

MAHERE WHAKAWHANAKE
HUKIHUKI MŌ TE WHAITUA O

TE NGĀKAU



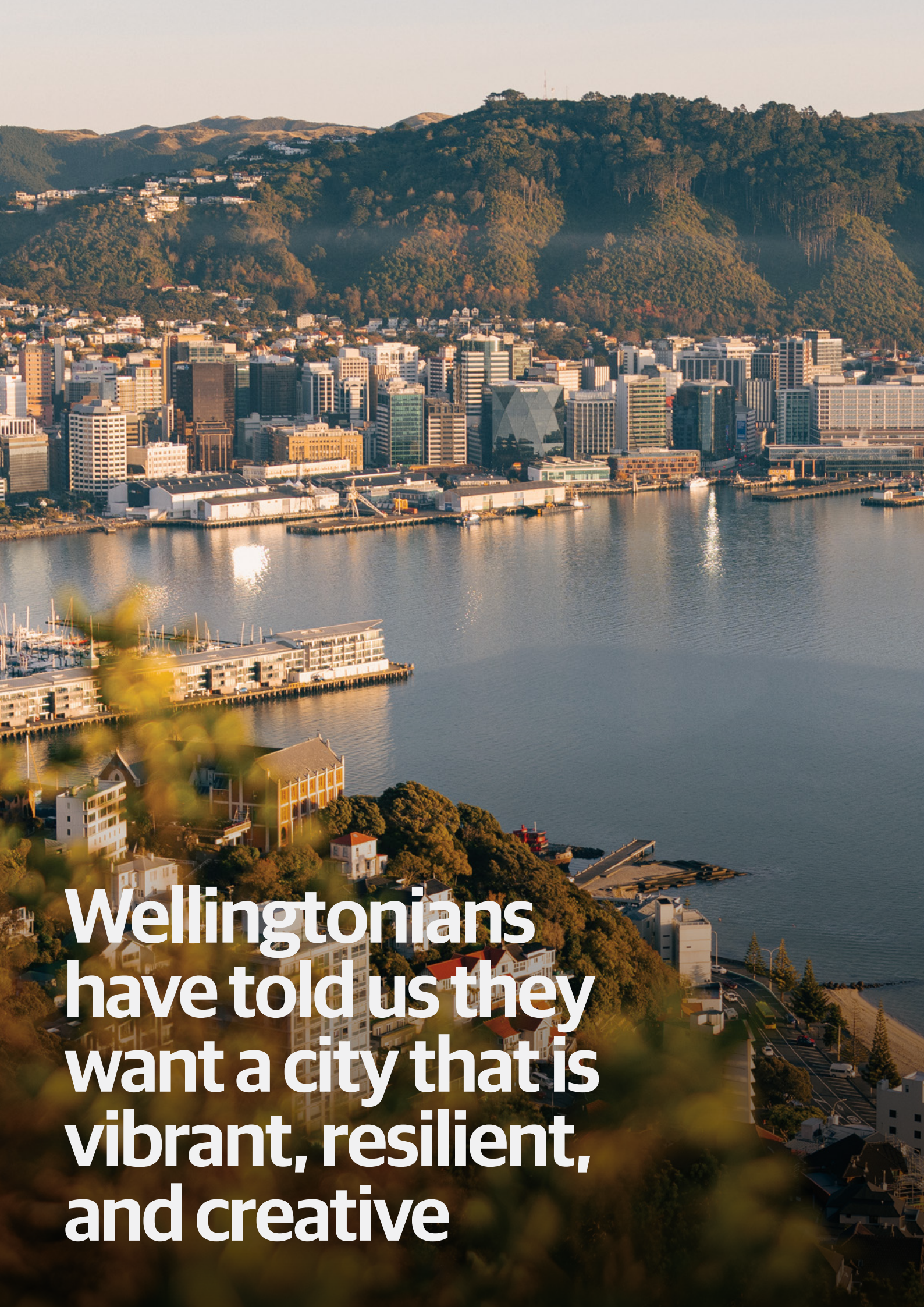
DRAFT

TE NGĀKAU PRECINCT

DEVELOPMENT PLAN CONSULTATION

OCTOBER 2024

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



**Wellingtonians
have told us they
want a city that is
vibrant, resilient,
and creative**

Ihirangi

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Kupu whakataki

Introduction

Wellingtonians have told us they want a city that is vibrant, resilient, and creative, so we're investing in the improvements that our city needs to flourish.

Right now, Pōneke is in a period of transition, as we upgrade our infrastructure to create a city where people and nature thrive.

One of the most important projects is revitalising the heart of our city, the precinct around Te Ngākau Civic Square. When we finish all the work in Te Ngākau, it will be a place we can all be proud of – full of creativity, culture, and excitement, both day and night.

Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau, including the City to Sea Bridge, Michael Fowler Centre, Jack Ilott Green and City Gallery.

This consultation is a chance for Wellingtonians to have their say on the City to Sea Bridge remediation and the direction of future development in the precinct, which will be guided by the final Te Ngākau Development Plan.

**Submissions
open on
21 October
and close on
13 November
at 5pm.**



E pā ana ki Te Ngākau whaitua

About Te Ngākau Civic Precinct

Te Ngākau Civic Square precinct is a large area of land – approximately 3.36 hectares (33,600sqm) near the waterfront in central Wellington, bordered by Harris Street, Victoria Street, Wakefield Street and Jervois Quay.

The precinct is home to some of our most important cultural, creative, and civic amenities such as Te Matapihi ki te Ao Nui Central Library, Wellington Town Hall and City Gallery. This space houses critical services and experiences for visitors, inner-city residents, and all Wellingtonians.

Te Ngākau is built on reclaimed land, so earthquake resilience is particularly important for the buildings and square. Many buildings in the precinct were badly damaged during earthquakes in 2013 and 2016 and were closed for necessary strengthening or redevelopment work. These closed buildings mean a once-vibrant part of the city is no longer full of life.

In 2024, the revitalisation of Te Ngākau is well underway. Te Matapihi is scheduled to reopen in early 2026 and the restored Town Hall will reopen soon after, signalling the beginning of an exciting new era for Pōneke.

Alongside these highly significant buildings, Te Ngākau has areas of land we could use in other ways.

We believe that it is not an option to do nothing to address the damaged structures in Te Ngākau because of their importance, the number of people that use them, and the role of nearby transport routes in the functionality of the city, especially during emergencies.

Our regulatory and safety requirements mean we need to adapt, demolish or strengthen them.

In the recent Long-term Plan, \$65 million was approved by Council to address the Civic Square basement, MOB, and City to Sea Bridge issues. The final decision on the City to Sea Bridge will be made by Council at the end of this year.

All options in this consultation will still need to be decided on by Council in due course, but our funding model is likely to involve partnering with private developers in order to reduce or eliminate the costs to ratepayers.



Indicative concept only



Indicative concept only



The precinct
is home to some
of our most
important cultural,
creative, and
civic amenities

Tēnei uiuinga

This consultation

Te Ngākau Civic Precinct Framework was adopted in October 2021 after consulting with Wellingtonians on their priorities for the area.

This Framework sets the broader vision and objectives to guide the redevelopment of Te Ngākau over the next 20 years. The vision for Te Ngākau from the Framework is:

Te Ngākau is the beating heart of our capital city: A thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whanganui-a-Tara.

The difference between Te Ngākau Civic Precinct Framework (2021) and the Draft Development Plan is the Framework sets the broader vision for Te Ngākau, and the Plan provides practical options for achieving the goals in the Framework. In no particular order, those goals are:

- improve the connection between Te Ngākau precinct, the central city and the waterfront
- bring nature and biodiversity back to the precinct
- build resilience in the face of climate change and earthquake risk
- reinvigorate the precinct through a range of community, cultural and commercial activities
- support the vibrancy of the surrounding business and residential areas.

Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau.

This consultation is a chance for Wellingtonians to have their say on the City to Sea Bridge and the direction of future development in the precinct, which will be guided by the final Development Plan.

This consultation document highlights the key decisions that still need to be made about Te Ngākau Civic Precinct and provides further information on the options and scenarios we are proposing in this consultation.

Decision map for Te Ngākau Civic Precinct

This map shows the projects with decisions that have already been made (red), the ones with near-term decisions (blue), and the ones with medium-term decisions (green).

KEY

Past Decisions	●
Near Future Decisions	▲
Future Decisions	■



Te whai wāhi mai

How to participate

Te Ngākau Civic Precinct represents so much of what makes Pōneke great and it can evolve to be our city's heart, now and for generations to come.

By providing your feedback on the following options and scenarios, you're helping Council make robust decisions to help Te Ngākau Civic Precinct thrive.



You can provide feedback in the following ways

- Complete the online submission form on Let's Talk by visiting wcc.nz/te-ngakau-plan
- Email your feedback to tengakau@wcc.govt.nz
- Fill out a paper form, which you can find at the back of this document, download at wcc.nz/te-ngakau-plan, or pick up at any of our libraries.

Submissions open on 21 October and close on 13 November at 5pm.

Is there more information?

This document has the key issues that we would like your views on. Please visit wcc.nz/te-ngakau-plan for the complete set of supporting information for this consultation.

Live event and drop-in sessions

We will be holding a live in-person event and a series of drop-in sessions where you can learn more about the plan from the experts, ask questions, and chat with other residents. For more on these events, visit wcc.nz/te-ngakau-plan.

What happens next?

We appreciate your feedback and we take time to consider it. We give copies of all submissions to the Mayor and Councillors, and we also prepare reports on the submissions, so Councillors know how many we received and the main themes and comments.

If you wish to speak about your submission, please tick the box on your submission form to clearly indicate that preference. The Mayor and Councillors are scheduled to adopt the final plan in June 2025.

TE MAHERE WHAKAWHANAKE HUKIHUKI



DRAFT DEVELOPMENT PLAN



Te takenga Background

The Draft Development Plan celebrates Wellington's heritage and our natural environment, reflects the aspirations of our Tākai Here partners (Te Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa), and embodies high-quality architectural design.

The purpose of the Draft Development Plan is to bring together all the work currently underway and guide the development of the remaining parts of Te Ngākau that could be restored or redeveloped.

These are the City to Sea Bridge, Michael Fowler Centre, Jack Ilott Green, City Gallery, and the overall landscaping of the square itself.

The idea at the heart of the Draft Development Plan is to bring nature back into the precinct and invite life to the area during the day and night.

Centering the natural environment, biodiversity and our relationship to the land (whenua) and water (moana) is an aspiration of mana whenua and the Council for the development of Te Ngākau Precinct.

Our Tākai Here (Wellington City Council's partnership agreement with mana whenua) partners appointed Tihei Design Consultancy to incorporate mana whenua perspectives into the design and bring a sense of nature back to Te Ngākau. We will seek more input from our Tākai Here partners during the consultation.

To achieve the Framework's vision and objectives, the Draft Development Plan is focused in three key areas:



Te Rauora Revive

Bringing nature back into the precinct, creating a place that supports the natural environment and is adaptive to nature's challenges (climate change and resilience). The environment is of primary importance, a te taiao-first focus is reflected across the precinct.



Te Oho Awaken

Attracting people to the precinct to create an urban, civic, cultural and creative arts experience. Toi Māori is present in the co-design of the overall place through landscape, architecture and urban design.



Te Oro Amplify

Enabling commercial opportunities that attract a variety of businesses operating both day and night and investment including mana whenua.

The Draft Plan isn't a final decision on the future of the Michael Fowler Centre, Jack Ilott Green and City Gallery – it lays out potential scenarios for the future of these buildings and the surrounding spaces for you to comment on.

The final designs will take time and be subject to future Council decisions and community consultation.

This consultation is about gathering your perspectives on the Draft Development Plan to help guide the decisions that need to be made.

UIUINGA



CONSULTATION

Ngā kōrero e pīrangitia ana

What we need feedback on

We need your feedback in two key areas

PART

1

The City to Sea Bridge – there are two options for you to provide feedback on.



Indicative concept only



PART

2

What to prioritise during the remaining development of the precinct – there are three example scenarios for you to provide feedback on.

CONSULTATION PART 1

Te tāone ki te piriti moana City to Sea Bridge

Introduction

One of the important elements of Te Ngākau is the City to Sea Bridge (the bridge), opened in October 1993. Architects Rewi Thompson and John Gray won a design competition for the bridge and collaborated with the artist Para Matchitt who created the sculptures on and around the bridge.

We acknowledge all the architects and artists who built this bridge, the architectural values of the bridge, and the value it has brought to many Wellingtonians.

The artworks on the bridge tell the stories of Wellington City and the harbour, including the story of how Whanganui-a-Tara (Wellington harbour) was formed, references to voyages and navigation, natural forces and landforms. They also reference materials found around the waterfront. These stories are woven together to create a sense of place and people.

The Council is currently discussing all options for appropriately relocating or decommissioning the bridge's artwork with the whānau and representatives of all the artists, informed by our Public Art Policy.

The bridge is currently the main connection between Te Ngākau Civic Square and the waterfront. The bridge consists of the main area which crosses Jervois Quay, the sea wall on the Whairepo Lagoon, and the former Capital E building.

As part of our review of Te Ngākau precinct, a detailed seismic assessment of the bridge and former Capital E building has been carried out. This identified that the bridge has a rating of 20% NBS – 'very high-risk' as identified by MBIE guidance. This is mostly due to the likelihood of liquefaction – where water-saturated ground temporarily acts like a liquid during an earthquake. This could occur in a moderate earthquake, undermining the stability of the bridge.

In addition to the liquefaction risk, both the former Capital E building and the sea wall have low seismic ratings.

The former Capital E building is earthquake prone and must be either strengthened or removed.

The bridge itself is built over Jervois Quay which acts as a priority transport route through the city after a seismic event. This thoroughfare is required for emergency services to move through the city.

If the bridge failed during an earthquake, it would have a significant impact on an emergency response effort. Even if it was damaged during a moderate event, we would need to close Jervois Quay while the bridge was investigated or demolished, causing significant disruption to the city.

Taking note of these risks, we believe remedial action needs to be undertaken on the bridge as soon as possible. For safety reasons, doing nothing is not an option.

Summary

- The City to Sea Bridge is earthquake-prone and poses a significant safety risk.
- We have investigated strengthening, demolition and the option of a new bridge.
- Our investigations indicate that strengthening the bridge is not reasonably practicable.
- We are asking for feedback on whether the bridge is replaced with a pedestrian crossing or a pedestrian crossing and new bridge.
- Council needs to take action to address the earthquake-prone status, including associated risks if the bridge fails.
- Funding for the proposed demolition of the bridge and a new pedestrian crossing is budgeted for in the existing 2024–2034 Long-term Plan. However, should a new bridge be the preferred option following public consultation, an estimated \$17 million would be required in a future Long-term Plan.

Strengthening the City to Sea Bridge: why this is not a reasonably practicable option to address the risk

Engineers and other experts have investigated several options to strengthen the bridge and surrounding areas from both the Te Ngākau and Whairepo Lagoon sides.

The City to Sea Bridge, former Capital E building and seawall are interconnected structures and would all need to be strengthened for the bridge to no longer be earthquake-prone. One could not be strengthened without strengthening all three structures.

The most practical strengthening solution would be to install large additional deep foundations, tied into the existing foundations, and install additional steel frames to strengthen the bridge structure.

It would be constructed from the roadway and would require the closure of traffic lanes on Jervois Quay in stages for several months.

Based on this solution, our cost estimate for strengthening the bridge structure is between \$90–\$120 million (further design and intrusive testing is required to refine this cost with a higher level of accuracy). In addition, there would be months of limited access along Jervois Quay (eg lane closures) to complete the works. This is not considered reasonably practicable, and the existing bridge would therefore need to be demolished.

Given the significant disruption to the city and high costs, strengthening is not considered a reasonably practicable option.

We are seeking your input on the following reasonably practicable options to address the earthquake-prone status of the bridge.

City to Sea Bridge options

We would like your feedback on two options:

1

Demolishing the City to Sea Bridge and constructing a pedestrian crossing (one crossing point between Te Ngākau and the waterfront). The estimated cost of this is \$30 million. This includes the bridge, walkway, seawall, and former Capital E building demolition or remediation. This is budgeted for within the existing 2024–2034 Long-term Plan.

2

Demolishing the City to Sea Bridge and constructing a pedestrian crossing and a new bridge (two crossing points between Te Ngākau and the waterfront). The estimated cost of this is \$47 million. \$30 million of this is budgeted for in the existing Long-term Plan, however, an estimated \$17 million would be required in a future Long-term Plan.

OPTION

1

Addition of a pedestrian crossing only

This option proposes a large pedestrian crossing aligned with the eastern entrance of Te Ngākau and pedestrian routes towards Te Papa across Jervois Quay. The phasing of the crossing (ie the timings of when cars and people can cross) will give greater priority to foot traffic. The street environment will be enhanced using pavement designs, planting, and distinct road surfacing to indicate the entrance to Te Ngākau.

The design would allow pedestrians to move safely between the city and the waterfront by concentrating pedestrian movement across Jervois Quay and providing a clear, safe, and equitable route for both able-bodied and disabled users. There would be a visual connection between Te Ngākau, Te Papa, and the waterfront promenade that fosters greater movement of people into the square rather than around it.

While the existing bridge design allows people to cross over Jervois Quay, the position of the former Capital E building and bridge structure creates a barrier between the city and the sea. By opting not to rebuild a bridge, we can increase accessible and usable green space, which will enable more people to use the land currently occupied by the existing bridge and its surroundings.

By removing the bridge and reducing buildings and structures, this option aligns with two objectives and outcomes set out in the Te Ngākau Development Plan – significantly increasing public green space and revitalising the area. This solution supports the natural environment, adapts to the effects of climate change, prioritises pedestrian movement, and maximises the creation of public space and greenery.

This option can be delivered within the allocated \$65 million 2024–2034 Long-term Plan budget.



Indicative concept only

OPTION

2

Addition of a pedestrian crossing and a bridge



Indicative concept only

In addition to the pedestrian crossing, this option proposes a new pedestrian bridge that will provide an elevated crossing over Jervois Quay. The new bridge would create a car-free connection between Te Ngākau and the waterfront, further enhancing pedestrian flow.

Positioned to align with pedestrian pathways to Te Papa and beyond, a goal of the bridge is to create a seamless connection between the city and the sea while avoiding obstruction of views between the lagoon, waterfront and Te Ngākau at street level.

Bridge access from Te Ngākau will be located next to the northern façade of the Michael Fowler Centre. There is also an option

to widen a section of the bridge to create a viewing platform towards the lagoon or the square. The new bridge would be a lightweight, simple structure and would not directly align with the pedestrian crossing, ensuring that it does not diminish sunlight to the area.

The harbour-side end of the bridge would be integrated into the green space adjacent to the former St. John's Ambulance building, creating opportunities for north-facing seating areas and elevated viewing points across the lagoon. This location also avoids adding additional load to the fragile sea wall in Whairepo Lagoon. Significant ramping would be required to ensure accessibility, which may slightly reduce the overall green space.

Like Option 1, Option 2 aligns with the objectives and outcomes set out in Te Ngākau Development Plan by significantly increasing public green space, through the removal of the current bridge, and revitalising the area, by reducing buildings and structures. Significant ramping would be required.

Please note that the bridge proposed in this option is a placeholder and has not yet been designed. If following public consultation, there is a decision to build a new bridge, this would require further funding in a future Long-term Plan.

**Tell us what type
of development
you want
prioritised in the
remaining parts
of the precinct**



CONSULTATION PART 2

Ērā atu wāhanga o te whaitua Remaining parts of the precinct

Introduction

In this part of the consultation, please tell us what type of development you want prioritised in the remaining parts of the precinct.

We have created three sample scenarios as examples:

1

**Retain
and restore**

2

**Maximise
green space**

3

**More commercial
activity**

There are many possible combinations of the redevelopment options, and our three sample scenarios are just a few of the possibilities. Please let us know if you have any other priority areas in your submission.

The Council is working in a highly constrained financial environment and is embarking on an amendment to the 2024-2034 Long-term Plan. None of the following proposals commit the Council to funding for Te Ngākau above the \$65 million already allocated in the 2024-2034 Long-term Plan.



SCENARIO

1

Retain and restore

Indicative concept only



Summary

**Michael Fowler Centre**

Michael Fowler Centre is strengthened and adapted for better connections with surrounding streets and the rest of the precinct.

**Jack Ilott Green**

Jack Ilott Green is retained and landscaped to enhance community enjoyment of the space.

**City Gallery**

City Gallery is retained as-is and reopened after minor strengthening and maintenance work. This work is currently in process, with the Gallery re-opening in February 2026.

**City to Sea Bridge**

City to Sea Bridge is demolished and replaced with a pedestrian crossing and a new bridge connecting to the Michael Fowler Centre to retain the function of the current bridge.



Indicative concept only

How this combination meets the scenario goal

This scenario aims to retain and restore as much of the existing layout of buildings and structures as possible. Although restoring the City to Sea Bridge has been deemed impractical, the construction of a new bridge would retain an elevated walkway between the city and the sea. The new bridge would be accessed via a staircase and an accessible entry point by the Michael Fowler Centre, with opportunities to include elevated seating areas on both sides of Jervois Quay.

With the removal of the former Capital E building and the existing bridge, Jack Ilott Green can be re-landscaped to improve the way this space can be used and better connect it to the overall precinct. The City Gallery will be retained as an art gallery without further development, ensuring that the building reopens with minimal intervention.

In addition to the primary aim of retaining and restoring existing functions and uses, this scenario anticipates an increase of approximately 2,000 sq. m of green space in the precinct, in the event that the City to Sea Bridge is demolished.

The trade-offs with this scenario

This scenario does not take advantage of the opportunity to connect and revitalise the City Gallery's access from Harris Street, which would better utilise its central location within Te Ngākau precinct, attract more people to the gallery and allow movement through the gallery to Te Ngākau.

Including a new bridge across Jervois Quay slightly reduces the overall potential for green space due to the necessary stairs and ramps for accessing the bridge.

Restoring the Michael Fowler Centre and Jack Ilott Green loses the opportunity to develop these sites through private commercial investment. Such commercial ventures could enable a variety of uses and attract further investment, including from mana whenua.

SCENARIO

2

Maximised green space

Indicative concept only



Summary

**Jack Ilott Green**

Jack Ilott Green is landscaped to enhance community enjoyment of the space.

**City to Sea Bridge**

City to Sea Bridge is demolished and replaced with a pedestrian crossing only.

**Michael Fowler Centre**

Michael Fowler Centre is strengthened and adapted to enable better connection with surrounding streets and the rest of the precinct.

**City Gallery**

A small extension is added to the City Gallery on Harris Street, creating a sheltered laneway with commercial and retail space on the ground floor.



Indicative concept only

How this combination meets the scenario goal

Maximum green space is achieved by retaining Jack Ilott Green and landscaping it to make it more usable and enjoyable. A significant amount of green space adjacent to Jack Ilott Green is also gained through the demolition of the City to Sea Bridge, and additional green space is gained by not building a new bridge. This scenario improves the quality of green space, revives natural biodiversity, and promotes the rewilding of the precinct.

This scenario best aligns with the Te Ngākau development goals of placing the environment as the primary focus, with a te taiao-first (nature-first) approach reflected throughout the precinct.

The trade-offs with this scenario

Similar to Scenario 1, the main trade-off with this scenario is losing the opportunity to develop a new building on Jack Ilott Green. A new building in this location could mean new bars, restaurants, cafes, shops, or office space. This type of activity would help us meet our goal of bringing life and energy back to the precinct, both day and night.

A building here could also play a role as a landmark for Te Ngākau, attracting people to the space and providing opportunities for the City Gallery to expand.

SCENARIO

3

More commercial activity



Indicative concept only

Summary

**Michael Fowler Centre**

Michael Fowler Centre is demolished and replaced with a new building.

**Jack Ilott Green**

A larger building is added to Jack Ilott Green, creating commercial opportunities and providing the opportunity for elevated views of the landscape.

**City to Sea Bridge**

City to Sea Bridge is demolished and replaced with a pedestrian crossing and a new bridge connecting to the new building on the Michael Fowler Centre site.

**City Gallery**

A large extension is added to the City Gallery, creating a sheltered laneway with commercial and retail spaces on the ground floor.



Indicative concept only

How this combination meets the scenario goal

New buildings on the Michael Fowler Centre and Jack Ilott Green sites would create commercial opportunities in Te Ngākau.

A new building on the Michael Fowler Centre site would offer significant cultural, commercial, residential, and hospitality opportunities, and create a new way to access towards Cuba Street.

There is an option for a new raised pedestrian bridge to be integrated into the design and construction of the new development on the Michael Fowler Centre site. This could potentially increase commercial activity by bringing waterfront foot traffic to the new Michael Fowler Centre building.

A new building on Jack Ilott Green could include restaurants, bars, cafes, shops, and cultural and event spaces, increasing the buzz of activity around buildings in Te Ngākau, both day and night. Bringing this area to life would revitalise currently underutilised areas of Te Ngākau.

The trade-offs with this scenario

Building on Jack Ilott Green would result in an overall loss of green space compared to other options. However, the precinct will still have more green space than it currently does in the event that the City to Sea Bridge is removed. This scenario may also take a longer time to be fully implemented as a number of new buildings would need to be designed and built in partnership with private developers.



Submission form

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Have your say on the future of Te Ngākau Civic Precinct

All submissions must be received by **Wednesday 13 November 2024, 5pm**. You can:

- Complete the online submission form on Let's Talk by visiting **wcc.nz/te-ngakau-plan**
- Email this form to **tengakau@wcc.govt.nz**
- Print and post it to the Freepost address at the end of the form, or
- Drop it off at any of our libraries.

About this consultation

We want to hear your feedback on our draft plan for Te Ngākau Civic Precinct. Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau, and this consultation is a chance for you to have your say on the City to Sea Bridge remediation and the direction of future development in the precinct. By providing your feedback on the options and scenarios, you're helping Council make informed decisions that will enable Te Ngākau Civic Precinct to thrive.

Before you start, read the consultation document which provides further details on the options and scenarios asked about in this submission form.

Privacy statement

Submissions including your name and opinions are published and made available to Wellington City Council Elected Members and to the public from our offices and on our website. Contact details provided by you may be given to Elected Members if they wish to contact you about your submission. Contact information will be used for the administration of the consultation process.

Our staff will have access to submissions in their capacity as Council employees. Besides our staff, aggregated and de-identified survey data will be shared with New Zealand-based company Global Research to undertake analysis.

With the exception of your name, personal details like contact information will be redacted prior to publishing. Please note that you should not include any personal information in the free text fields of this questionnaire if you do not wish it to be made public.

For further details around privacy please see our extended privacy statement at **wcc.nz**. All information collected will be held by Wellington City Council in accordance with the Privacy Act 2020. You have a right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. Please contact us at **tengakau@wcc.govt.nz**.

Full name:		
Email address:		
Are you are making this submission as an individual or on behalf of an organisation?		
☐ Individual	☐ Organisation:	
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	☐ I am a visitor to Wellington
☐ Other (please specify)		
Optional: Do you wish to speak to Councillors about your submission at an oral hearing?		
☐ Yes	☐ No	
If you wish to speak at an oral hearing, please leave a phone number for us to arrange a time with you.		



City to Sea Bridge

The City to Sea Bridge consists of three separate structures which are functionally and geotechnically connected - the former Capital E building, the bridge itself and the Whairepo Lagoon sea wall. Capital E also shares a loading dock with the Town Hall, which means that this issue needs to be fixed to complete the Town Hall.

A detailed seismic assessment completed on the bridge in 2024 rated it NBS 20%. The reason for this low rating is partly due to the likelihood of the surrounding ground becoming unstable during a significant earthquake due to a process called liquefaction (where water-saturated ground temporarily acts like a liquid). While strengthening the bridge is technically

possible, it is unfeasible due to the large cost and impact on traffic below on Jervois Quay. Please see page 13 of the consultation document to read more about this.

Unfortunately, because of these factors, the only reasonable practicable options to address the earthquake-prone status involve demolishing the City to Sea Bridge. We are seeking your feedback on two options:

- Demolishing the City to Sea Bridge and constructing a pedestrian crossing (estimated cost of \$30 million).
- Demolishing the City to Sea Bridge and constructing a pedestrian crossing plus a new bridge (estimated cost of \$47 million).

1. Please choose your preferred City to Sea Bridge scenario:

☐ Replacement with a new bridge and pedestrian crossing	☐ Replacement with pedestrian crossing only	☐ I have no strong opinion
☐ I do not support either option	☐ I don't know	

2. If people want a new bridge, there are many things to think about when designing it. Whether you support building a bridge or not, we want to know what the most important things to consider are. Please choose up to three from the list below:

☐ Keeping the cost low and minimising impact on rates	☐ Ensuring resilience and longevity	☐ Ensuring it's easy for everyone to use (accessibility)
☐ Adding places to sit and gather	☐ Including viewing areas	☐ Adding public art and sculptures
☐ Lighting and safety after dark	☐ None of these are important to me	☐ Other (please specify)

3. Please tell us why you chose those areas.

4. Do you have any other thoughts about the City to Sea Bridge or how people can move between Te Ngākau and the waterfront?



Te Ngākau Draft Precinct Development Plan

In this part of the consultation, we want to understand what you want to be prioritised during the development of the remaining parts of the precinct. We will do this by presenting three sample scenarios. These scenarios present combinations of the remaining redevelopment options that emphasise different priorities. One combination maximises green space,

another increases commercial activity, and the other retains and restores existing structures as much as possible. There are many possible combinations of the redevelopment options, and our three sample scenarios are just a few of the possibilities. To read more detail about these scenarios, please see pages 17-23 of the consultation document.

1. Below are some potential scenarios for further development in Te Ngākau Civic Precinct.
Please choose up to three that are most important to you:

☐ Keeping and restoring existing buildings	☐ Keeping or increasing the amount of open or green spaces	☐ Making open or green spaces better for people to use
☐ Adding spaces for hospitality, retail and other businesses	☐ Keeping overall costs as low as possible	☐ Improving cultural and creative opportunities in the space
☐ Lighting and safety after dark	☐ None of these are important to me	☐ Other (please specify)

2. Please tell us why you chose those areas.

3. Below are some other potential design considerations for further development in Te Ngākau Civic Precinct.
Please choose up to three that are most important to you:

☐ Lighting	☐ Safety	☐ Accessibility
☐ Shelter	☐ Play areas for children	☐ None of these are important to me
☐ Other (please specify)		

4. Do you have any other thoughts about what we should be prioritising in Te Ngākau Civic Precinct?

1st fold here - fasten here once folded

Staple here

2nd fold here

Freepost Authority Number 2199

Reply



Property Team
Wellington City Council
PO Box 2199
Wellington 6140

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



