

Kōrero mai

Have your say



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Water Reform



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2024-34
Long-term Plan
Amendment

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2025/26
Annual Plan

LTP Amendment: Karori Event Centre

The Karori Event Centre is one of many capital projects Wellington City Council is reviewing as part of the Long-term Plan amendment process.

Questions from Karori Library Drop-in session

- 1. Costs have inflated by 1 million due to flood related works. In a 1-in-100yr flood in Karori most of the area is flooded. Drains won't cope and can cause the issue – why can't you fix the problem vs the building. What are the main issues - storm water?**

Updated flood modelling since the building was constructed has identified flood risk to this building. Other buildings, including the library, community centre and recreation centre, do not have the same risk. This risk relates to identified water-flow patterns that need to be addressed as part of the completion of the facility. The QS-estimate includes the lowest-cost option to achieve this.

- 2. The flood plains planning happened after the build was completed. Why is this the only building needing to be retrospectively fixed to comply?**

The building has not been completed. The Council became aware of the flood risk after the gift of the building was accepted and there is a responsibility to address this as part of any work.

- 3. Funds donated by the public/business, if WCC can't fit it out then why not gift it back to the community?**

Donations made by the Community were made to the Trust, who spent this money on the construction of the building to its current state. The Council does not have any information on specific individuals who donated money to the trust. All of the proposed options include contributing the equivalent amount donated by the Karori Community for this building to another community project or facility in Karori.

- 4. Sale proceeds from St John sit (\$1.2m) Developer is building flats. Why is the profit not being used for the community. Why not use that money for the community centre?**

The St John Site has been sold but is yet to settle. The Council agreed to spend a maximum of \$1.9m to complete the building, and this was agreed by the Trust at the time the gift of the building was accepted. This figure is no longer sufficient to complete the work required.

- 5. Real issue is we want another option – give it back to the community.**

This option is not currently included in the proposal but is something that could be considered by Elected Members, noting that the community was not able to fund the completion of the building previously. Consideration would need to be given to the ability for the community to fundraise the money required. The Council has proposed contributing \$1m towards another community project or facility and could consider making an appropriate capital contribution towards this.

- 6. Construction money came from the community, can't the trust have first option and deduct the amount already put in from the community from the sale price. Any money should go to the event center not other community projects if sold.**

All of the proposed options include contributing the equivalent amount donated by the Karori Community for this building to another community project or facility in Karori.

- 7. The community hall was turned into a recreation centre. Why is the money that was being used for the community hall or money from the property not reinvested into the event centre?**

Our best understanding is that this happened in the mid-1990s. The Council operates on 10-year Long-term Planning cycles and the Karori Event Centre planning began in the mid-2000s as a separate initiative organised by and for the community.

- 8. Why is the flood protection work considered in scope for the building works? The flood work is an issue that needs to be addressed for the community regardless of the KEC opportunity.**

Updated flood modelling since the building was constructed has identified flood risk to this building. Other buildings, including the library, community centre and recreation centre, do not have the same risk. This risk relates to identified water-flow patterns that need to be addressed as part of the completion of the facility. The QS-estimate includes the lowest-cost option to do this.

- 9. Why wasn't the flood protection works not identified back at the time of the transfer?**

Flood modelling was provided by Wellington Water at the request of the Council as part of the assessments undertaken to identify all of the work required to fit out the building. The flood risk was not known at the time the building was constructed by the Trust. This risk relates to identified water-flow patterns that need to be addressed as part of the completion of the facility. The QS-estimate includes the lowest-cost option to do this.