 high to deck.	25	m	600.00	15,000.00
231.	38mm 304 Stainless steel post and rail raking balustrade 900 high to ramps and steps.	14	m	700.00	9,520.00
232.	Modify and make good existing flagstone wall and s/s handrail if this clashes with new deck extension. Provisional Item.	2	no	2,500.00	5,000.00
233.	Make good and reinstate existing flagstone paving around new deck from salvaged spares.	1	sum	5,000.00	5,000.00
234.	Feature wind and lighting sculpture to exterior deck. Use sum as provided by Inside Architects. Assume main support frame and aluminium subframe not included. Assume suspension system and mesh included.	1	sum	110,000.00	110,000.00
SUNDRY ITEMS					
235.	New large back lit stand off signage to existing North parapet.	1	sum	10,000.00	10,000.00
236.	Refurbish large back lit stand off signage and reinstall to new extension parapet (assumed).	1	sum	5,000.00	5,000.00
237.	Solar protection roller blinds to internal borrowed				

Concept Estimate - Circa Theatre North Façade Upgrade & Refurbishment

Item	Description	Qty.	Unit	Rate	Total
	windows and doors to first floor.	16	m2	150.00	2,364.00
238.	Temporary weather and security protection during demolition of North conservatory and façade.	1	sum	5,000.00	5,000.00
239.	Temporary weather and security protection during demolition of Green Room deck.	1	sum	1,500.00	1,500.00
240.	Temporary protection to existing areas not being altered.	1	sum	1,000.00	1,000.00
241.	Temporary propping etc to floors, ceilings and walls during alterations.	1	sum	2,500.00	2,500.00
242.	Mobile craneage allowance for load-in of structural steel and other materials from street.	1	sum	10,000.00	10,000.00
243.	Scaffold and wrap allowance to existing timber façade, windows and door make good work.	755	m2	100.00	75,450.00
244.	Scaffold and wrap allowance to new extension walls.	216	m2	100.00	21,600.00
245.	Roof wrap allowance to new extension.	78	m2	75.00	5,850.00
246.	Mobile scaffolding to access high stud interior.	1	sum	5,000.00	5,000.00
247.	Provisional allowance to make good and paint any other internal areas of the existing building affected by the alteration works.	1	sum	5,000.00	5,000.00
SUBTOTAL					1,447,787.81
	Construction P&G	11%			159,256.66
	Construction Margin	8%			128,563.56
	Project Management, Design, Consents & Fees	Excluded			0.00
	Project Contingency & Covid Escalation	15%			260,341.20
TOTAL ELEMENTAL ESTIMATE (excluding GST)					<u>\$1,995,949.23</u>

From: Andrew Dorrington <AndrewD@tepapa.govt.nz>

Date: 4 May 2022 at 4:04:05 PM NZST

To: Carolyn <cariad@xtra.co.nz>

Subject: Circa projections

Hi Carolyn,

Further to our discussion,

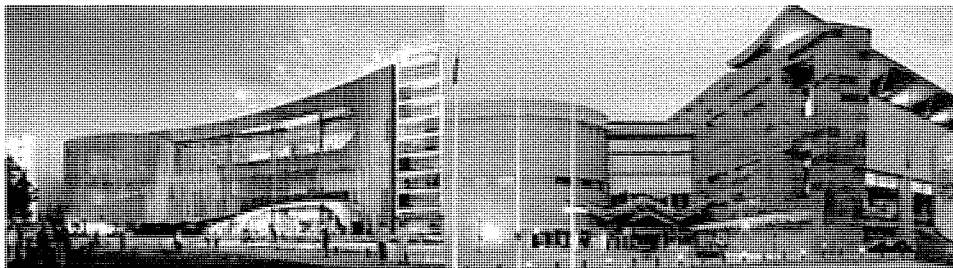
The revenue pre Covid19 was setting around \$360,000 per annum. With the proposed development to improve the facilities we anticipate that the revenue could increase by 35% per annum to around \$486,000 for the bar and restaurant and an additional \$175,000 for conference and events.

Ngā mihi

Andrew

Andrew Dorrington
General Manager Venues
Tākina Events

Email: andrew.dorrington@takinaevents.co.nz
Mob + 64 29 6010130



CIRCA THEATRE

Northern Façade Upgrade

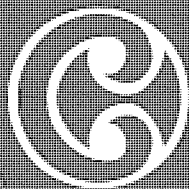
Proposal Commissioned by

Circa Theatre – Carolyn Henwood



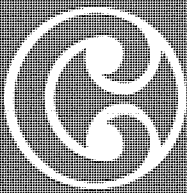
Job No: 1351

Report date: 8 March 2021



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Proposal

1. Introduction

Circa Theatre is one of the cornerstones of Wellington's cultural life. In order to ensure that this special place continues to remain at the heart of theatre in Wellington it is now necessary to carry out a clear-eyed assessment of the current condition of the theatre premises and formulate a repair and development plan for the future. This proposal details the work which will be required to achieve a developed concept for this work. This will then be used to obtain a QS estimate for the proposed construction & repair strategy. An outline of the whole process through to construction is also included.

2. Circa Site Opportunities

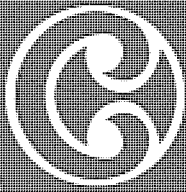
Site Challenges

Circa has a prime location on the waterfront with high numbers of pedestrian traffic to take advantage of this location. The theatre needs to create more of a presence with its building to connect and engage with the public. We know the current sea facing frontage does not speak to who we are or provide a welcoming face to the public.

Site Opportunities

The new design has an attractive presence and provides more impact and drama to the waterfront and to the city. We are convinced the new building will spark excitement and will invite more people into the theatre to explore the creative programme and the bar and café. This will support the artists that provide our theatre programme and help grow and refresh our audience. As part of the proposal we will expand the bar to an upper level with a commanding harbour view allowing greater numbers for day to day use or functions. The increase in size will also provide more opportunities to expand theatre performance and activities into the spaces offered in the bar and outside.





Financial Position

As a going concern Circa Theatre is thriving despite challenging and uncertain times. Circa has recorded excellent audience numbers on the first six months of this year. The report to CNZ is available for review if desired. Despite this we need help to realise the potential of the site and ensure a place for Circa Theatre in Wellington's future

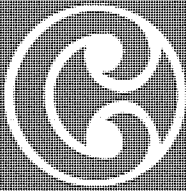
3. Current Condition

3.1. Construction Type

- The building as a whole is a timber framed, direct fixed timber clad building with a range of maintenance issues arising as a natural consequence of the age of the construction.

3.2. Remedial Items

- One of the most pressing issues is the existing Northern façade which is worn and there are multiple leaks especially around the membrane roof area, upper level door sills and conservatory roof glazing. From a design perspective this façade is arranged in an ad-hoc manner and lacks coherence and a clear sense of entry to the café/bar from the seaward side.



- The upper roof parapets need to be reviewed and repaired
- The green room internal membrane deck and cladding is leaking and in need of repair.
- There is a steel fire escape stair on the western façade which is severely rusted and in need of repair.
- The rubbish bins outside the café/kitchen are clearly visible from the lower Taranaki Street waterfront entry and require screenage or an alcove to enable them to be stored out of site

3.3. Maintenance Items

- The existing membrane roofing of the upper roof level is considered to be in a serviceable condition currently and so we anticipate carrying out maintenance and repair of this roof. (A roof condition survey should be carried out to confirm this)
- Existing direct fixed timber claddings require maintenance coat of paint
- Existing theatre entry plaster and masonry façade and timber windows require maintenance coat of paint

4. Proposed Work

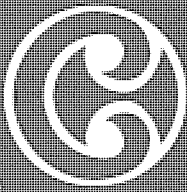
In order to fix the membrane roof above the conservatory the adjacent cladding and doors will need to be removed. This is because the compliant weathertight detailing detail requires the membrane to lap up under the wall cladding at the roof to wall junction and under the sill of the doors. This means that membrane replacement will impact on exterior wall cladding, and therefore an upgrade of affected wall cladding has been included as part of the works.

It is proposed that the existing fire escape stair be refurbished and screened in an attractive material to make the western façade more attractive from the lower Taranaki street waterfront pedestrian entry

4.1. Design Philosophy

Our recommendations for the proposed work are as follows:

- To leave the existing Eastern, Western and Southern façade cladding in place and focus on the northern façade extending around to the greenroom and deck. All existing cladding to receive new paint finish – colour to coordinate with new northern façade colour
- Remove all the existing weatherboard cladding, windows and doors as well as the membrane deck at level 1 on the northern facade
- Form a new façade which will extend to the height of the existing parapet, enclosing the existing deck space as an additional floor space for the restaurant and bar to extend into. This will address the weathertight issues associated with the roof wall junctions. As part of this we propose to replace the existing claddings with new low maintenance claddings and construct a new membrane roof over the upper café area falling



towards a new backgutter on the existing roof line with two rainwater heads and downpipes. This will not only provide a long-term fix but represent a significant lift in the aesthetic appeal of the building. The waterfront entry will be moved to the centre of the façade and emphasised with double height glazing.

- A new staircase will be formed connecting the two spaces in the café/bar
- Develop the waterfront entry area with a raised deck which will offer an accessible connection from inside to outside. This will have accessible ramp access and also steps directly on to the waterfront circulation area.

Wind/ Light sculpture commission

- Commission a wind/ light sculpture by Kaynemaile which will be positioned centrally over the exterior deck area and will serve as a landmark for the waterfront and connect with other similar kinetic sculpture installations around the city. It is proposed to seek separate funding for this work. This work will be a response to the shared needs of the Theatre and Wellington Waterfront to connect the arts with wellington's urban spaces

Refer Appendix 1 for artist statement

▪

5. Scope of Work

5.1. Concept Design

The following design items will be required in order prepare a package of documents for concept level pricing. Approximate costs for these services are shown below:

Architectural Design

- A concept architectural design prepared by Inside Ltd - \$8,000 + GST

Structural Engineering

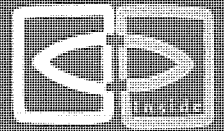
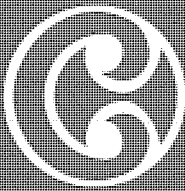
- A concept structural design prepared by Collab Engineers - \$2,500 + GST

Quantity Surveyor

- A concept QS prepared by Robertson Surveying - \$2,500 + GST

Fire Engineering

- A preliminary fire report prepared by Holmes Fire – \$2,500 + GST



5.2. Resource Consent

In order to apply for a resource consent application a planner will need to be engaged, we propose Peter Coop from Urban Perspectives. He will need inputs from the other consultants to prepare his Assessment of Environmental Effects

Approximate costs for these services are shown below:

Architectural Inputs

- Add planning dimensions and notation to concept drawings - \$2,500 + GST

Structural Engineering

- DSA of existing pier piles capacity to take new structure - \$1,500 + GST

RC Application

- AEE document by Urban Perspectives as well as attendance and responses to WCC - \$12,000 + GST
- Application for resource consent including WCC involvement and feedback loops - \$12,000 + GST

Total cost for Concept Design & Resource consent documentation and application estimated at **\$43,500** (GST excl)

Including GST estimated at **\$50,025**

5.3. Developed Design/ Building Consent

The following design items will be required in order prepare a package of documents for Building Consent.

Approximate costs for these services are shown below:

Architectural Design

- Architectural Building Consent Package including responses to Council RFI's and coordination of consultants by Inside Ltd - \$70,000

Structural Engineering

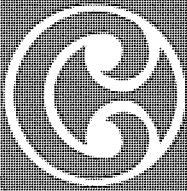
- Building Consent Structural Package by Collab Engineers - \$10,000

Quantity Surveyor

- Building Consent Stage QS by Robertson Surveying - \$3,500

Fire Engineering

- Update fire report to reflect BC Documents by Holmes fire – \$2,500



Application for Building consent

WCC processing and review of building consent including levies approx. - \$16,000

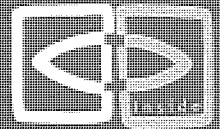
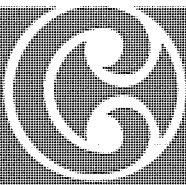
6. Overall Preliminary Project Budget

Based on the preliminary concept design and the scope outlined above we estimate the project budget as:

- Construction - approx. – \$1,500,000
- Consultant costs and consenting – approx. - \$140,000
- Kaynemaile Wind sculpture Design and Build – approx. - \$110,000

7. Next steps

- Full Site measure and update Revit model
- Confirm practicality of proposed scheme – Review extent of proposed reclad, Condition of cladding and roofing to remain
- Commission the Fire report
- Commission structural design for concept
- Confirm design options and scope.
- Theatre briefing on items to inform design as well as H&S and project management requirements for work on Theatre grounds and obtain detailed Theatre space requirements
- Consider ECI tender options.
- Update costing.
- Confirm budget and agreement to move to developed design / consent documentation stage.
- Agree documentation outputs required for Theatre reporting / decision.



8. Project Outline

8.1. Concept Design

- As detailed above

8.2. Resource Consent

- Attend T.A.G consultation meeting to brainstorm strategy for resource consent proposal
- Complete resource consent drawing package and commission Urban Perspectives to prepare an assessment of effects document for RC application

8.3. Building Consent Package

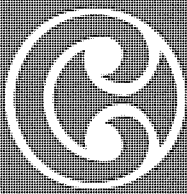
- Complete Architectural drawing package sufficient to show compliance with NZ building code for the proposed works. Coordinate detailed fire, structural and accessibility requirements
- Complete structural package with calculations and producer statements sufficient for BC
- Update fire report to reflect BC docs
- Update QS estimate

8.4. Tender

- Procure a main contractor through a tender process or negotiated contract

8.5. Construction

- Work with Main contractor to deliver project to required budget and timeline



9. Appendix 1: Light/Wind Sculpture Artist Statement

Goal:

To become a landmark waterfront installation with purpose and a strong symbolic connection to the history of live performance art.

To achieve this inspirational goal, we first need to identify meaningful symbolic visual anchors and from this the design will flow.

Once this underpinning symbolism is solidified we then move to connect the concept with local meaning ensuring a design with purpose. This is our collective goal with this proposed art installation proposal.

Design form and purpose:

To anchor this "design form" we looked back in time and explored the history of theatre and live performance.

This is where we identified the 240BC era, a time where the Romans evolved the earlier Greek theatre design, and in doing so popularise the performance art of drama, which was often observed from an outdoor radiating seated arrangement.

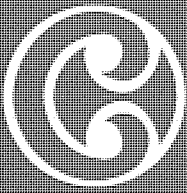
Coincidentally, this ancient timeline aligns very well with the history of chainmail material which also has its first origins around 300BC.

Chainmail armour is the basis of Kaynemaile's material being proposed for this installation, plus another connection made is- this local technologies development was motivated by the film industry, The Lord of The Rings costumery work.

Noting- Yet another performance art connection to theatre art.

Together this lays a foundation of form design deep into the history of theatre. In researching this, we find the most obvious and recognisable design form to build upon is the symbolic form of radiating seating around a central stage.

By embracing this radiating form around the building entrance we focus the energy towards the doorway entry point, as if this door is the stage and within is the theatrical back of house inviting the guests/audience to enter.

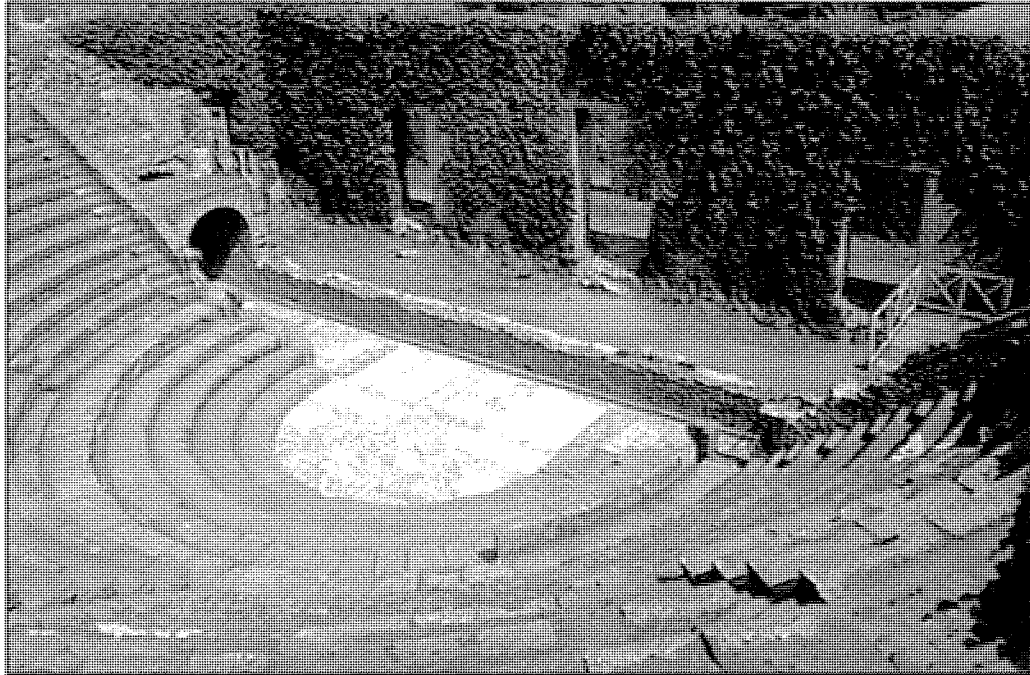


Circa Theatre Proposal

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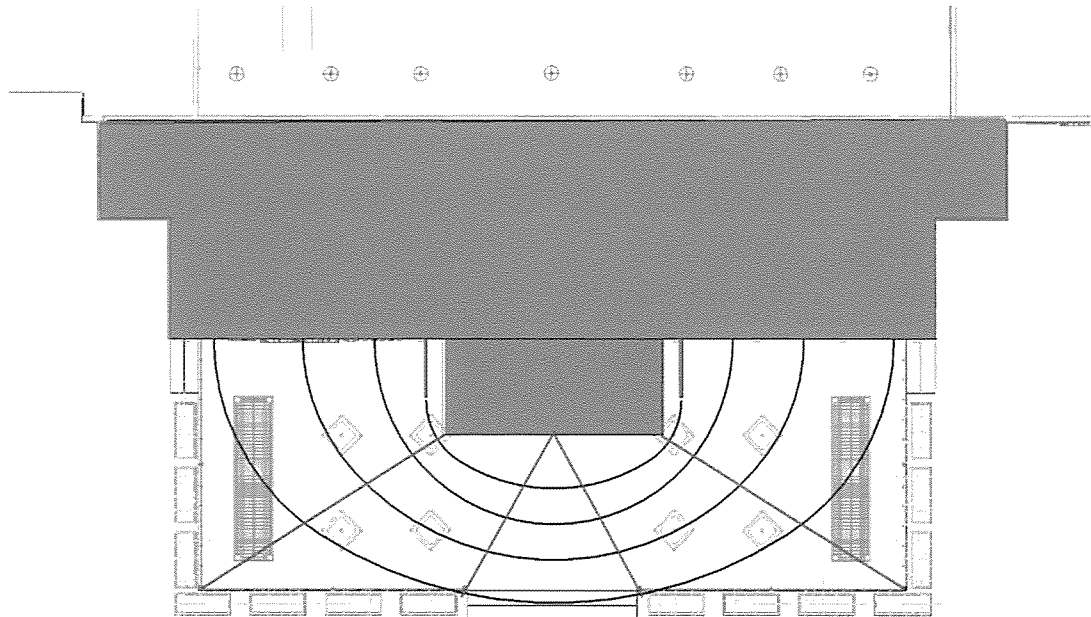
This image is of a 240BC place of performance art, entertainment and rich emotional experiences centred around a radiating seating amphitheatre.

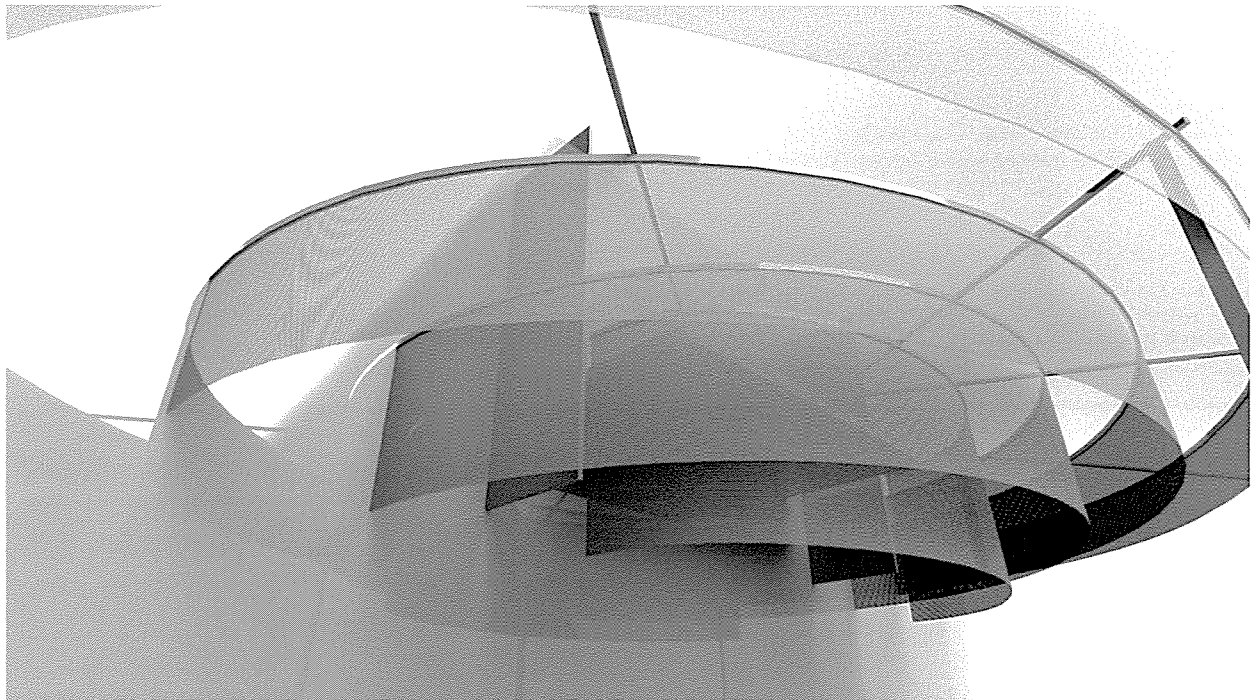
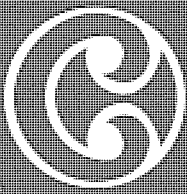


Whilst these radiating layered half circles are symbolic of the audience seating, which helps tell the story of what lays within and the deep historical value of the Circa theatre experience;

Next we wanted to connect this design story to our location (wellington waterfront) and connect the meaningful history of mythology, storytelling and performance art of the indigenous people of Aotearoa. Thus, a design being inclusive of all our countries performance arts history and future is important.

Here are a series of images of the proposed layered canopy design.



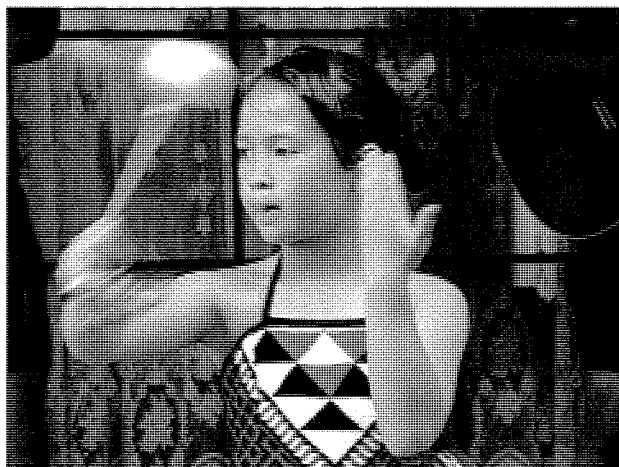


Local connection to the design and performance arts:

We identified "*Kapa Haka*", and *Waiata-ā-ringā* as that most well-known connection to storytelling and the original performance art of NZ.

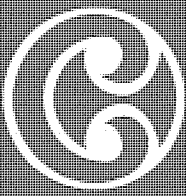
Looking a little deeper we identified the fluttering hand movement called *wiri* as a connection to the physical movement our kinetic art installations offer . .

Image ref wiki:



Ref- "*Wiri*", a movement which can symbolise shimmering waters, heat waves or even a breeze moving the leaves of a tree" .. this is a symbolism, and movement, that directly aligns with the reflective light of the Wellington harbour location and also connects well with the fluttering movement of our kinetic installation and Kaynemaile's reflective light qualities.

These are qualities often referred to as oceanic movement and having reflective light that of the surface of water or fish scales flickering in the sun.



This is where the elegant kinetic movement of the mesh not only embraces this storytelling concept, its helps connect our countries storytelling mythology and highlights the importance of all cultures storytelling and performance arts history, being this buildings primary purpose in the community. Story telling..

Design symbolism and storytelling addressed at a high level concept only as we would need to develop this further with deeper involvement with the referenced entities..., next we look to the environmental influences and physical challenges.

This is when we begin to consider how best to anchor this design as a necessary element in this building development and benefit both creatively and functionally for the communities of the Wellington waterfront.

Location specific environmental issues to manage and harness:

As this north facing site is exposed to both extreme wind and excessive sun, and heat, we need a design that not only can resist these forces, but also offers some physical relief to those within the building, or under the canopy. We propose utilising these natural forces to create added drama and convert what can normally be a tiring relentless force into an enjoyable performance type experience.. and we have just the thing.

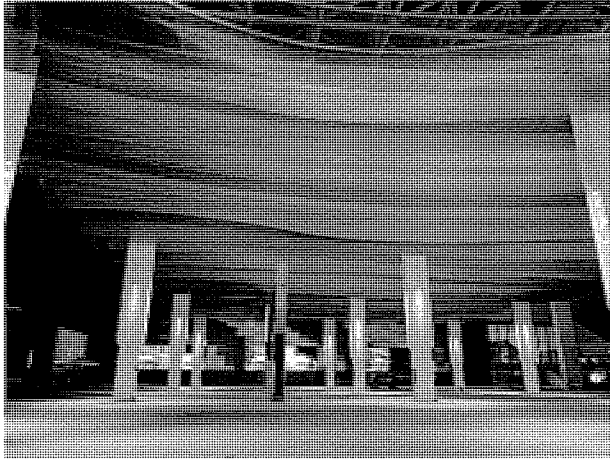
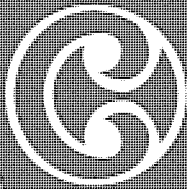
First- looking at the suns hash radiation, which both heats up the surrounding pavement as well as the people seated outside the entrance of this location.

Shade is important and hence we propose an overhead canopy type design as the functional basis of the purpose of this installation.

I could explain these benefits of Kaynemaile by offering up the technical properties (70% shade value, air flow etc). But, instead I will point you towards an example "sun shade kinetic installation" recently publicised that now hovers over the 2020 World expo main entrance, in Dubai.

Image ref KML:





The purpose of this art installation (dubbed the “WonderCool canopy”) is primarily to shade the 30+million visitors while also providing them with an inspirational and wonderful visual experience while they que in excess of 50c temps and burning sun. Relief achieved through both the unique kinetic movement and light/shadow interplay of the Kaynemaile mesh.

We propose passively utilising these same functional and artistic qualities for this project too, but at a smaller scale.

experience, “kinetic movement and moire”.

This then leads us to the next element in the

Referring again to a kinetic wave movement *wiri* hand gestures of a *Kapa Haka* performer. This *wiri* type waving movement is unique to Kaynemaile’s kinetic properties, and through past installations experience we are confident to say the system performs well in both high wind and ocean side locations. Plus the material is noncorrosive and does not fatigue through continuous movement, like most/all other traditional woven materials do.. This fluttering wave movement has a hypnotic almost meditative slow motion movement, so never overly energised or wildly flapping around even in large wind events.

Eg: video link:

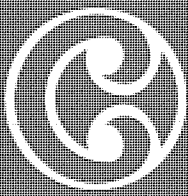
<https://vimeo.com/432378085>

next we have the moire movement. A moire is sometimes referred too as an interference pattern, a pattern is generated by layering a perforated pattern.

The pattern generated by the Kaynemaile mesh is often described as “organic oceanic swirling patterns”. This will inherently occur during the day, and at night can be triggered by lighting design. This is currently being utilised on the NZ Pavilion Expo 2020 façade. An SPFX that helps tell the story of a living building through visual movement and lighting. This was designed and produced by Kaynemaile, thanks to the film effects experience in the business.

Lighting design is part of this design approach, and Kaynemaile would propose it included the lighting design layout as part of the design development phase.

Our approach to effects lighting is “less is more” when it comes to lighting a kinetic moire. Most recently we/KML studio worked directly with the Dubai world trade lighting designer to ensure this effect was present in the World expo canopy.

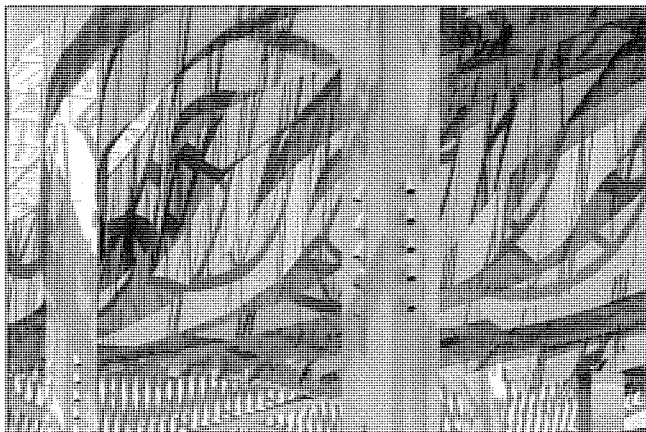


following on from this kinetic movement, we next need consider the shadows created by any necessary structural elements, the layers and movement.

This shadow movement changes throughout the day and night which adds considerable artistic value:

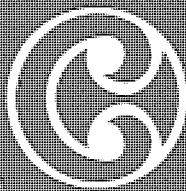
By embracing the structural requirements needed to support an overhead canopy in these exposed sites, we actually benefit from the architectural shadows cast through the layers of mesh, as seen is the following image.

This interrelationship of light and shadow, and movement generates beautiful patterns within the screening material. A dance performance on its own..



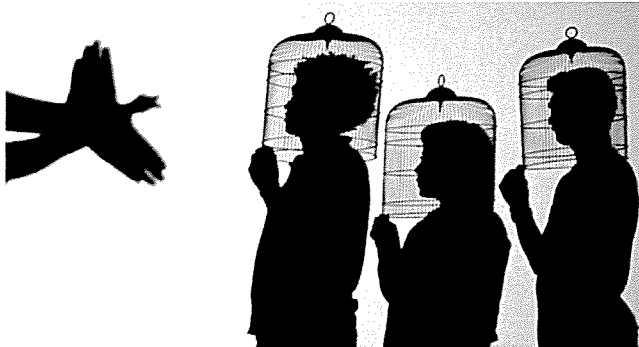
Shadows are not only occurring on the canopy, they cast shadows down on to the ground, and when kinetic movement is present (i.e wind) this movement is soothing and naturally associated with water ripples. Especially if the ground is a light coloured concrete.

We note- shadow work/play is yet another well-known performance art often used in early (and modern day) theatre productions, storytelling and generally entertaining children and adults alike. So feel it has a place in this design consideration.



Circa Theatre Proposal

1 Taranaki Street, Te Aro, Wellington



Become a landmark installation:

As the human eye is primarily attracted/triggered by movement and light (being a hunter gather species), and this proposed art installation will embrace both movement and reflectivity.

Thanks to this natural passive movement this installation will not go unnoticed by passer byes, nor those resting and benefiting from the shade value beneath.

We propose lifting the canopy so that in the winter the sun light can stream in and warm the seating area, but in mid-summer, cast shadows and help protect those beneath from overheating.

This design will be the sort of installation that could easily become a landmark art installation as the movement is unforgettable, enticing and wondrous, and will be visible from considerable distance.

All this is made possible by Kaynemaile's fully recyclable locally made material and our creative approach to bringing life to otherwise static architectural forms.

We offer custom colours (referring to a branded colour or the natural environment) and have an ability to control levels of translucencies/shading. This and our extensive experience in designing and delivering architectural experiences around the world makes Kaynemaile both ideal material and design partner to together deliver a standout creative installation on this important landmark location and building.

Nga mihi nui

Kayne Horsham

CEO

Kaynemaile Limited

M +64 27 440 1712

E kayne@kaynemaile.com

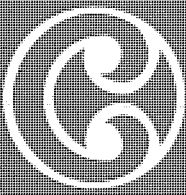
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AU Toll Free 1800 231 153

NZ HQ +64 4 473 4989

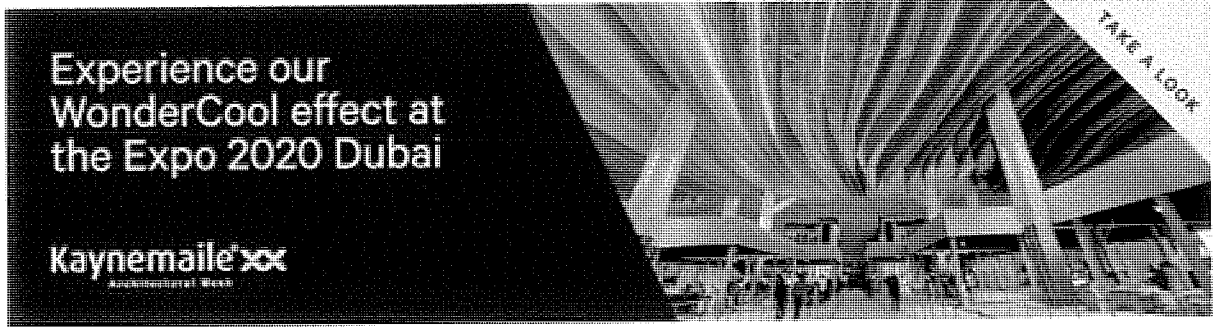
Kaynemaile.com

Kaynemaile 
Architectural Mesh



Circa Theatre Proposal

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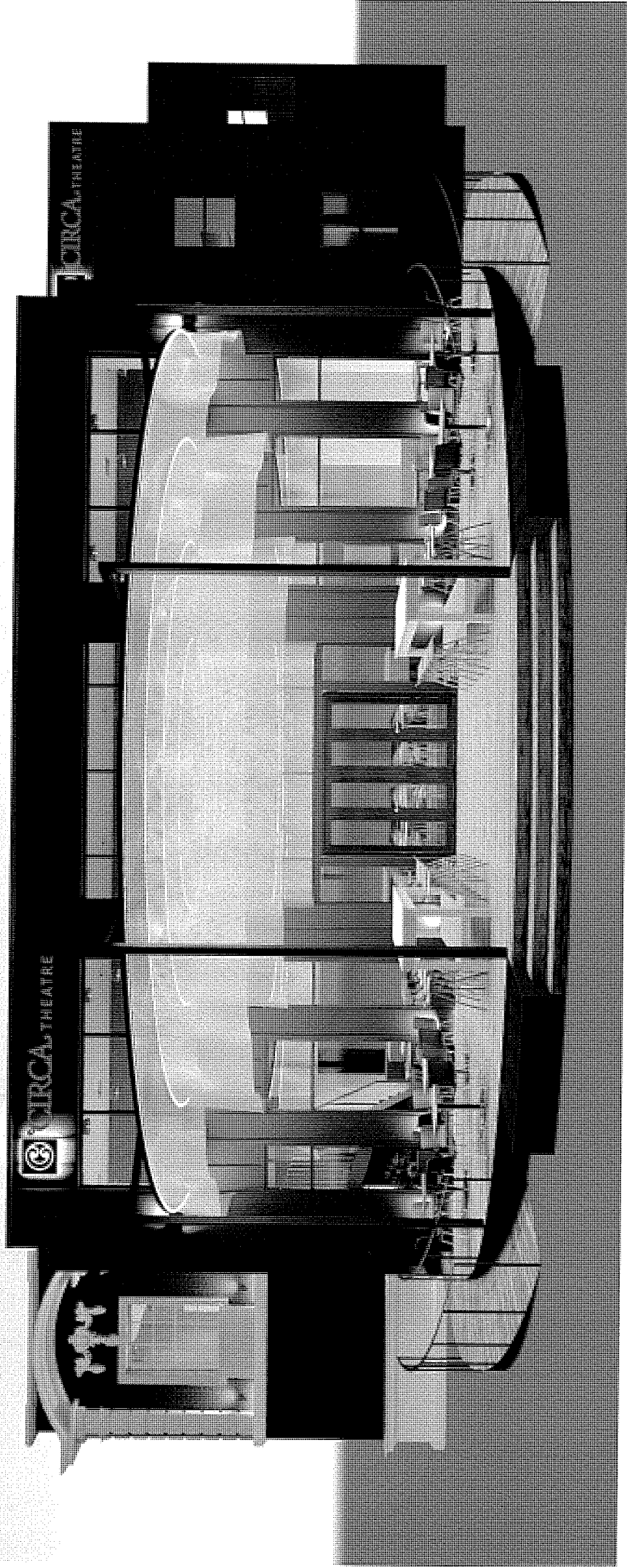


Experience our
WonderCool effect at
the Expo 2020 Dubai

Kaynemaile 
Architectural Week

TAKE A LOOK

CIRCA THEATRE CONCEPT ISSUE



SITE FEATURES LEGEND

WIND ZONE = VERY HIGH
 EXPOSURE ZONE = C
 TITLE NO = LOT 1 DP R2019
 STREET ADDRESS = 1 TARANAKI ST,
 TE ARO, WELLINGTON
 LAND AREA = 1,090m²

CONCEPT ISSUE DRAWING REGISTER

STATUS	SHEET NO.	SHEET NAME	REVISION	DATE
SK	00.00	TITLE PAGE	A	01/11/2021
SK	00.10	SITE PLAN - PROPOSED	A	01/11/2021
SK	00.40	VIEWSHARPS OF HERITAGE FACADE	A	01/11/2021
SK	00.50	PROPOSED VIEWSHARPS OF HERITAGE FACADE	A	01/11/2021
SK	01.00	EXISTING LG PLAN	B	01/11/2021
SK	01.01	EXISTING MEZZANINE PLAN	B	01/11/2021
SK	02.00	PROPOSED PLAN - GROUND FLOOR	B	01/11/2021
SK	02.01	PROPOSED MEZZANINE PLAN	B	01/11/2021
SK	06.01	ELEVATIONS PROPOSED	A	01/11/2021
SK	07.01	SECTIONS PROPOSED	A	01/11/2021

Client: CIRCA THEATRE
 Project: CIRCA THEATRE NORTHERN FACADE
 Address: CIRCA THEATRE, 1 TARANAKI ST, TE ARO, WELLINGTON
 Drawing: TITLE PAGE
 Date: 01/11/2021
 Scale: 1:50 @ A3
 Project No: 1336
 Status: SK
 Sheet No: 00.00
 Revision: B

NOTES:

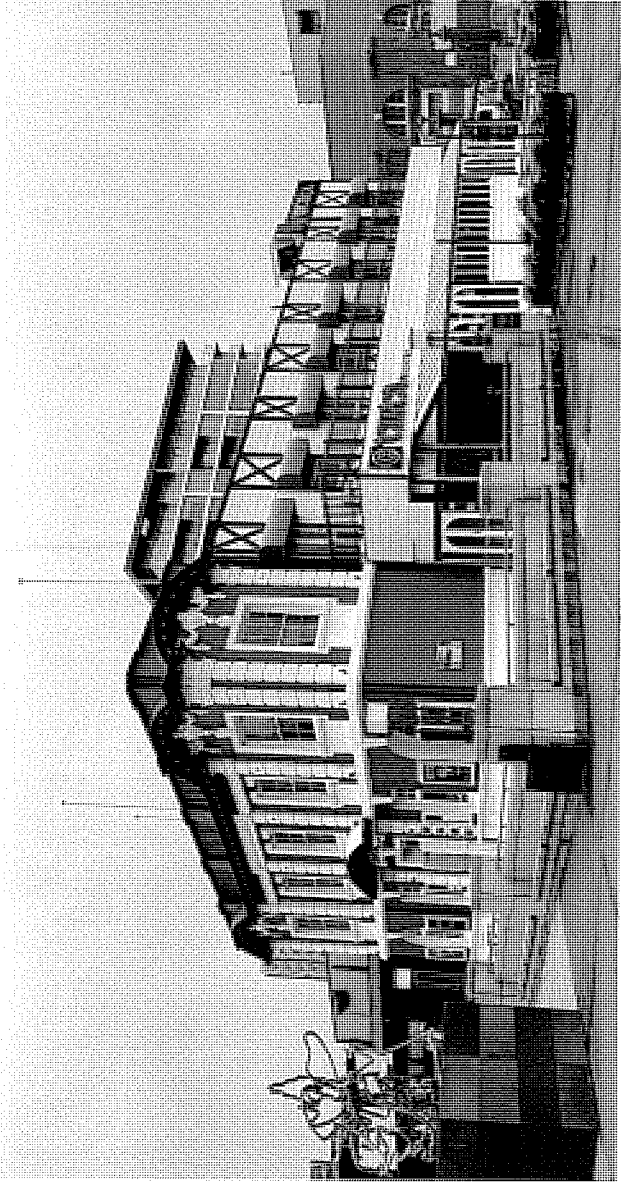
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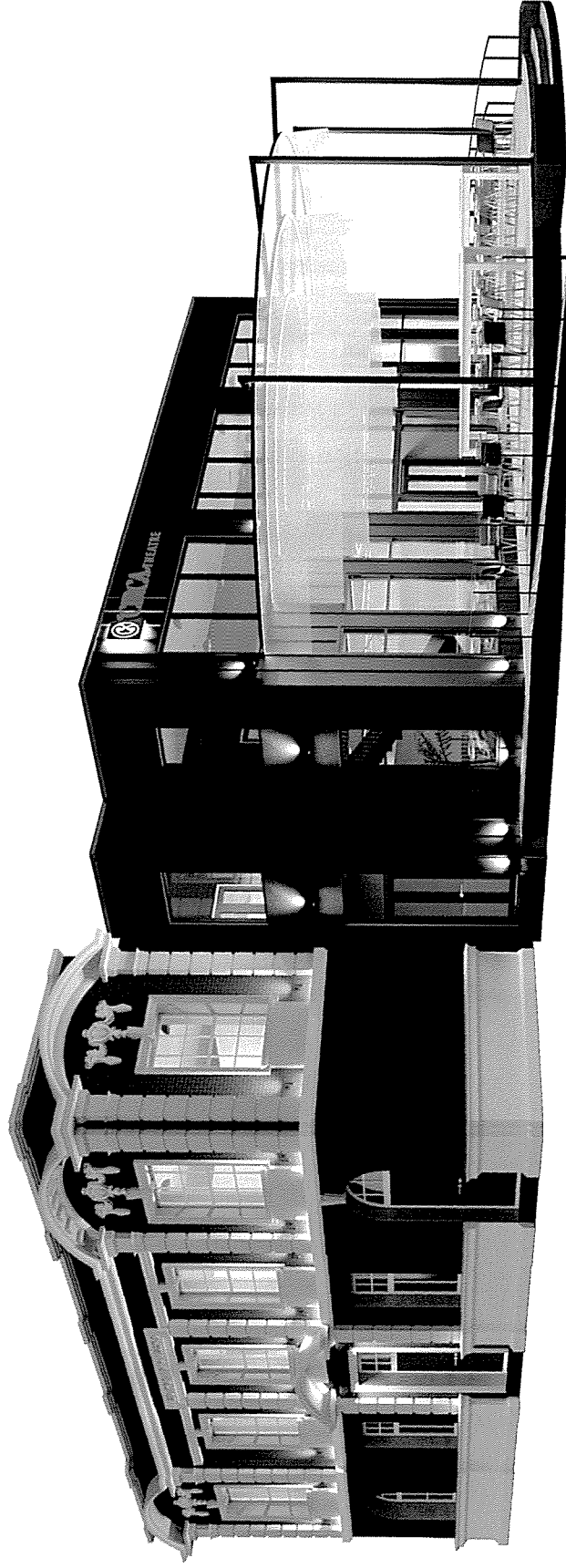
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Ref. Description
 A FOR INFORMATION
 B FOR INFORMATION

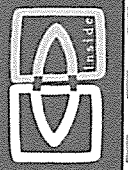
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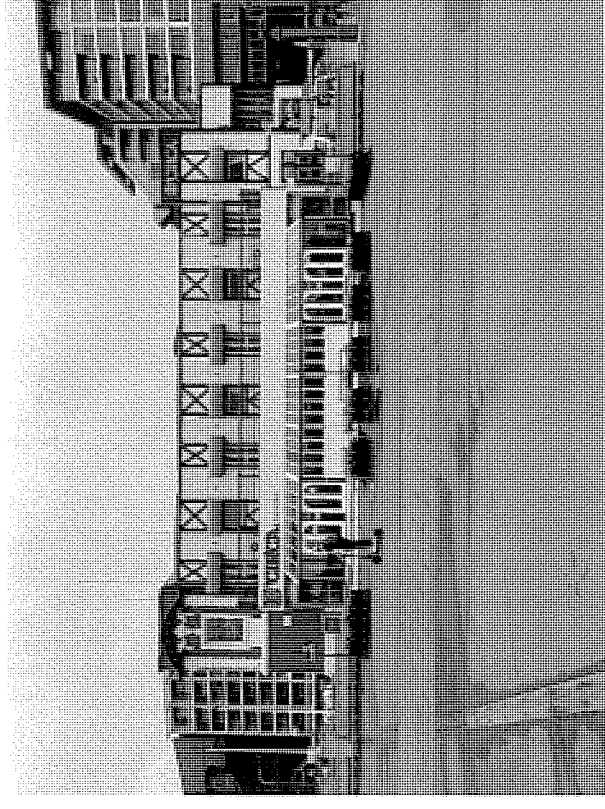
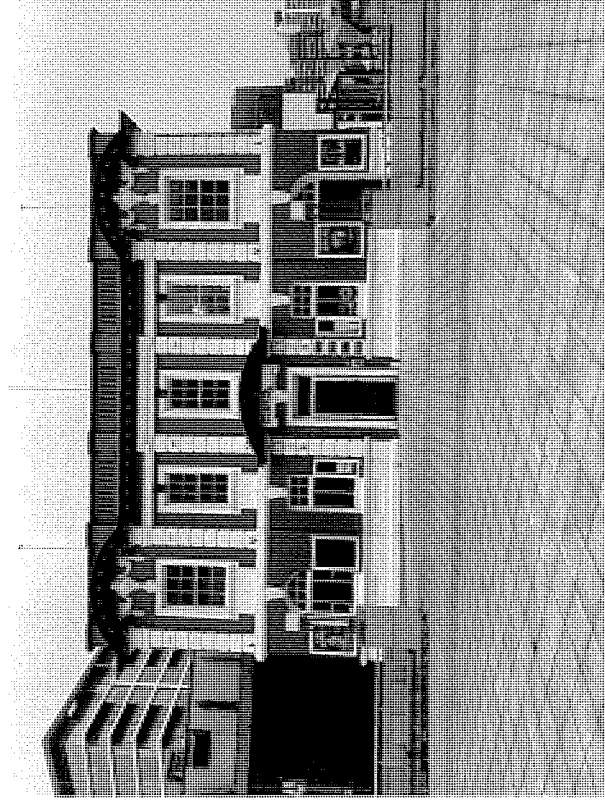
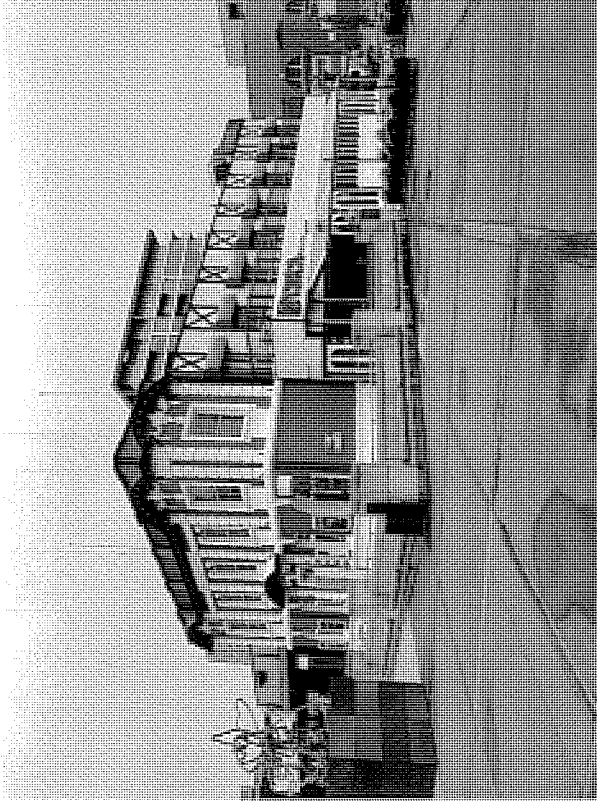


EXISTING CONDITION



PROPOSED CONDITION

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Date: 01/11/2021
 Scale: @ A3
 Project No: 1336
 Sheet No: 00.40
 Revision: A


Client: CIRCA THEATRE
 Address: CIRCA THEATRE, 1 TABANAKI ST, TE ARO, WELLINGTON
 Drawing: VIEWSHAFTS OF HERITAGE FACADE
 Date: 01/11/2021
 Description: FON INFORMATION
 Ref: A

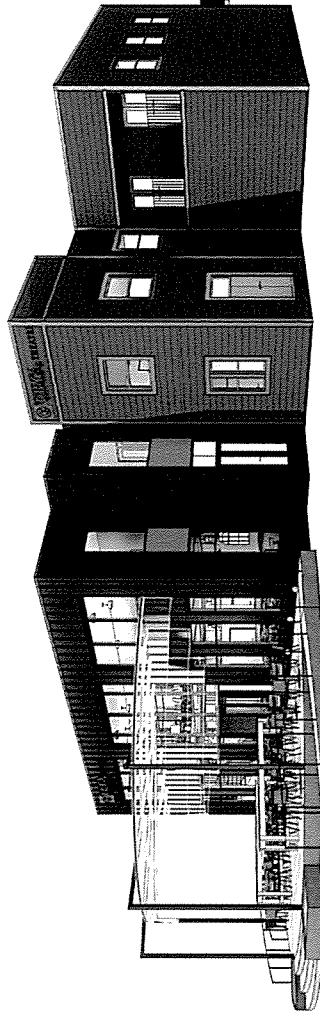
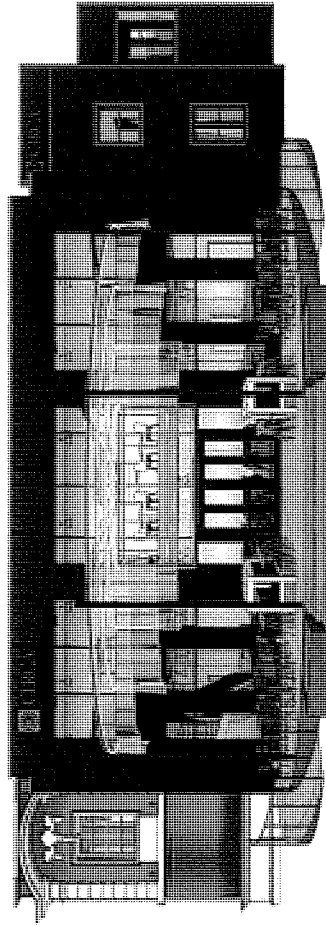
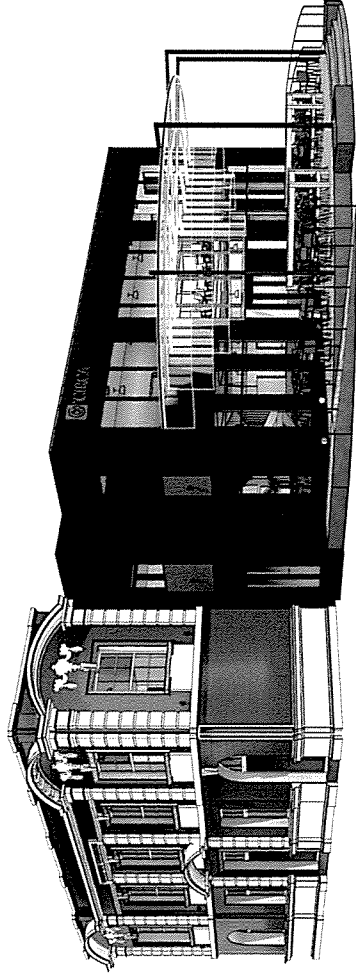
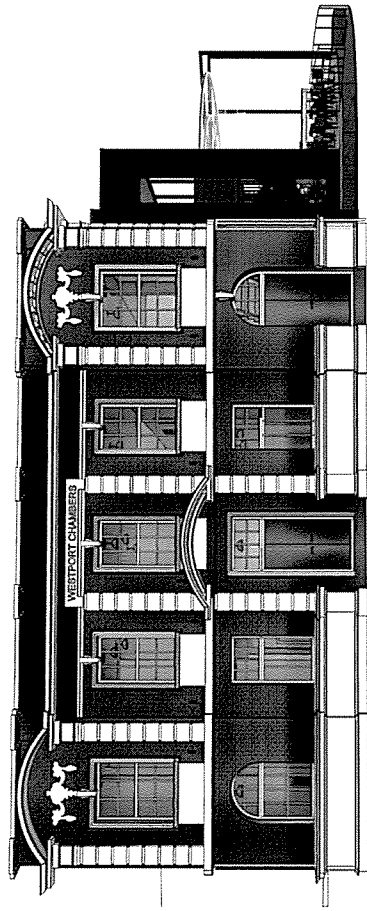
STATUS CODES:
 SD - Site Design
 CD - Concept Design
 DD - Developed Design
 RC - Resource Consent
 EC - Building Consent
 FC - For Construction
 AB - As Built

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- STATUS CODES:**
- SK-Sketch, CD-Concept Design, DP-Developed Design, RC-Resource Consent, BC-Building Consent, FC-Far Construction, AB-Ax-Built
 - All work to comply with the NZBC, NZS 3604 and local Territorial Authority regulations.

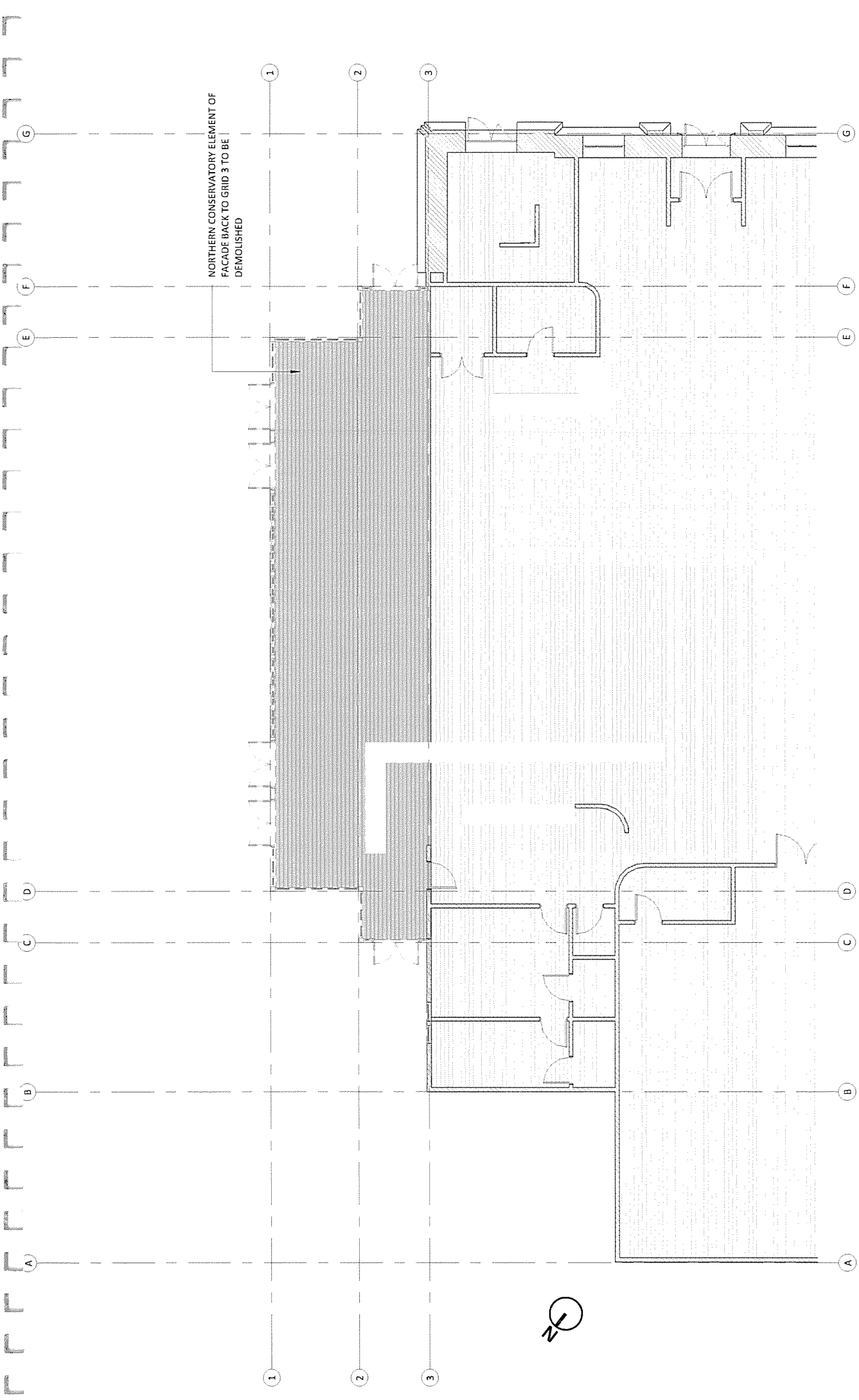
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Description: FOR INFORMATION

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Client: CIRCA THEATRE
Project: CIRCA THEATRE NORTHERN FACADE
Address: CIRCA THEATRE, 1 TARANAKI ST, TE ARO, WELLINGTON
Drawing: PROPOSED VIEWSHAFTS OF HERITAGE FACADE

Date: 01/11/2021
Scale: @ A3
Project No: 1336
Status: SK
Sheet No: 00.50
Revision: A



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Wellington 6011, NZ
www.inside.co.nz



NORTHERN CONSERVATORY ELEMENT OF FACADE BACK TO GRID 3 TO BE DEMOLISHED

1 GROUND FLOOR - EXISTING

06.01 1:100

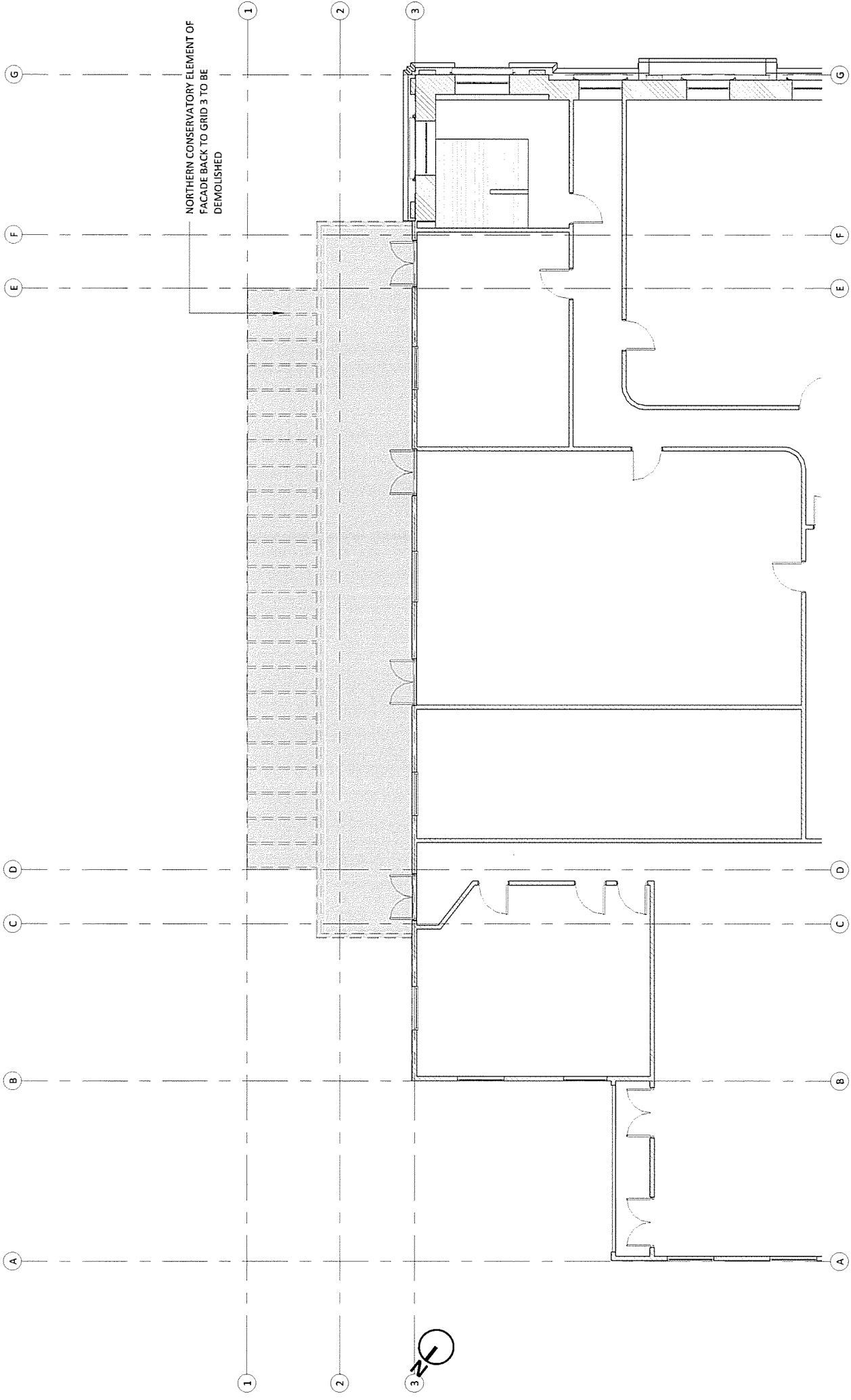
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STATUS CODE:
 S=Sketch, CD=Concept Design, DD=Developed Design, RC=Resource Consent, BC=Building Consent, FC=Fit for Construction, AB=As Built
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Ref.	Description	Date	Client:
A	FOR INFORMATION	02/11/2021	CHICA THEATRE
B	FOR INFORMATION	01/11/2021	CHICA THEATRE, 1 TARANAKI ST, TE ARO, WELLINGTON

Drawing: EXISTING LG PLAN
Date: 01/11/2021
Scale: 1:100 @ A3
Project No: 1336
Status: SK
Sheet No: 01.00
Revision: B

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1 MEZZANINE - EXISTING

06.01 1:100

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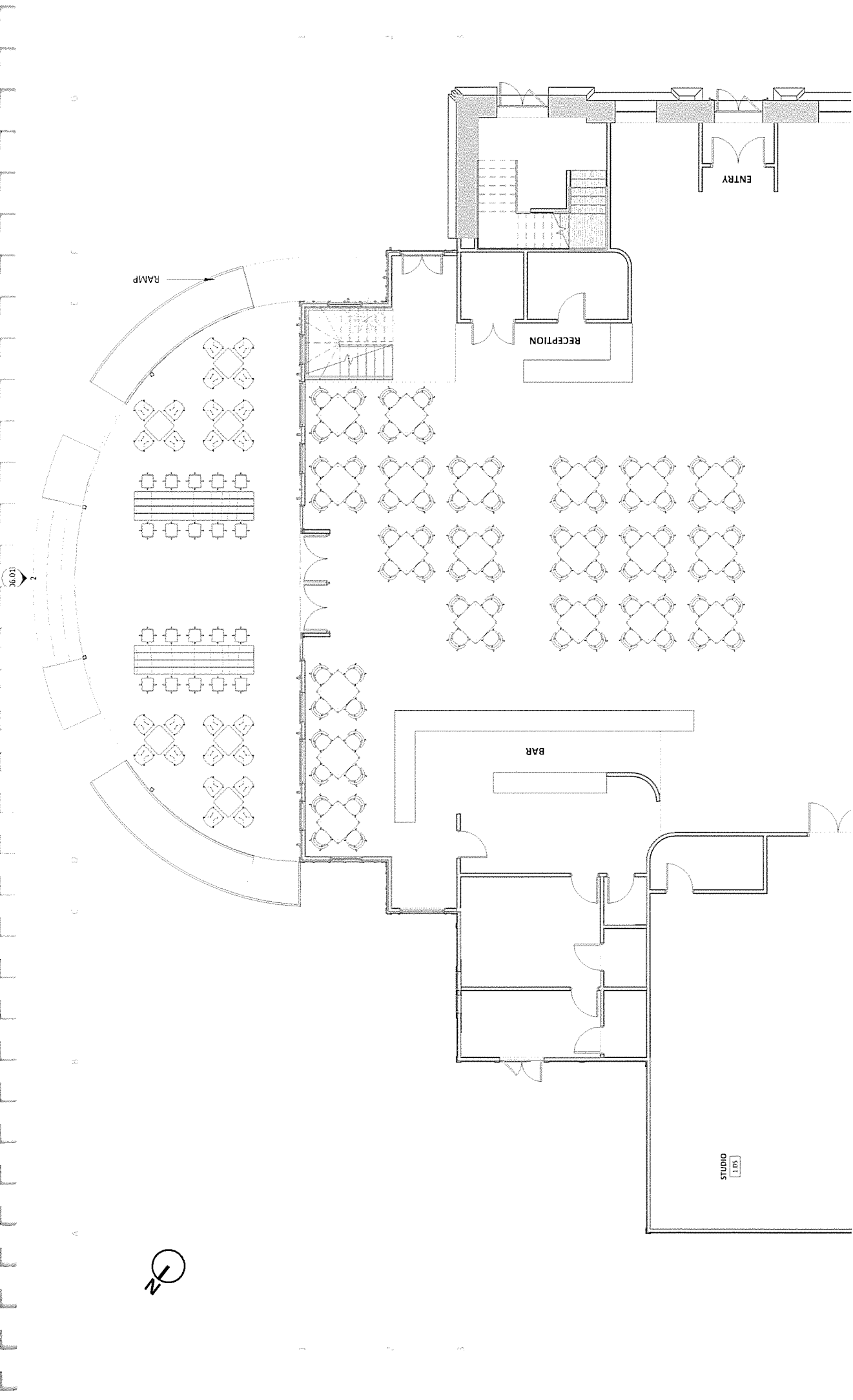
STATUS CODES:

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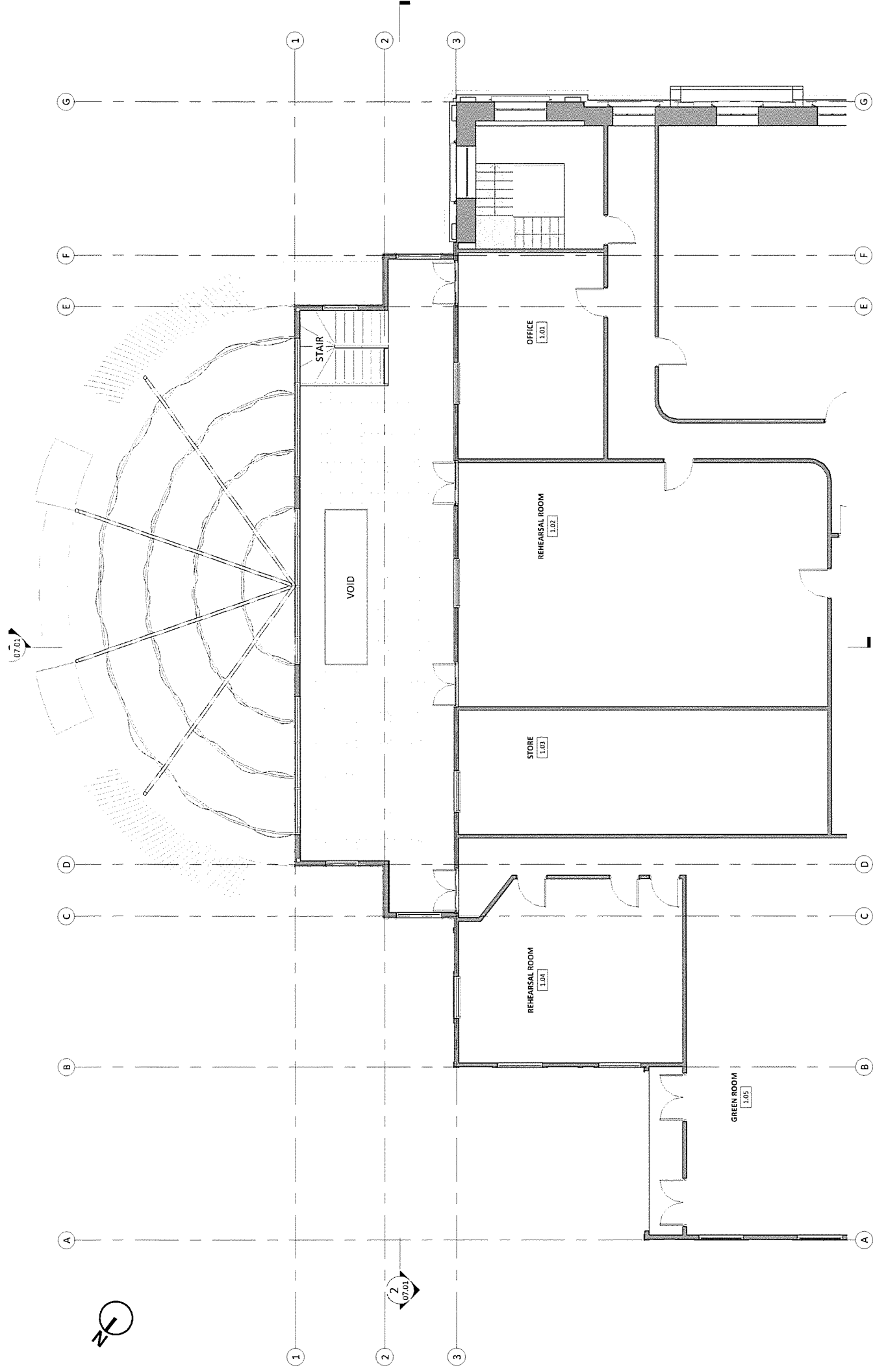
Ref.	Description	Date	Client:
A	FOR INFORMATION	02/11/2021	CIRCA THEATRE
B	FOR INFORMATION	01/11/2021	CIRCA THEATRE, NORTHERN FACADE
			CIRCA THEATRE, 1 TARANAKI ST, TE ARO, WELLINGTON

Date:	01/11/2021
Scale:	1:100 @ A3
Project No:	1336
Status:	SK
Sheet No:	01.01
Revision:	B

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	PROPOSED PLAN - GROUND FLOOR							

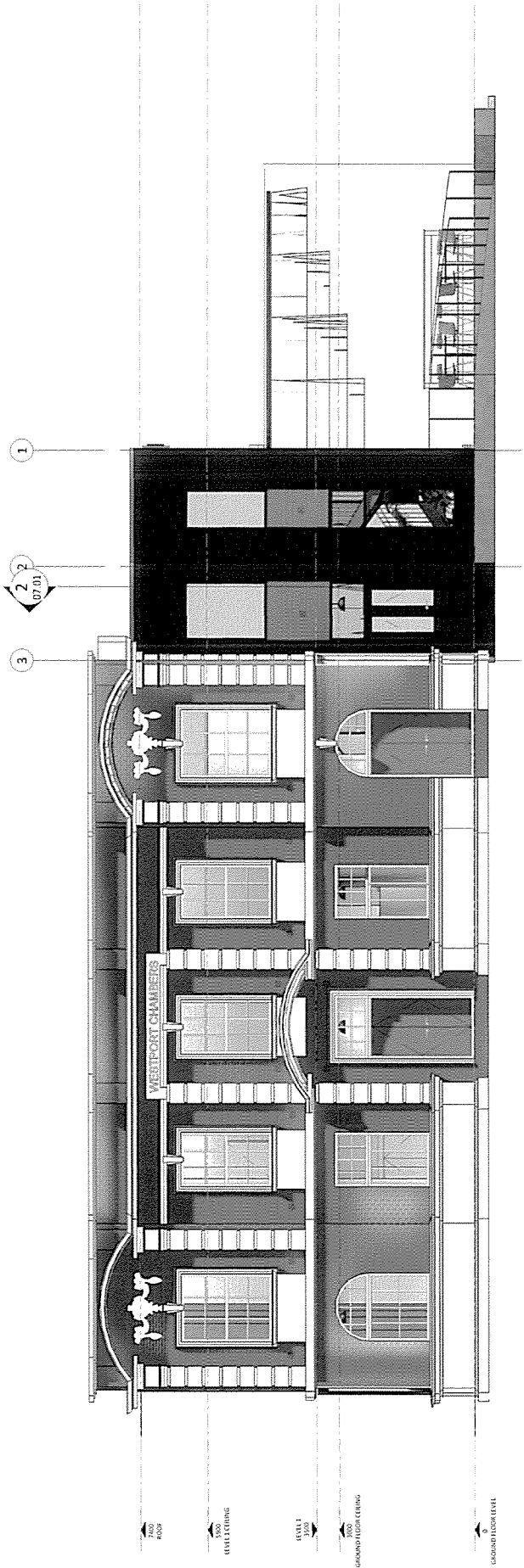


1 MEZZANINE - PROPOSED

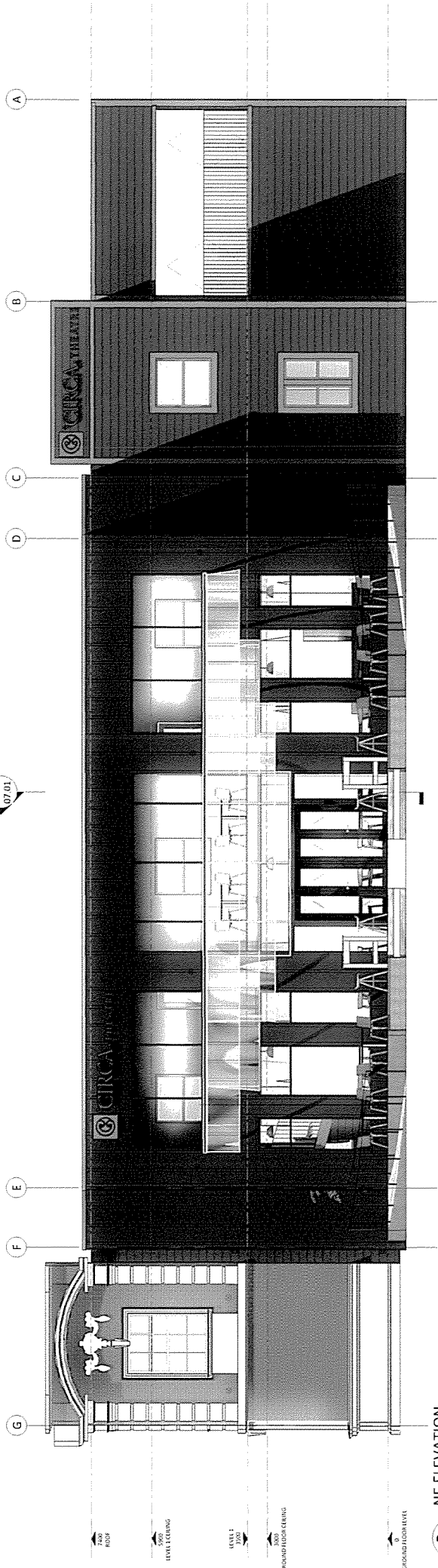
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Ref.	Description	Date
A	FOR REFORMATION	01/11/2021

Client:	CIRCA THEATRE
Project:	CIRCA THEATRE NORTHERN FAÇADE
Address:	CIRCA THEATRE, 1 PARAMARIST, TE ARO, WELLINGTON
Drawing:	ELEVATIONS PROPOSED

Date:	01/11/2021
Scale:	1:100 @ A3
Project No:	1336
Client No:	SK
Sheet No:	06.01
Revision:	A

CIRCA THEATRE MĀORI ENGAGEMENT

**Nāu te rourou,
nāku te rourou,
Ka ora ai te iwi.**

***With your food basket,
and my food basket,
the people will thrive.***

Tēnā koutou katoa

Circa Theatre has always been a substantial house of support for Māori writers, technicians, actors, directors and theatre-makers. Circa is proud of its large whakapapa that continues to grow and values every leaf of that whakapapa.

PURPOSE AND INTENT

An authentic and effective engagement with Māori artistic communities is essential for our artistic growth.

An authentic and effective engagement with Māori audiences is essential for our patron growth.

This strategy outlines the commitment and approach that Circa Theatre will take to enable and enrich Māori engagement within our operations, our connected theatre whanau, extended networks, and the broader arts sector.

Our initiatives for working towards our purpose and intent will focus on Circa Council and Circa Theatre Staff:

- Understanding the Treaty of Waitangi partnership.
- Understanding the value of a Te Ao Māori lens and having a wider appreciation for tikanga of tangata whenua.
- Understanding the importance of engaging with tangata whenua of Aotearoa.
- Understanding the importance of engaging with tangata whenua of Wellington, Taranaki Whānui ki te Upoko o Te Ika.
- Learning and applying tikanga systems within our framework and infrastructure

ENGAGEMENT

Our strategy for Māori engagement is broadly considered under three work strands:

1. Internal – how we manage and operate ourselves – *holding ourselves to account*
2. Offer and Programming – ensuring relevance in our programming – *engaging with our sector*
3. External Partners and Stakeholders - formal and informal networks, connections and partnerships – *working with others*

PRINCIPLES

Te Tiriti o Waitangi is accepted as the basis for the relationship between Circa Theatre and Māori.

Principle	Definition
Partnership	The partnership recognises the obligations and entitlements of both parties in deliberations, and there is a shared responsibility of bicultural development. The partnership strengthens the links between Circa and Māori external to our organisation.
Participation	We actively seek for Māori, internal to Circa, or externally connected through programming or stakeholder relationships, to have an active and equitable role in Circa decision making – primarily related to the use of te reo, tikanga and mātauranga Māori.
Protection	Circa recognises it may have a role to play in protecting te reo, tikanga and mātauranga Māori – primarily to ensure these and other items of cultural significance will be respected, honoured and uplifted within Circa.

Circa theatre also operates based on mutual good faith, respect, cooperation, understanding, tolerance, and honesty.

TABLE OF ENGAGEMENT

<i>Nature of Engagement:</i>	Ourselves – Operation, Management and Governance	Our Audiences and Communities	Our Sector
<i>Surface</i>	Our team will pronounce te reo correctly and use appropriate greetings in everyday business settings.	Our audiences will see and experience our commitment to Māori through the use of te reo in spoken exchanges, signage in the theatre, our media collateral and print materials.	We will be recognised as responsive to and respectful of Te Ao Māori, especially in the Arts.
<i>Environment</i>	We will use tikanga correctly and visibly as part of our everyday business:	Our audiences and communities will experience and benefit from our correct use	We will be seen as present and active by our peers and sector in contributing to the

	such as mihi whakatau, pōwhiri karakia and poroporoaki.	of tikanga in our interactions with them, especially when they are inside the theatre for any reason.	goals and aspirations of Māori performing arts through our activity, platform messages, and programme offers.
<i>Programme</i>	Staff will embrace and endorse our diverse programming. We will ensure staff engagement and training opportunities are aligned explicitly with our programme offer themes.	Our programme range will offer our diverse audiences productions that are meaningful and directly relevant to them and productions that stretch and extend them into new world views.	Our annual programme will actively include productions that further this Māori Engagement Strategy.
<i>Leadership</i>	We seek continued Taranaki Whānui ki te Upoko o Te Ika guidance and support for our team and our offer to uplift Taranaki Whānui ki te Upoko o Te Ika.	We will continue to develop, manage, and formalise our partnerships with iwi, working most closely with Taranaki Whānui ki te Upoko o Te Ika as our tangata whenua.	We will actively provide opportunities for Māori providers and creatives in our sector to develop, be visible, and be successful – including developing new works, engaging emerging performers, and offering a platform for performing art.

Ahakoā he iti he pounamu
Although it is small it is a treasure

CIRCA THEATRE ACCESSIBILITY PROGRAMME

Circa Theatre's Accessibility Programme has been developed with Arts Access Aotearoa over a number of years.

We offer audio described performances, touch tours, NZ Sign Language performances and relaxed performances as well as catering for accessibility audiences through our digital channels.

In 2021 we presented:

- NZSL Performance of *Up Down Girl*
- Audio Described Performance of *Up Down Girl*
- Relaxed Performance of *Up Down Girl*
- Audio described performance of *Winding Up*
- Relaxed performance of *Mr Fungus*
- NZSL performance of *The Little Mermaid*
- Audio described and touch tour performance of *The Little Mermaid*

We presented a sold-out season of the Up Down Project's adaptation of Sue Shields' play *Up Down Girl* to great acclaim. The Up Down Project is an inclusive performance collective that aims to empower tāngata whaikaha, promote tolerance, and encourage collaboration between artists of all backgrounds and abilities.

Circa was awarded the Arts Access Creative New Zealand Arts For All Award 2021, for our long-term commitment to becoming more accessible. The judges said: "A standing ovation to Circa Theatre for its long-term commitment and journey to becoming more accessible and inclusive. Its accessibility policy, dedicated staff and programming of accessible shows are outstanding features. Attracting 110 patrons associated with NZSL to its *Cinderella* pantomime and the growing numbers of disabled patrons to its accessible shows reflect the strong relationships it's building with these communities. Simply outstanding!"

Read more here: <https://artsaccess.org.nz/circa-journey-to-accessibility-recognised>

Circa Theatre was awarded a Silver Rating by Be. Lab in 2020.

29 October 2021

Carolyn Henwood
Circa Theatre
1 Taranaki Street
Te Aro
Wellington
E: cariad@xtra.co.nz

Kia ora Carolyn

Re: Circa Theatre Refurbishment

I am writing to support the concept plan you introduced me too yesterday for the refurbishment of Circa Theatre on Wellington's waterfront. I am the Chairman of Te Raukura, Te Wharewaka o Pōneke the Mana Whenua marae so on the waterfront. The Wharewaka complex is the physical expression for Te Ātiawa, Taranaki Whānui and has representatives from the three Iwi Authorities being Wellington Tenth's Trust, Palmerston North Māori Reserves Trust and Port Nicholson Block Settlement Trust. Our Trust Board also includes two members from Wellington City Council and therefore has a strong representation of Governance of Council and Iwi members.

The concept is exciting and will provide for the variety of creative activities this special place requires. The theatre sits within an area that is special to Wellington with Te Papa as one bookend the proposed Chinese Garden and Fale Malae as the other Bookend of a diverse community space with Te Raukura at its' heart. This diversity fairly represents the culture of the Capital City and gives Wellingtonians the best opportunity to experience cultural in many forms.

I am particularly pleased to see the theatre address Te Whanganui a Tara the harbour as the main entrance adding colour and ease of access for people. The design brings in the physical elements of its environment including the sea Tangaroa, the wind Tāwhiri-mātea, the best days of summer plus the wild weather.

As close neighbours, I along with Jamie Williams (Wellington Hospitality Ltd), and Paul Retimanu (Manaaki Ltd), representing Macs Bar and Te Raukura, Karaka Café respectively, appreciated you meeting with us all and taking us through the concept. We all believe this is a great addition to the suite of offerings we all bring to the culture and vibe of our beloved Capital City.

On a personal note, it is pleasing to see our whānau member Aaron Te One involved in the design, Aaron is the son of Richard Te One Snr.

I wish you well in your project and look forward to getting an update as you progress.

Nāku noa, nā



Liz Mellish, MNZM
Chairman, Wharewaka o Pōneke Charitable Trust

To Whom it May Concern

I am writing to support the proposal to refurbish the façade of Circa Theatre.

For some time now Te Papa has been discussing with the Mana Whenua, Wellington City Council and organisations present on Wellington Waterfront, the potential for this area to be more clearly defined as the heart of a cultural precinct. This will come into stronger focus when Takina opens next year.

In terms of what it delivers, Circa Theatre is a key element of this precinct. It is one of the long-standing cultural institutions in Wellington and has achieved iconic status. The building itself was, of course, converted from a former commercial/industrial building and is now looking a bit shabby. It needs to fulfil its potential in creating an exciting and dynamic environment that draws people in to visit and experience what the area offers. The design for the refurbishment will address this.

The creativity inherent in the design and the clever way it connects with its harbour environment and reflects the surrounding built environment – the Wharewaka and Te Papa – are notable features. The refurbished building will be an appropriate complement to its neighbours and other planned developments in the vicinity - the Chinese Garden, the Fale Malae and, of course, Takina. In future, this area, which is already a popular destination, will become even more dynamic with a diverse range of cultural and recreational activities. The new look Circa, with its theatre offerings and its hospitality services, will be an attractive and important element.

Te Papa has a working partnership with Circa in term of its hospitality offering and although (given our own substantial commitments) we are not in a position to offer significant financial support, we will certainly do what is possible to help Circa successfully deliver this project.

I note that the proposal has the support of Mana Whenua and also that it has been given in principle support by the Waterfront Technical Advisory Group. Both these are important and indicate the quality of the design and the significance of Circa itself to wider Wellington and this waterfront cultural precinct in particular.

Nāku noa, nā



Dame Fran Wilde
Board Chair
3 May 2022



WCC WATERFRONT TECHNICAL ADVISORY GROUP

MEETING MINUTES

Date 1.30pm, Friday 3 December 2021 at WCC

Present	Kelly Crandle	WCC
	Carolyn Henwood	Circa (part)
	Jamie McCaskill	Circa (part)
	Seb Bernhardt	Inside Design (part)
	Kylie Hook	WCC Principal Advisor Transport (part)
	Chris McDonald	TAG
	Robin Simpson	TAG
	Graeme McIndoe	TAG (Chair)

Next TAG meeting

Stuart Gardyne	TAG
Gerald Blunt	WCC

Next regular TAG meeting Thursday 10 February 2021

1 Circa Theatre facade modifications

The proposal

1. Carolyn Henwood, Jamie McCaskill and Seb Bernhardt attended with a revised preliminary concept for rebuilding the northern façade of Circa Theatre and generally upgrading the appearance of the building.
2. Key aspects of the revised proposal that we consider to be positive include:
 - a. The simple formal composition of the extended north façade gives a sense of order that was previously missing and achieves a better fit with the Coal Board building.
 - b. The proposed simple geometrical shape and symmetrical layout of the projecting deck and Kaynemail sculpture is successful, and this relates to the adjacent curve of Te Papa.
 - c. The zone for movement around the perimeter of an unbroken semi-circular deck is supported and provides a generous and gracious entry to the deck and bar area of the building.
 - d. Removal of the original applied 'boatshed' imagery from the facades enhances the presentation of the building.
 - e. The proposal for a single base façade colour with contrasting accent on the Coal Board Building helps to unify the various facades, but we suggest that the dark charcoal/black shown might be too dark.
3. TAG considers that this would significantly enhance the current presentation of Circa to the waterfront and supports the revised proposal in principle, subject to resolving matters of detail noted above.

Deck composition and construction

4. We considered movement around the deck and note that while its centre projects to a minor degree beyond the line of the existing rectangular seating area, the curved corners reduce coverage of the space and also assist with public movement past the deck.

5. The sandstone plinth/walls are important, should be retained and the design integrated with these. Clearances, access and movement should be checked. We consider that the walls assist in grounding the building in its waterfront context and provide a positive definition of the spaces around. The walls are shown on photographs but also need to be integrated into the drawings.
6. There was discussion on the radius and consequent area of the deck in relation to potential use/demand. It was concluded that the deck could have the radius as proposed, or it may have a lesser radius. In both cases the arc should be complete, the plinth/deck should be fully symmetrical, and the ramp landings should extend back to connect to the building on both sides.
7. The composition of timber decking in relation to the curved plan shape and ramps will need to be carefully considered, and the decking type carefully chosen. We note that treated pine decking would not be acceptable. Resolution of this will be material to the success and acceptability of timber decking.
8. The possibility of solid masonry/concrete rather than a timber deck should be investigated. This would better integrate the deck with the base of the building and give an enhanced sense of quality and permanence. It might also eliminate the compositional challenges of resolving the timber decking on a curved structure.
9. The need for and/or resolution of the low plinths both sides of the central steps was discussed. It was acknowledged that these would be further considered further in design development.

Materials and detail

10. Given the status of Circa, visual prominence of this site and the challenges of marine exposure, very high-quality detailing will be essential:
 - a. Minimalism in the design and construction of the structure supporting the Kaynemail sculpture will be important, "the simpler the better". Structural engineering sophistication is required.
 - b. Suitable corrosion proofing of steel elements will be necessary, particularly around the Kayenmail sculpture.
 - c. Colour options should be investigated to determine an optimal hue and colour value/darkness.

Notes recorded by Graeme McIndoe

Audience Feedback

1. 'Things I Know to Be True' (30 Apr – 29 May 2021)

Excellent entertainment and thought-provoking. Circa never disappoints!

Best play I have ever seen. Never a moment of wondering when it might move on or finish as the five family stories unwound before us.

It was an incredible play - powerful and well performed. The best thing I have seen at Circa. My partner was left in tears at the end of it.

I thought this was an outstanding production. The set was perfect for showing the passage of time and each actor brought their own powerful performance. I felt like I was back in London. Bravo!

The whole show from beginning to end - had tears running down my face at the end, have had a family and thought it was so true of some families and so well depicted on the stage. One of the very best shows we have seen at Circa and that goes for the other 47 people who came in our group. Thanks to everyone who made it possible.

1. 'Elling' (26 June – 24 July 2022)

The outstanding performances from the two leads, especially Jeff Kingsford-Brown. They established totally authentic characters and we were astonished at their command of the script (all those lines), their accents, their facial expressions, their timing and their compatibility. The play was funny, but touching. I think the subject matter is difficult to achieve well and could in the wrong hands end up being a bit offensive, especially if the characters are laughed at, rather than along with. This was a sensitive treatment of the transition from dependency to independence. One other thing that struck me was Gavin Rutherford's ability to portray the depth of the friendship between the two when he knew that Elling was upset for any reason. He conveyed real intimacy and empathy that never seemed contrived. My husband is not really a theatre person, I certainly am, and we talked about the performance and the acting for quite some time afterwards. It really was quite unlike any play I have seen (or performed in - I am a performer too). In summary - a difficult and sensitive subject, beautifully performed and very memorable. Bravo.

A brilliantly written play, superbly directed, incredibly well cast and acted - empathetic, completely credible, totally engaging throughout. Humour cleverly incorporated and delivered. (It would have been easy to 'ham up' - even a bit would have destroyed the very clearly defined and 'owned' characterisations and relationships.) Raved about it to everyone I could and on FB.

Gavin Rutherford...He is my favourite actor and he never disappoints in his performances! A very talented and versatile actor who we are so happy to have in Wellington!

The play felt relevant and had a superb cast. I liked the staging, choice of music and production values. It combined a great deal of humour with poignancy - a winning combination, in my opinion.

Thought the whole thing was excellent - the acting, costumes, music, setting and overall direction first class. Even the audience was good!! Thank you for a wonderful evening of theatre.

1. 'Hir' (9 Oct – 6 Nov 2021)

It was a thought-provoking script and I thought the cast were excellent in their interpretation. I was heartened to learn that the trans character was played by a trans actor, as it added understanding and integrity to the piece that I might have otherwise missed (I'm a willing learner, but not always the cleverest cookie in the crumble). I loved the set! Incredible. The topic of inherited abuse hit close to home and I thought was incredibly sympathetically (and realistically) interpreted. It must be a huge emotional undertaking for the cast to bring such intensity to the stage every night and I am grateful to all of them for bringing so much to the stage.

Superb acting; authentic and imaginative set; we found it disturbing and confronting, but that was the point? We would certainly recommend and have commented on Facebook and recommended to friends.

Great to have LGBTQI+ represented on stage. Enjoyed exposure to this play - which I didn't previously know. The set was striking, the detail fascinating - it really added to my experience of the play. The elements fit together and, while it was highly detailed, nothing felt superfluous to the storytelling (which is awesome, cause that's a pet hate of mine).

The quality of the actors, who through their portrayal and delivery of the script, were able to leave me with a profound sense of sadness and loss. So much so that as the actor playing the soldier walked past my seat, I had to hold myself back from getting up and hugging him. That is the mark of a great script and great acting. Thank you for the experience.

1. 'The Little Mermaid - The Pantomime' (19 Nov – 23 Dec 2021)

First time seeing a panto, and at circa theatre. was blown away at how talented the actors were and thought the show was amazing, hilarious, top quality. Will be coming to the panto every year now!

We love the fact that there is audience participation. the cast and crew are phenomenal. I was going to say that we particularly love the Dame but to be honest we adored each and every one of the characters. You are hilarious!! We loved the music as well... can't fault anything!

Everything. Again the show made me laugh, smile, sing and cry. everything that was needed after a tough year. I love the cast's total commitment. bravo, bravo, bravo.

It was so funny! I roared with laughter, as did the rest of my family. But also loved the songs, the panto jokes/ audience participation, the double entendres, the Wellington/political gags...I could go on! Probably the best show I've seen this year, and I've seen a few.

As mentioned, this is our 5th year at the audio described session of the pantomime. we take friends each year and this year's friends loved it so much they got tickets for their grandparents to next available show. we love the continuity of the cast, the music and the fantastic references to Wellington and current events.

We go to the pantomime every year. my mum who is 64 went as a child with her great aunt, she also took us as children. now my mother takes me and my children. It's our end of year ritual and we love it. The writing is so good, the acting amazing and the sets are sensational

<https://www.circa.co.nz/package/nga-rorirori/>

Ngā Rorirori



Duration: 18 – 25 Jun

Price: \$25 - \$45 - Early Bird tickets available 26 April – 10 May

[Book Now!](#)

Indigenous. Dance. Theatre. Farce.

Celebrated artist Hone Kouka (Ngāti Porou, Rongowhakaata, Ngāti Raukawa) brings to the stage his new work – Māori. Dance. Theatre. Farce. *Ngā Rorirori* pushes the boundaries of live performance as we know it. A rural marae has hit the jackpot – if they pass one final hurdle, that is. The haukāinga must convince the Government's Chief Executive of the Department of 'Whenua, Whakapapa and Whatever' that they are the true descendants of their eponymous ancestor. If they are successful at doing so, the vast coastline in their rohe reverts to their ownership, garnering millions of dollars... in back rent alone.

A tale of greed and aroha, told through choreography and clowning, *Ngā Rorirori* is the new work from the writer-director Hone Kouka, of landmark theatre productions *Waiora*, *The Prophet* and *Bless The Child*.

***'a story that unfolds with beautiful subtlety. It's thrilling.'* — Metro Magazine**

***'they are all beautifully balanced in this portrait that Hone Kouka conceived'* — The Dominion Post**

Ngā Rorirori
By Hone Kouka

Directed by Hone Kouka
Presented by Tawata Productions
18 – 25 Jun
\$30 Preview – Fri 17 Jun
Circa One
Tues – Thurs 6.30pm, Fri – Sat 8pm, Sun 4pm
\$25 – \$45
Early Bird tickets available 26 April – 10 May

Runtime: Approx 75mins (no interval)

PREMIERE SEASON

<https://www.circa.co.nz/package/yes-yes-yes-2/>

Yes Yes Yes (School season: Deciles 1-10)



Duration: 28 Jun - 1 Jul

Price: Schools ticket prices: Decile 1-5: \$5 per student; Decile 6-10: \$15 per student.

Jamie and Ari like each other. Karin and Tom do too 😊

They might be at two separate parties, but their stories are identical – until they really aren't.

Part confession, part documentary, part open conversation, *Yes Yes Yes* is a theatre show created for young people that explores the knotty and necessary topics of healthy relationships, consent, and desire.

This acclaimed work from award-winning duo Karin McCracken and Eleanor Bishop blends audience interaction with captivating solo performance, and features in-depth interviews with teenagers from around Aotearoa New Zealand.

Excellence in Theatre for Social Change, Wellington Theatre Awards, 2019

Suitable for ages 16+ (Year 12 & 13s)

Content Forecast: This show discusses sexual violence.

'Should you and all the young people you know see this show? Yes Yes Yes. Yes Yes Yes. YES YES YES.' — *Theatreview*

Yes Yes Yes

Created by Eleanor Bishop and Karin McCracken

Directed by Eleanor Bishop

Presented by EBKM

28 Jun – 1 Jul (8 performances only! Book now!)

Circa Two

School Sessions: Tues–Fri 10.30am & 1pm

School Ticket Prices: Decile 1-5: \$5 per student; Decile 6-10: \$15 per student

Email circa@circa.co.nz to book your school to see *Yes Yes Yes*.

Runtime: 60mins (no interval)

Originally commissioned by Auckland Live and produced by Zanetti Productions. Development support provided by Creative New Zealand and Rape Prevention Education.

<https://www.circa.co.nz/package/wednesday-to-come/>

Wednesday To Come

By Renée



Four women. Four generations. One whānau.

'Hard times back there – hard times here. Nothing's changed... nothing's changed...'

As the 1930s Depression threatens to tear New Zealand's working class apart, four generations of a single family must confront a personal crisis when the husband and father dies in a relief camp.

Erina Daniels directs a poignant retelling of Renée's seminal play that the Dominion called 'a major triumph' when it premiered in 1984. Jane Waddell, who originated the role of Iris and played Mary in 2005, will visit *Wednesday To Come* again – this time, as Granna, alongside Neenah Dekkers-Reihana as Iris and Grace Hoete as Mary.

Underlined with a rich vein of earthy humour, *Wednesday To Come* is a powerful statement and passionate celebration of the contribution women have made to the evolution of Aotearoa.

'Wednesday to Come joins the front rank of New Zealand plays and establishes Renée as one of our finest playwrights' — Katherine Baxter and Philip Tremewan, NZ Times

Wednesday To Come

By Renée

Directed by Erina Daniels

Set/Lighting Designer – Natalia Gwiazdzinski

Starring Jane Waddell, Grace Hoete, Neenah Dekkers-Reihana, Reon Bell, Amanda Noblett, Pehia King, and more

Produced by Nathan Mudge

23 Jul – 20 Aug

Preview 22 Jul

Circa One

Tues – Thurs 6.30pm, Fri – Sat 8pm, Sun 4pm

\$25 – \$54

Early Bird tickets available

<https://www.circa.co.nz/package/skin-tight/>

Skin Tight

A muscular piece of poetry



The searing and sensual romance of Elizabeth and Tom. Dark secrets, deep passions, and heart-breaking truths bubble over as lovers savour precious moments together.

Set in twentieth-century Canterbury, the text has striking parallels to the present.

As stunningly physical as it is poetic, *Skin Tight* is a theatre experience that will leave you with goosebumps.

One of Aotearoa's most poignant and lasting works of theatre, *Skin Tight* premiered at BATS Theatre in 1994. It won a coveted Fringe First Award at the 1998 Edinburgh Fringe Festival and has been produced in the UK, Australia, South Africa, Europe, Canada, and the USA.

★★★★★ *'Gary Henderson's inventive script is sometimes shocking, sometimes heartbreaking and sometimes very funny, but also emotionally gripping.'* — London Theatre Guide

★★★★★ *'Brimming with passion on a knife edge, sometimes quite literally, Skin Tight is the real deal.'* — What's On Stage

Skin Tight

By Gary Henderson

Directed by Katherine McRae

27 Aug - 24 Sep

Preview 26 Aug

Circa One

Tues - Thur 6.30pm, Fri - Sat 8pm, Sun 4pm

\$25 - \$54

Early Bird tickets available

<https://www.circa.co.nz/package/the-wasp/>

The Wasp

You can't run from what's inside you.



"The moment of betrayal is the worst, the moment when you know beyond any doubt that you've been betrayed: that some other human being has wished you that much evil" — Margaret Atwood, *The Handmaid's Tale*

Heather and Carla haven't seen each other in years. Carla lives a down and out hand-to-mouth existence while Heather looks like she has it all. During an unexpected catch up, Heather presents Carla with a bag of money and a deadly proposition.

But what seems at first like a straightforward arrangement is just the first twist in a tightening spiral that will pull them both in. At once thrilling and darkly funny, *The Wasp* is a sharp reminder that if you don't deal with your past you should expect it to deal with you.

'sharply comic... makes the deranged and unreasonable suddenly seem frighteningly reasonable' — **The Guardian**

The Wasp

By Morgan Lloyd Malcolm

Directed by Sam Snedden

Presented by Stone Soup

Starring Bree Peters and Miriama McDowell

1 - 29 Oct

Preview 30 Sep

Circa One

Tues - Thurs 6.30pm, Fri - Sat 8pm, Sun 4pm

\$25 - \$54

Early Bird tickets available

Image by Andi Crown Photography

<https://www.circa.co.nz/package/we-are-many/>

We Are Many



Duration: 1 – 5 Nov

Price: \$15 - \$55

“E lelei, e lelei le Ali’i”

Sāmoa, 1930. It is three months after the events of Black Saturday, when New Zealand police officers opened fire on a peaceful procession of Mau members, killing eleven people. When the surviving men of the Mau flee into the rainforest, hunted by police, four women must rally to support them in hiding and take over the resistance against the New Zealand occupation.

This is a development season of a new play by D. F. Mamea, award-winning writer of *Still Life with Chickens* and *Goodbye My Feleni*. A work of fiction based on true events, *We Are Many* teaches history with heart, highlighting the challenges faced by the Women’s Mau Movement and celebrating the resilience and strength of tāngata Pasifika.

We Are Many

By D. F. Mamea

Directed by Sarai Perenise-Ropeti

Produced by Nathan Mudge

1 – 5 Nov

Circa Two

Tues – Fri 7.30pm, Sat 2pm

\$15 – \$55

Proudly supported by Shoreline Partners and Giddy Up New Zealand

Image by Alfred James Tattersall, 'THE LEADERS OF THE WOMEN'S MAU'
REFERENCE PA1-O-795-05, ALEXANDER TURNBULL LIBRARY, WELLINGTON, NEW
ZEALAND



 CIRCA
THEATRE



CIRCA
THEATRE

Strategic Overview, 2020-2025

Context for this Strategy

There has never been a more important time in which to reimagine the arts and all they contribute to the strength of our communities.

At Circa, we believe that theatre is, at its best, an act of service. Actors, writers, directors, designers, craftspeople, staff and producers all work in service of a shared idea and the performance they offer is in service of the audience for the greater good of our commons. In these troubled, pandemic times there is an opportunity to imagine a better world through incredible theatre. In speaking to our dearest humanity, theatre is an essential social service.

It is in this spirit that we have revised the Circa strategy.

We have a proud history at Circa. We believe that this history creates an obligation for us to act as respectful stewards of the future of theatre in Wellington, the region and Aotearoa.



We have rethought our role in the arts infrastructure and our 'why', or core ambition for Circa.



We've identified some key creative outcomes in the world of theatre that we want to achieve over the next five years.



To deliver these external outcomes, we need to build and invest in our internal organisational capability and systems.



And we will also tweak our business model, while leveraging its proven strengths.

Contents

1. Summary of our Kaupapa
2. Our Role in the Arts Aotearoa
3. Our Ambition
4. The key shifts we'll make 2020-25
5. Our Creative Outcomes
6. Our Organisational Capability
7. Our Business Model
8. Our Values
9. Our Balanced Scorecard
10. Our Strategic Risks
11. Appendix
 - a. History of CICA
 - b. Our team
 - c. Financial Overview
 - d. Priority change projects 2020-1



An Overview of our kaupapa

Role	Ambition	Business model	2025 Creative Outcomes	2025 Organisational Capability Objectives	2020 Priorities
<p>How we fit relative to others</p> <p>We are stewards of theatre arts in Wellington and Aotearoa</p>	<p>Our 'why' and guiding purpose</p> <ul style="list-style-type: none"> Creating theatre to imagine a better world 	<p>How we organise to deliver strategy</p> <ul style="list-style-type: none"> We work cooperatively with artists and partners to provide innovative and inclusive theatre 	<p>Our sectoral ambitions & strategic priorities</p> <ul style="list-style-type: none"> Make theatre accessible to all Lead theatre arts research and learning Model new forms of artistic production Leverage our past to innovate for the future 	<p>The strategic capabilities we build as an organisation</p> <ul style="list-style-type: none"> More purposeful connection and partnership Nurture our talent Strengthen our leadership and governance skills Evolve our business model for improved sustainability 	<p>The priority projects we'll deliver for greatest impact</p> <ul style="list-style-type: none"> Deepen our relationships with tangata whenua Secure two new foundation partners Create a research and evaluation hub Take our services to the wider region

Our Values: Kaitiakitanga, Manaakitanga, Whanaungatanga, Whairawa

We've been thinking about
Circa's role in theatre, from a
regional and national
perspective....

...the key word that comes up for us is 'steward'....given our history and our distinctive, artist centred approach, we think we have a responsibility to act in something of a guardianship role for theatre arts.

And going forward, in a post pandemic world of social and economic upheaval, the arts will be an important part of New Zealanders' sense of belonging, connection and even healing.

We think, that if we are to be authentic about this stewardship role, we will need to invest in deeper connections with communities of all kinds, especially tangata whenua.



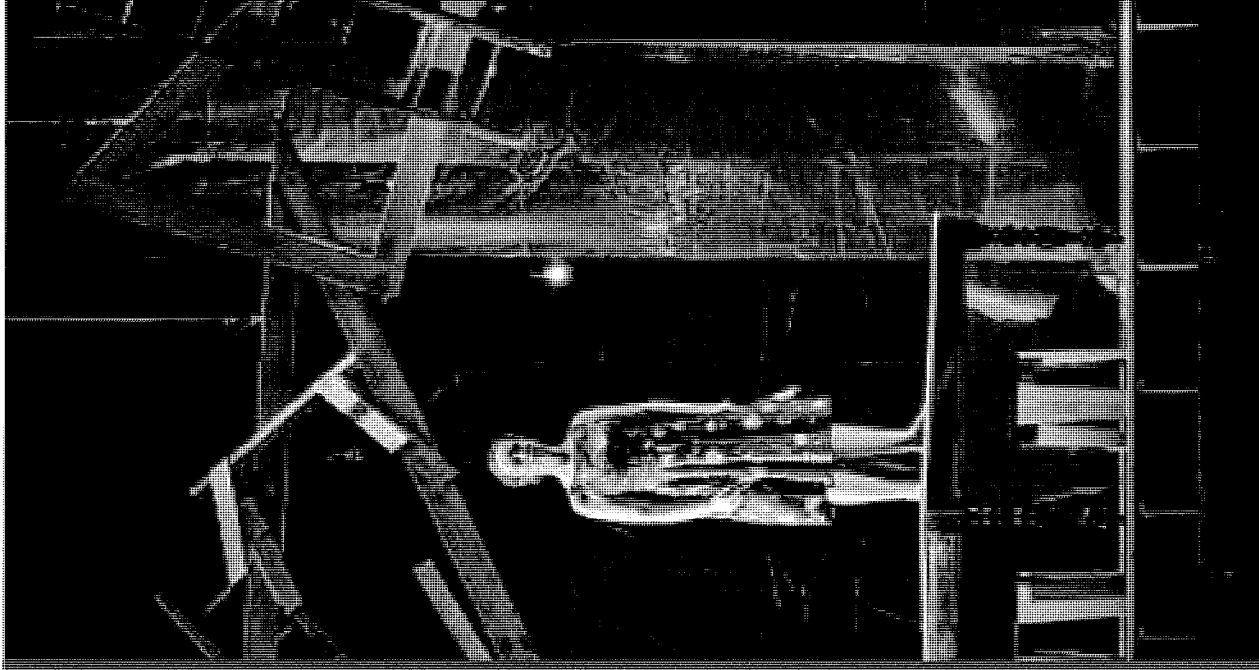
Our role in the Arts Aotearoa

How we contribute to the national infrastructure of the arts in our nation

We are stewards of theatre arts in the Wellington region and Aotearoa

We act as stewards by:

- Partnering to deliver a wide variety of productions, events and educational experiences which involve, challenge and appeal to a wide diversity of audiences and participants
- Being a thoughtful commentator on theatre arts, based on our insight and experience
- Encouraging, incubating and nurturing the artistic community in the wider Wellington region
- Partnering with iwi and forming purposeful connections with stakeholders to embed the theatre arts in communities of all kinds.



Our Ambition

Creating incredible theatre to
imagine a better world

- We deliver on this ambition by:
 - Focussing everything we do on strengthening our shared humanity and communities
 - Ensuring that theatre is affordable, inclusive, accessible, entertaining and focused on telling the widest variety of stories
 - Using our work to tell stories of compassion and hope, joy and humour, pain and sadness, in order to feed the souls of those we reach
 - Remaining true to our artistic DNA, including its threads of irreverence and anarchy
 - Partnering and collaborating to build theatre craft and grow the community of practitioners
 - Acting as leaders in our communities, using theatre arts to show us better ways to live and thrive together.



The eight key shifts we need to make, to realise our ambition 2020-25

From...

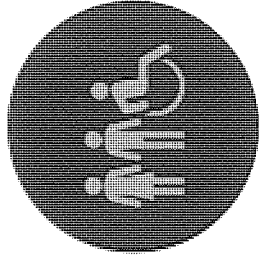
1. Being open and opportunistic in what we present
2. Viewing management and governance as administrative
3. Engaging with others on a transactional basis
4. A heritage-based arts culture that has a largely internal focus
5. A brand perceived by some as conservative and uninvolved
6. A theatre with a high profile and high maintenance/low utilisation building to maintain
7. Low investment in sustainable systems and organisational learning
8. An unsustainable funding base with high year to year uncertainty

To...

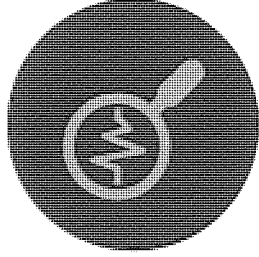
1. Being purposeful, rather than simply focused on our role and ambition
2. Viewing management and governance as leadership, both regional and national
3. Engaging with partners to build enduring and strategic relationships
4. An art form that empowers and engages creatively with its communities. Theatres are places and delivery, while continuing to value its heritage
5. A brand, respected as authentic, empathetic and brave, enabler of diverse community voices and aspirations
6. A theatre that enhances the full capacity of its physical assets to engage its partners and communities
7. Investing in a master system and building decision makers with insight capability
8. A sustainable business model with diversified revenues and sound financial and risk management

Our Creative Outcomes

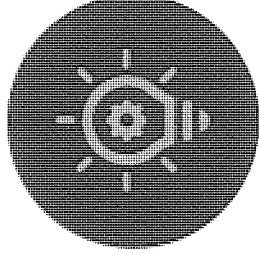
These are five year strategic objectives for the contribution Circa aspires to make to the world of theatre arts, in Wellington and Aotearoa.



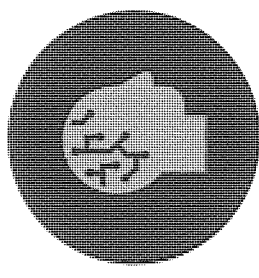
1. Make theatre accessible to all



2. Lead theatre arts research and learning



3. Model new forms of artistic production



4. Leverage our past to innovate for the future

Outcome 1. Make theatre accessible to all

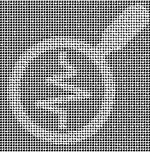
We do this by:



- A. Building on our accessibility programme to mentor other providers on accessible production techniques
- B. Partnering with iwi, schools, immigrant communities, peak bodies and special interest groups to deliver accessible and inclusive events, experiences and training
- C. Partnering with regional players to take productions and events to the wider Wellington region or nationally
- D. Utilising our Wellington facilities as a social hub, to strengthen whanau and community bonds beyond theatre
- E. Commissioning work for differently abled audiences
- F. Taking theatre out of the building, to the city, community and non-pakeha spaces.

Outcome 2. Lead theatre arts research and learning

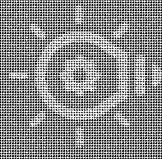
We do this by



- A. Forming a hub of theatre research and thought leadership, in partnership with academic and other providers
- B. Producing commentary and publications to inform arts discourse in Aotearoa, including on digital platforms
- C. Partnering to provide arts residencies and internships
- D. Growing artistic quality across all our productions, including new channels for audience feedback.

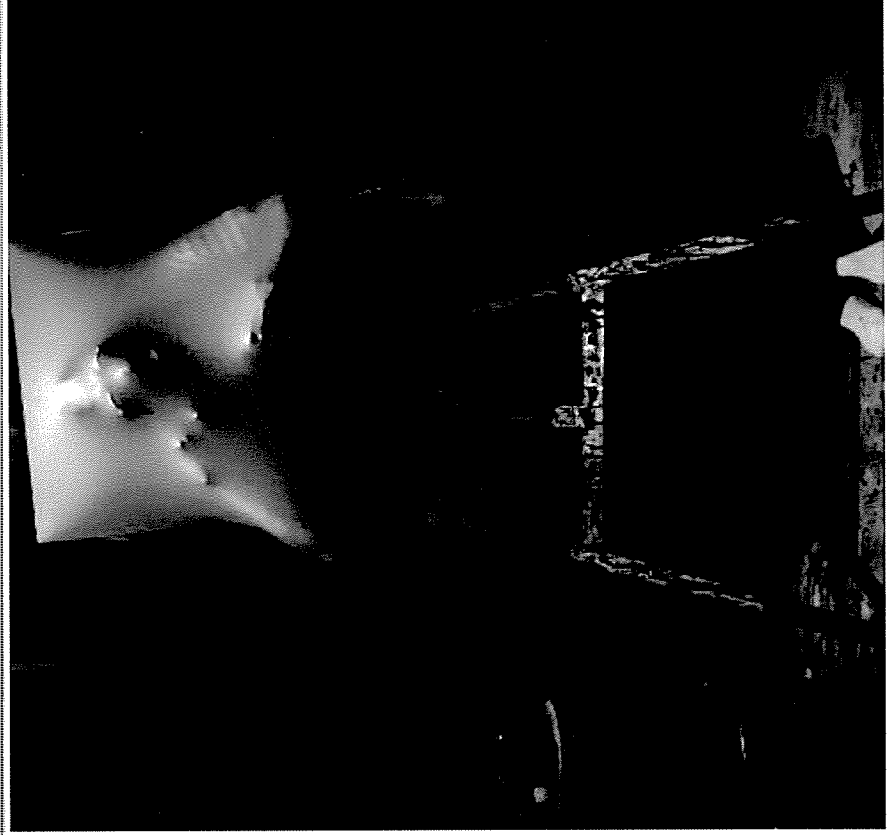


Outcome 3. Model new forms of artistic production

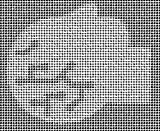


We do this by:

- A. Building our understanding of te ao Maori approaches to theatre, including partnerships with practitioners in te reo
- B. Establishing an experimental clinic to innovate theatre experiences with diverse community groups, including schools and universities
- C. Partnering with others to use digital and other disruptive technologies to devise online and alternative theatrical forms and experiences
- D. Creating inter art work by collaborating across platforms
- E. Exploring immersive, promenade and audience driven theatre, including by producing in house.



Outcome 4. Leverage our past to innovate for the future



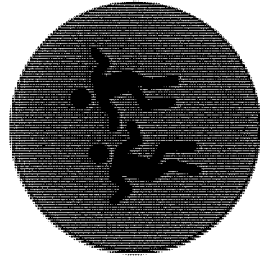
Wendy this by

- A. Reimagining the Friends of Circa model to develop more diverse membership and subscription models
- B. Showcasing our history through tours, open days, master classes and other community engagement approaches
- C. Re-designing our brand and online presence to showcase our history, our people and our stories
- D. Designing and hosting an events programme in the Wellington region
- E. Cementing and building on our relationships with cooperatives to ensure their ongoing presence at Circa.

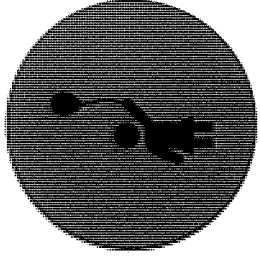


Our Organisational Capabilities

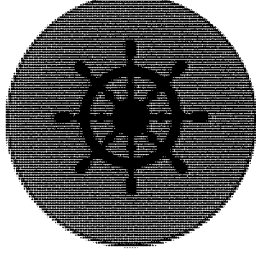
To deliver our creative outcomes, we need to grow as an organisation. These are our five year, internal capability building objectives.



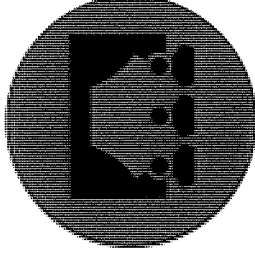
1. More purposeful connections and partnerships



2. Nurture our talent



3. Strengthen our leadership and governance skills



4. Evolve our business model for improved sustainability



Capability 1. More purposeful connections and partnerships

We do this by:



- A. Developing a systematic stakeholder engagement plan that reflects this strategy and signals a new approach to long term relationship building
- B. Investing in priority partnerships with iwi, Te Papa, WCC /WREDA and universities
- C. Undertaking research into our customer segments - current and potential- in order to improve our reach and engagement
- D. Extending and deepening our relationships with independent producers and theatre companies, including for the co-commissioning of work
- E. Redeveloping our Maori and Pasifika sub strategies, in partnership with tangata whenua and communities.



Capability 2. Nurture our talent

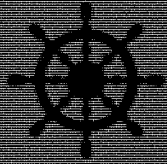
We do this by:



- A. Investing in a small core workforce as well as a surge workforce of contract or part-time staff to ensure sustainable operations
- B. Developing a coaching programme for emerging leaders in theatre
- C. Running an annual awards event for emerging artists
- D. Redeveloping our support structures for SVPs, reducing risk for artists
- E. Deepening our relationships with drama students at all levels
- F. Actively seeking and promoting diversity of cast experience and demographics.



Capability 3. Strengthen our leadership and governance skills



We do this by:

- A. Developing a governance Charter for the Council and TACT, with regular review
- B. Converting our values into behaviours, with all leaders, including Council members, held to account for modelling these
- C. Investing in governance training and resources for Council members
- D. Undertaking more active and visible community outreach activity by the Council, including with Maori and other ethnic communities.



Capability 4. Evolve our business model for improved sustainability



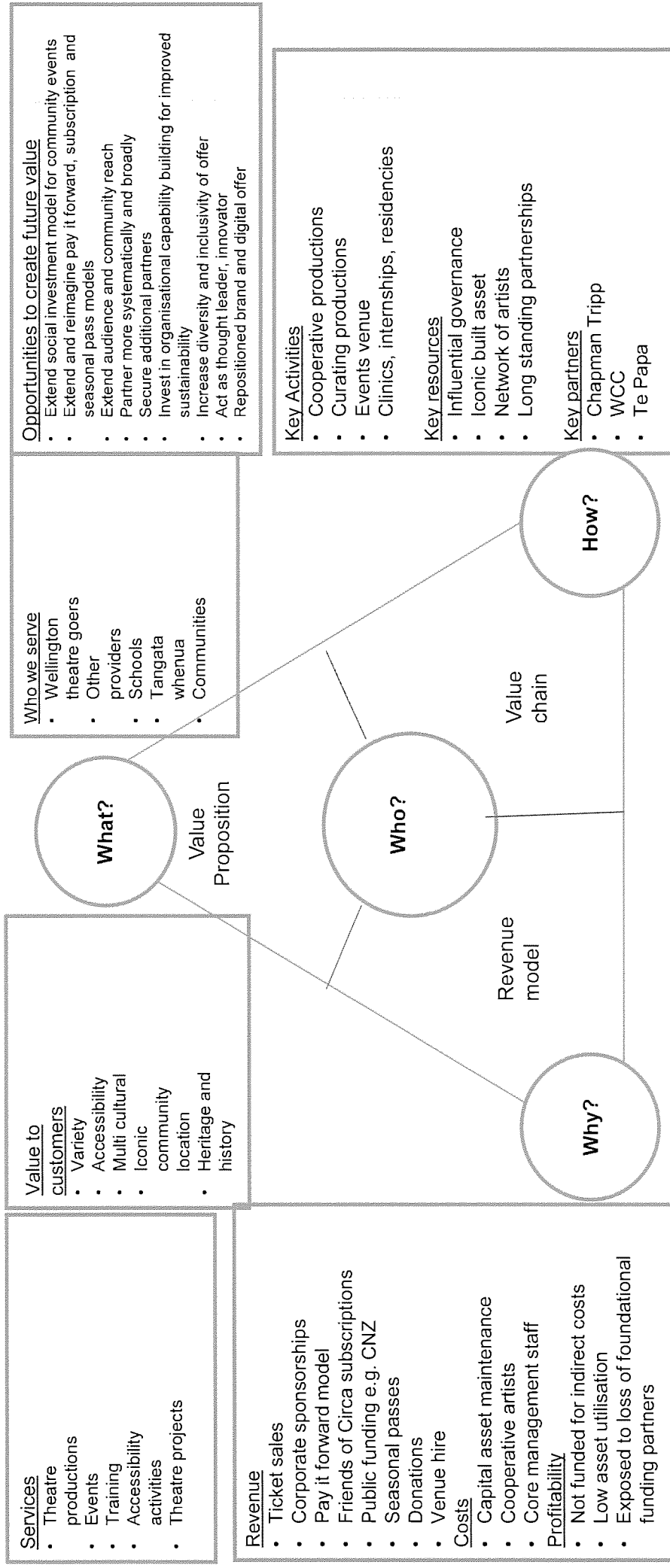
We do this by:

- A. Further developing subscription and pay it forward models for investors
- B. Utilising a social investment approach to community theatre initiatives
- C. Securing foundational partners to invest in both direct and indirect costs
- D. Extending the seasonal pass model for audiences
- E. Developing thorough Business Continuity Plan and Risk Management Plans
- F. Investing in additional management positions focussed on financial management, performance reporting and development of the business model.

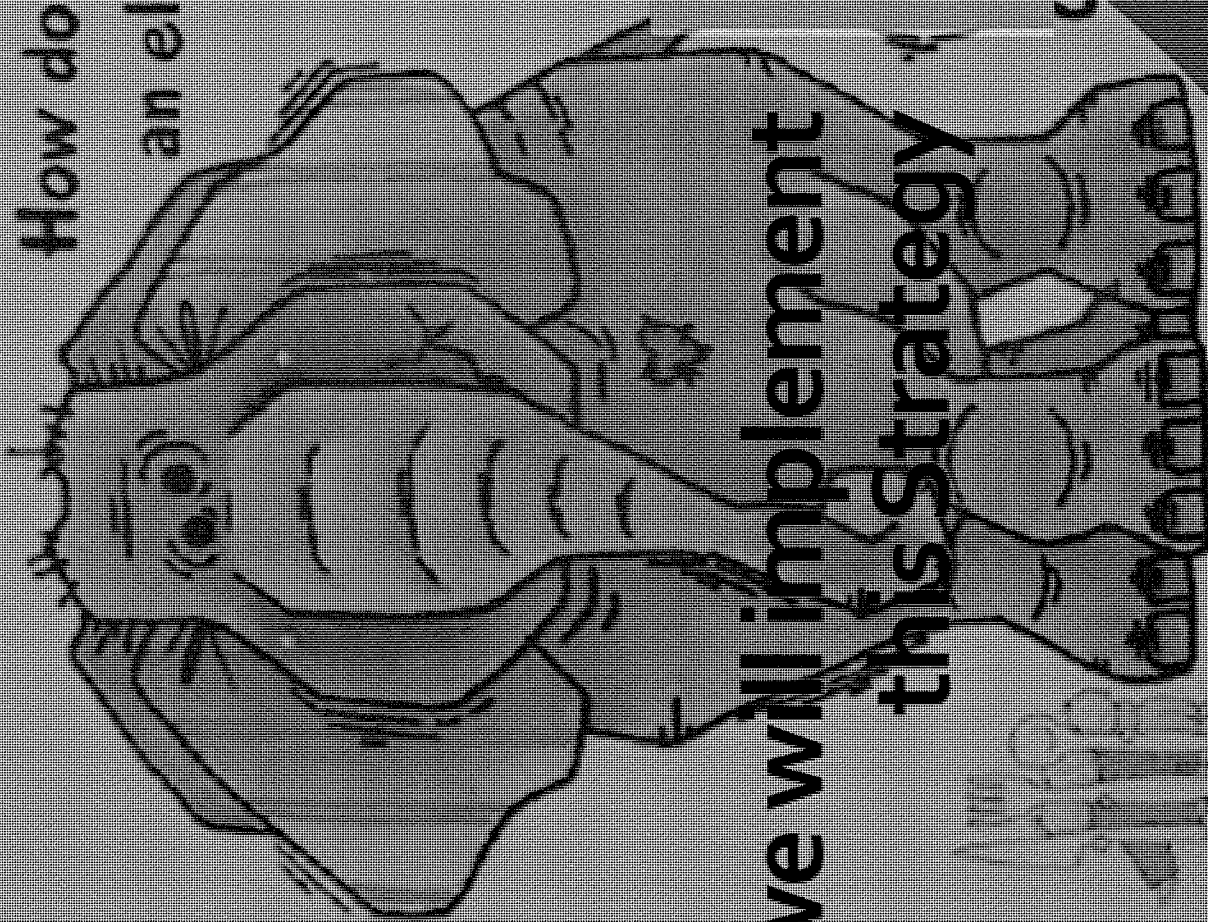


Our business model

Our business model is the way that we organise ourselves to deliver on this strategy

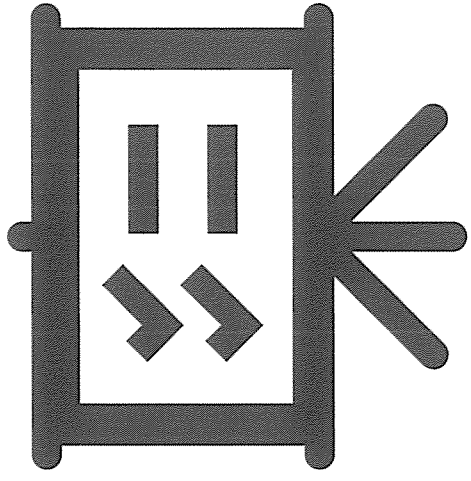


How do you eat
an elephant?



How we will implement
this strategy

We'll use rolling 1/4 y Plans, to
be monitored by the Circa
Council, to drive effective
strategy execution on



Rolling 1/4ly plans are a way of holding ourselves to account for getting results and making this strategy happen



They give us:

A tight focus on our priorities

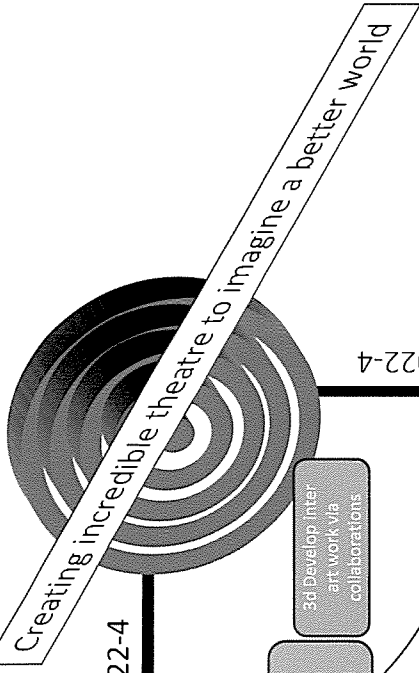
A sense of urgency and focus

Clear accountabilities

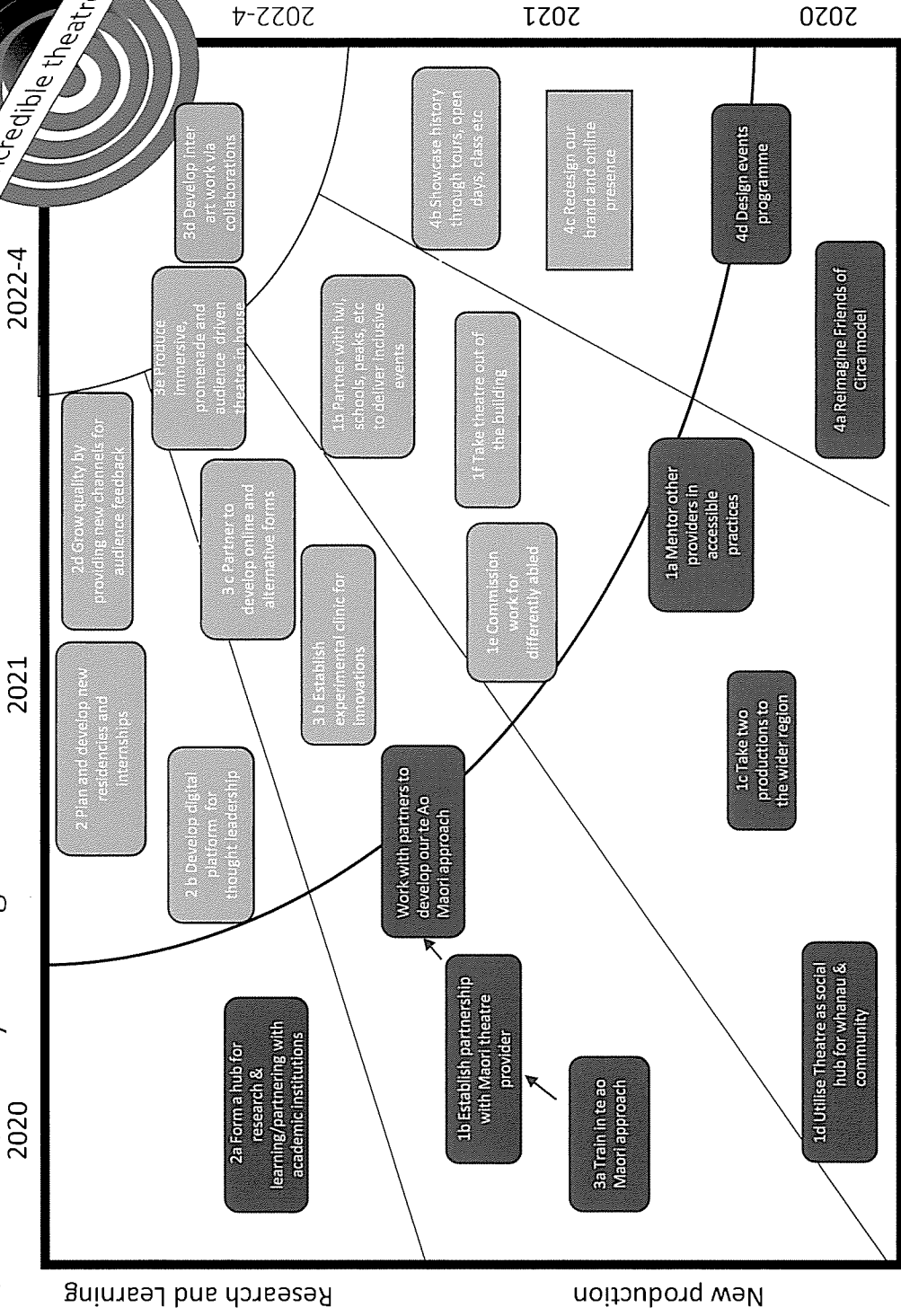
Clarity about the targets/results we're after

Confidence as an organisation that, step by step, we are delivering on our core purpose and new strategy

Creative Outcomes Transformation Road Map: 3-5 year view



Circa Theatre: Key strategic initiatives



Accessible Theatre

Innovation

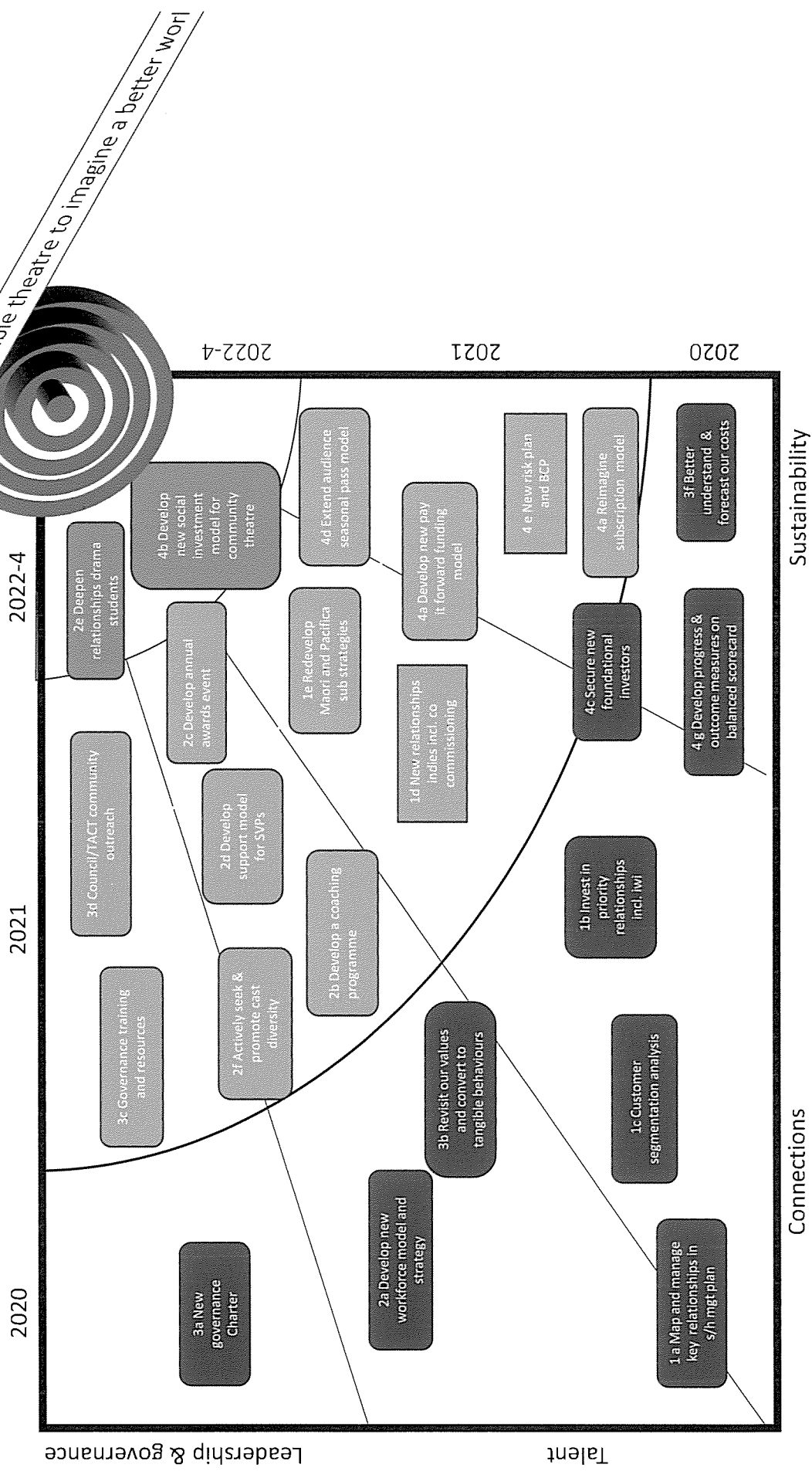
Research and Learning

New production

Organisational Capability Transformation Road Map: 3-5 year view

Creating incredible theatre to imagine a better world

Circa Theatre: Key strategic initiatives



Our values

Our values are the foundation for all we do. They guide our behaviours, beliefs and organisational culture.



Kaitiakitanga

We want to make a leadership contribution to the long term sustainability of theatre arts in Aotearoa. We want to create opportunities for future generations.



Manaakitanga

We recognise the social responsibility that theatre artists. We will act respectfully and with empathy.



Whanaungatanga

Theatre builds social understanding and connections. We want to provide a contribution to wider social cohesion.

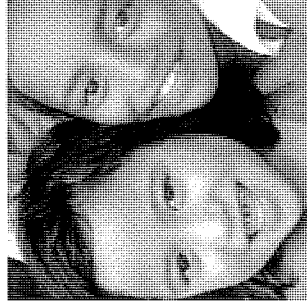


Whāiaia

We want all our communities to thrive. We can contribute by valuing our cultural values and experiences.

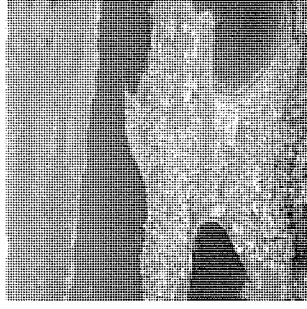
Our balanced scorecard

These are the key measures on which we report our progress towards making this strategy happen



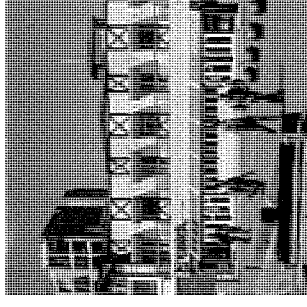
Customers

- Audience numbers increasing
- Audience satisfaction (NPS) 70% positive
- Repeat attendance increasing and >70%
- New segment penetration rates on target
- Audience diversity indicators increasing



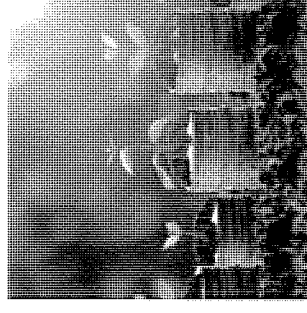
Relationships

- Relationship surveys key stakeholders positive
- Priority partner satisfaction scores and interviews improving
- Brand value & recognition surveys improve on 2020 baseline
- Repeat sponsorship/funder investments secured



Organisation

- Founder succession managed
- Staff/Council engagement pulses improving
- Rolling 1/4y execution plans achieved
- Regrettable talent loss mitigated
- Health and safety compliance including wellbeing secured

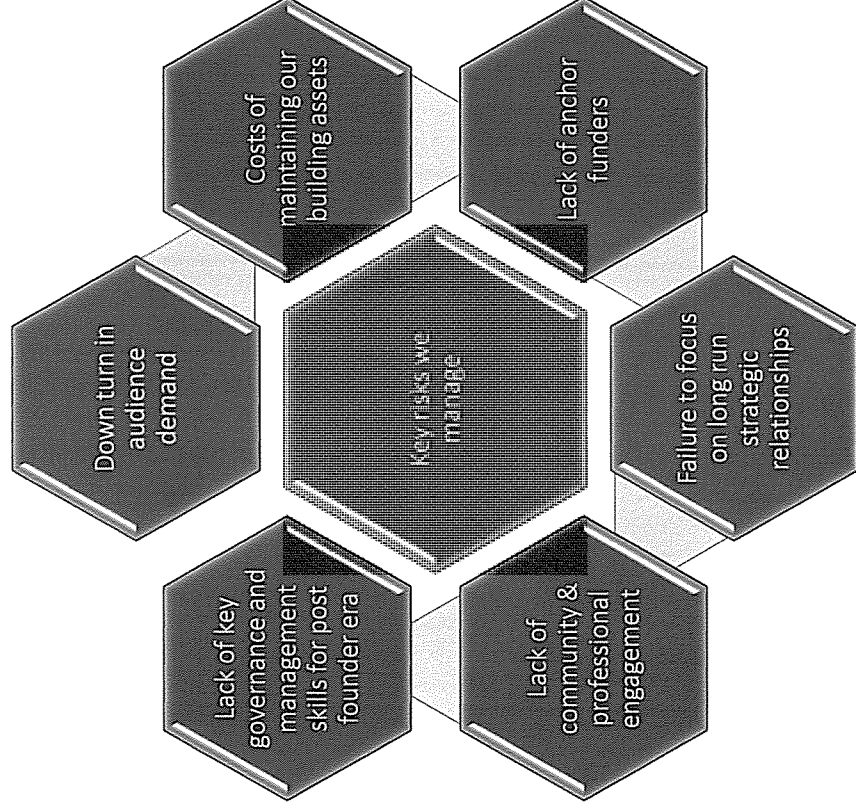



Sustainability

- Revenue targets met
- Cost to serve within targets
- Asset utilisation rate achieved
- Capital programme fully serviced
- Strategic risks under management

Our strategic risks

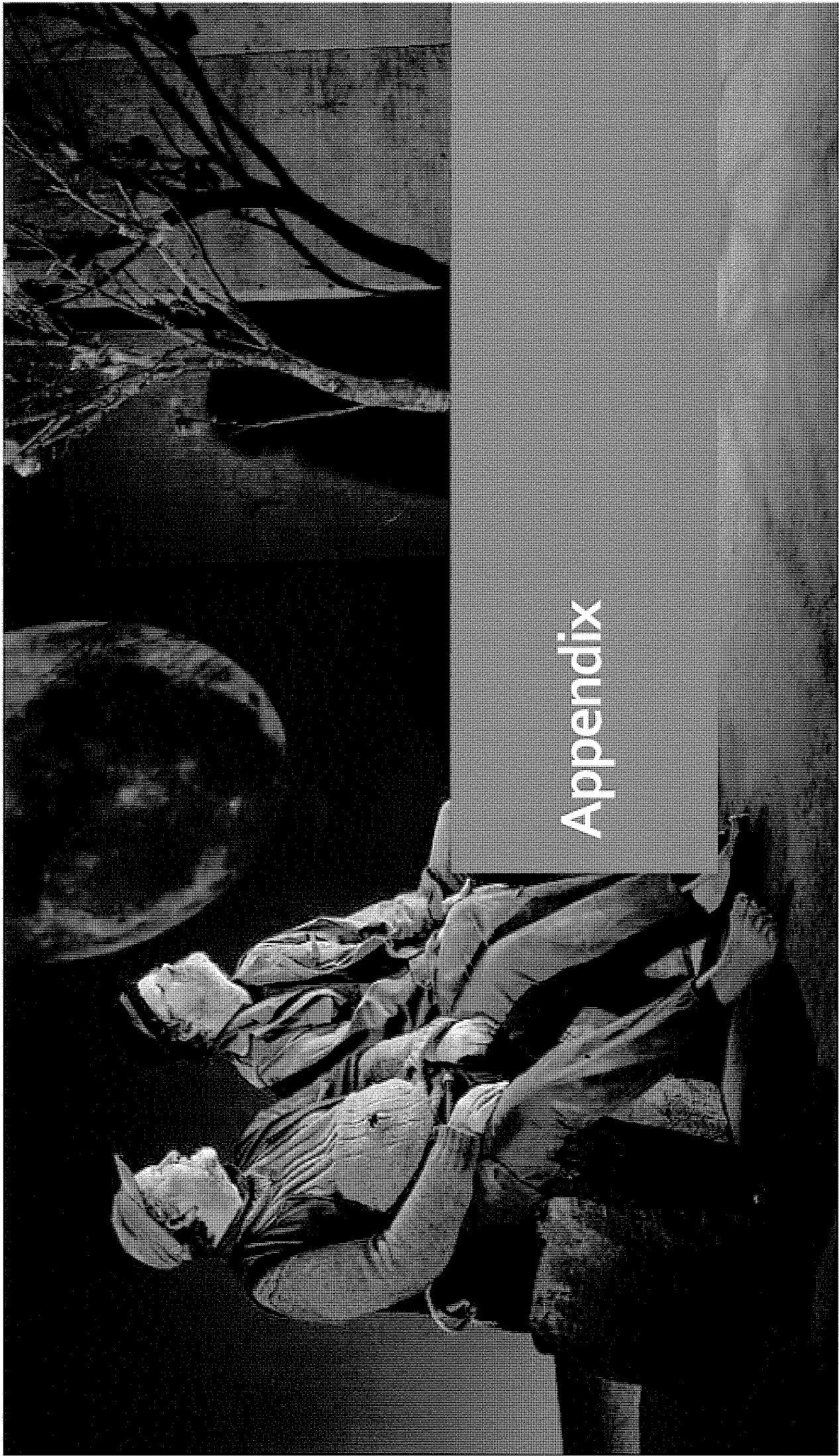
These are the things that keep us awake at night and which we strive to mitigate and manage





"Along with the waves of uncertainty and heartache, I'm feeling a certain liberty in the task of reinventing. I find myself wanting to distinguish the modern theatre institution and all of its packaging from what's most fundamental to the art form: actor, stage, audience, text. Considering the austerity measures we'll no doubt face, I put my faith in the strange, resilient chemistry at theatre's core."

Christopher Shinn, Playwright



Appendix

History of Circa

Circa Theatre started life in 1976 after a breakaway group of actors and theatre practitioners decided a new way of producing theatre was required for New Zealand. Enlisting the assistance of others who worked outside of theatre, a new 'less is more' model was created and a pared-back theatre space was built in the Ilott Advertising building on the corner of Harris Street and Jervois Quay.

Susan Wilson, founding member of the Circa Council, describes the drive behind those early days: "Those old British dinosaurs occupying the New Zealand professional theatre landscape [of the time] built large administrations, extravagant sets and costumes, and gave focus, as it were, to the cover rather than the book. We set our course away from gigantic self-perpetuating monoliths and worked to pool our resources. Our goal was to dazzle the audience with the sheer excellence of the performance – to present theatre of the highest possible standard – where economy and ingenuity took the place of money. We aimed to keep costs for sets, costumes, lights and management to a minimum so that the rewards could be equally shared by artists and practitioners.

Circa Theatre staged its first production – Knuckle by David Hare – in April 1976 and in the succeeding years Circa has gained a reputation as one of New Zealand's liveliest and most innovative theatres. Circa pioneered its own co-operative system, where all available resources are directed towards those who provide the life blood of the theatre – the people involved in mounting each production. This is a system which, in stressing the qualities of commitment and self help, promotes the pursuit of theatre of the highest professional standard.

Each production is produced by an individual dramatic partnership; for every play at Circa is run by a Single Venture Partnership (SVP) of actors, the director, designers and, other theatre personnel. This co-operative way of operating has been hugely influential in keeping theatre alive in New Zealand.

Overseeing this management of the theatre is the Circa Council. Made up mainly of actors and theatre practitioners who have over their substantial careers, the Circa Council has been hugely influential in shaping New Zealand theatre as we know it. The Council programmes an annual season of the best plays from New Zealand and around the world. It also administrates the Circa Theatre building, runs the Box Office, and administrates each show's finances on behalf of each Co-operative.

In 1987, the Theatre Artists Charitable Trust (TACT) was set up to assist the financial feasibility of keeping a full-time, six day a week theatre in operation. TACT, through the generosity of its sponsors, has distributed over \$1 million over its 20-plus years existence to co-operatives at Circa. TACT grants are given at the beginning of the rehearsal period to tide practitioners over until the Box Office takings can be accessed at the end of the production.

A sample of our people...

Gavin Rutherford

performed in over 50 Circa shows and stage Dames in the successful Circa pantomimes



Carolyn Henwood

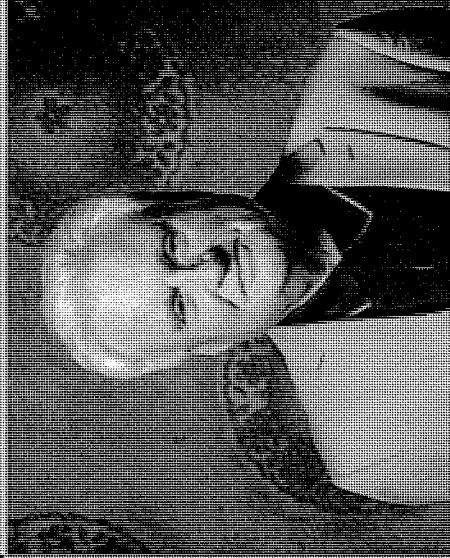


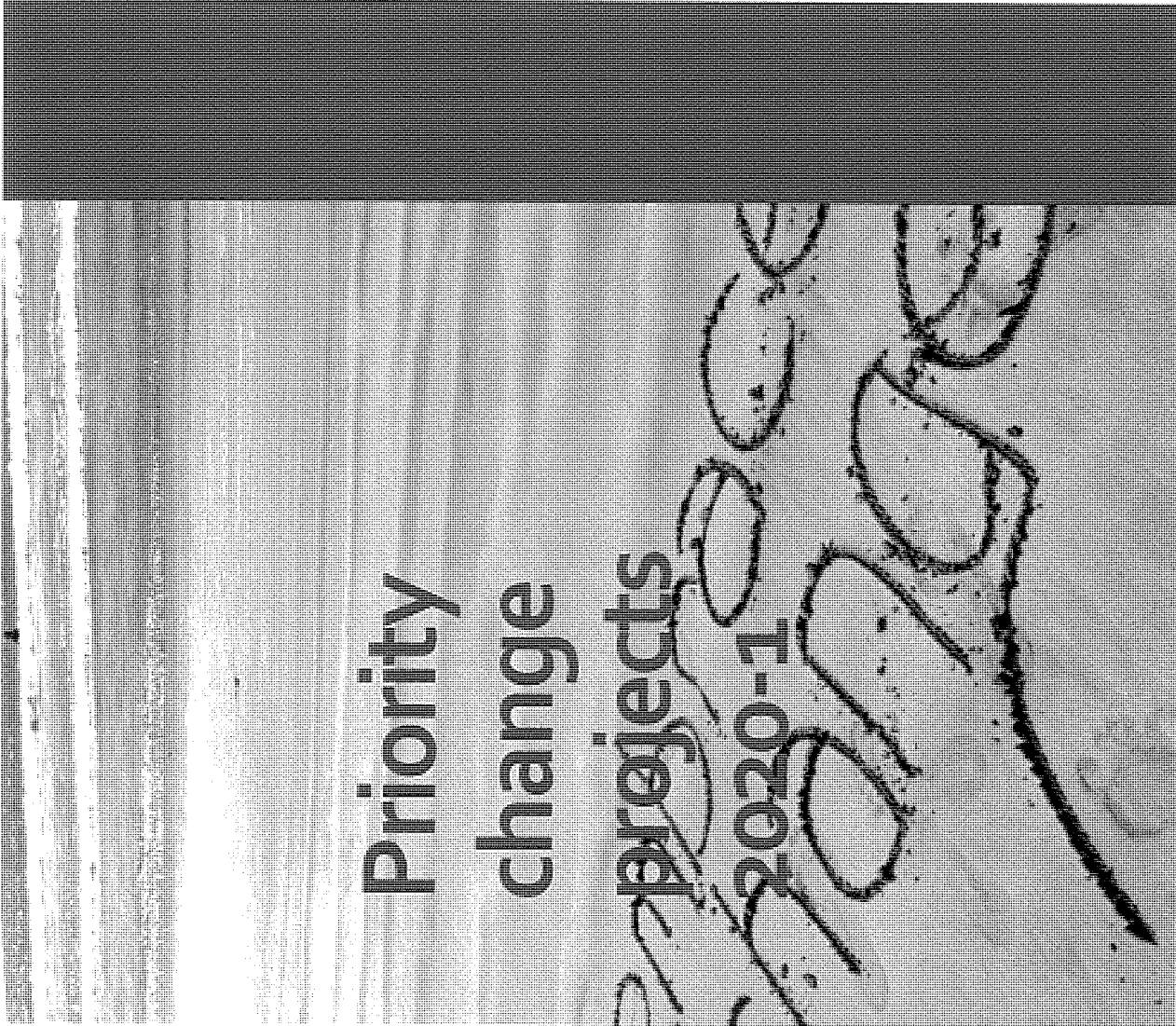
Ross Jolly

is well known in the theatre, TV, radio and film



Jamie McCaskill





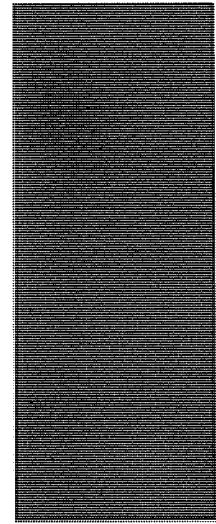
Deepen our relationships with tangata whenua

Secure two new foundation partners

Create a research and learning hub

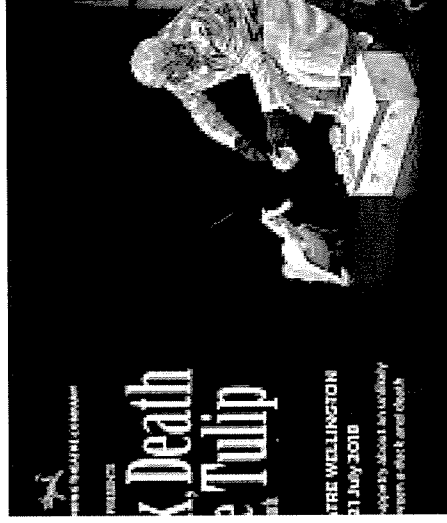
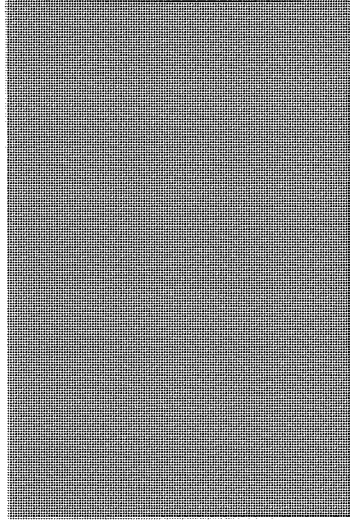
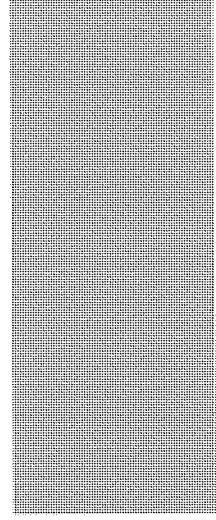
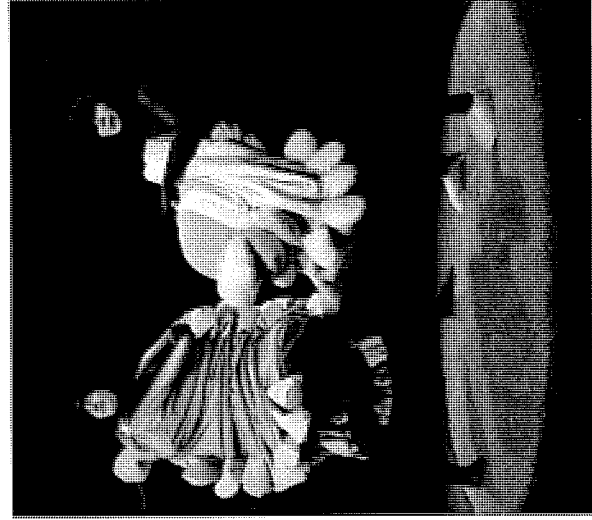
Take two productions to the wider region

Develop a new governance charter for the Circa Council and TACT



is production will go down as
ne of the very best in Circa's
history"

Age 13+
and Coasts in 2008

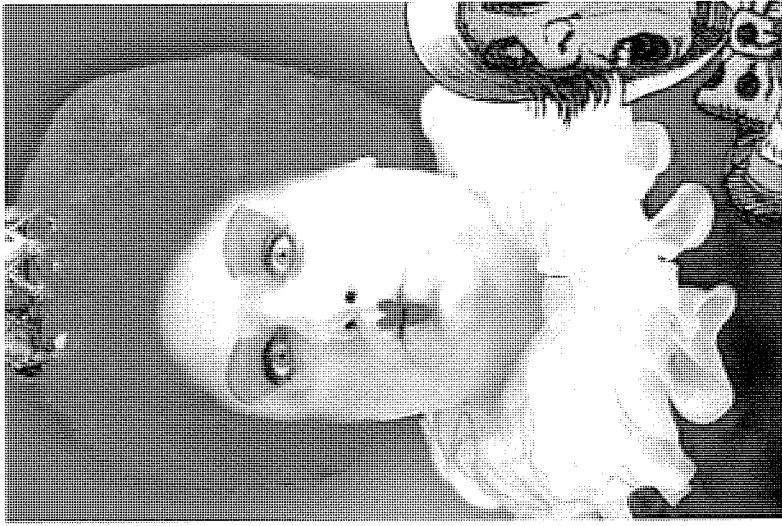


Age 13+
and Coasts in 2008

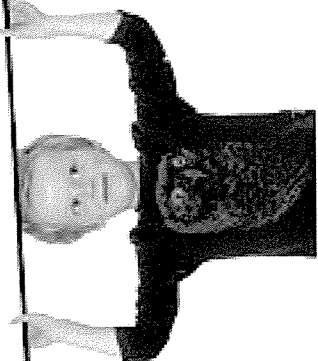
Death
of Tulip

THE WELLINGTON
31 July 2010

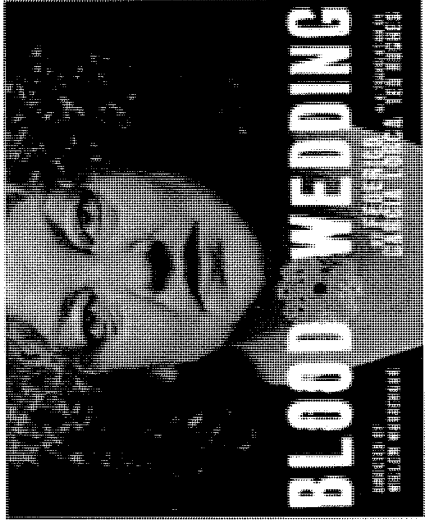
appears about 1 km to the
north of about 1 km to the
south



TRIPLE BROWN



for Kids



BLOOD WEDDING

WRITTEN BY
MELISSA WOODS
DIRECTED BY
CANDICE LORCA

