

Floodwall Integration Programme

Concept Design – Council Briefing: 25 February 2026

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- Background / Context.
- Direction from Councillors – October 2025.
- Concept design – Discussion / Feedback.
- Proposed engagement approach.
- Council decision making & overall timeframe.

Why additional flood risk reduction?

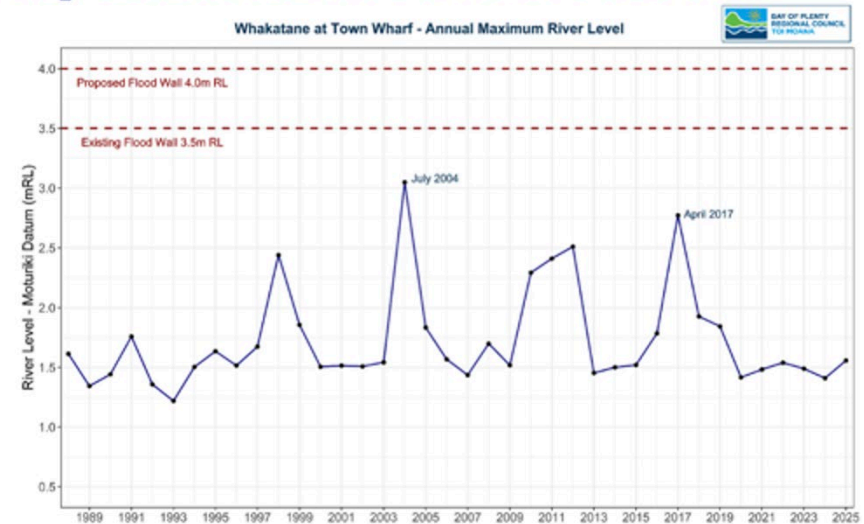
- Climate change – designing to 2040 horizon



- Additional data – 2017 flood event
- Recent Aotearoa and global weather events



Why additional flood risk reduction?



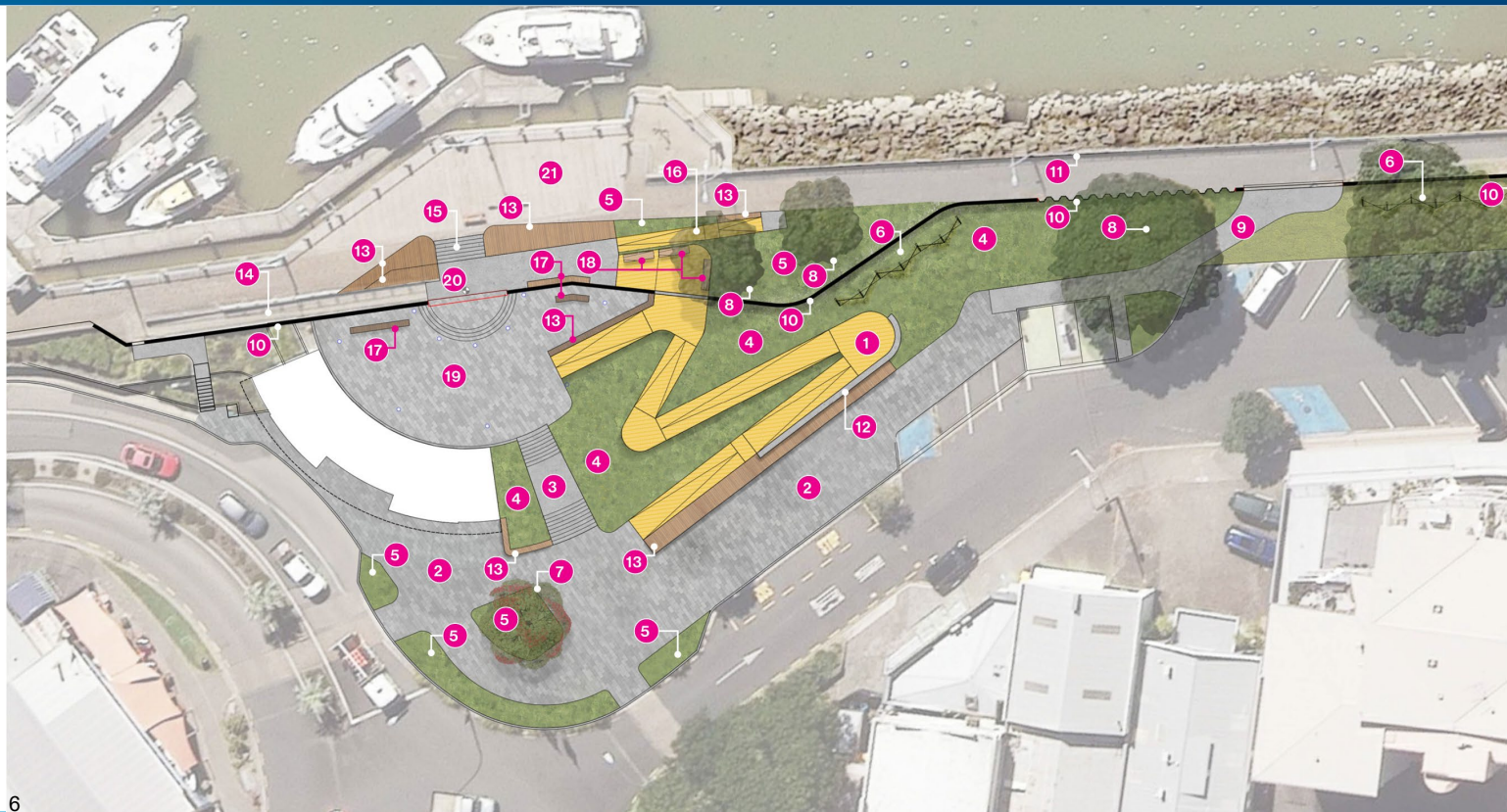
Key Points:

- Approval of budget:
 - Council LTP Budget \$7.6M
 - Kanoa funding \$3.8M (With potential for additional \$0.5M allocation)
 - Total \$11.4M
- Directs staff to procure designs.
- Direction for staff on matters in relation to council owned buildings.

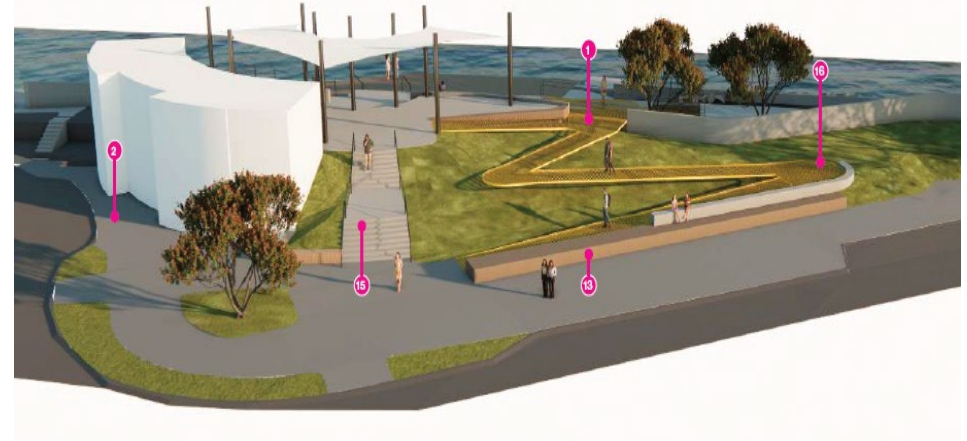
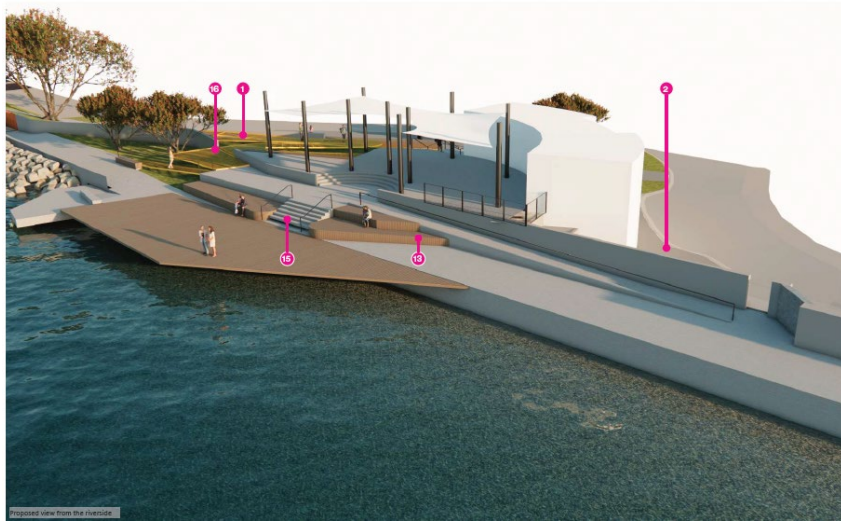
Concept Design – Area of focus for design



Concept Design – Baseline concept (Otuawhaki / iSite)



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Concept Design – Baseline concept (Otuawhaki / iSite)



The Scope for Baseline Concept includes:

1. Paint exterior walls and doors
2. Replace vinyl printed graphics applied to the large glazed windows
3. New updated signage to improve wayfinding



Concept Design – Baseline concept (Otuawhaki temporary park)

Temporary Park Opt 1

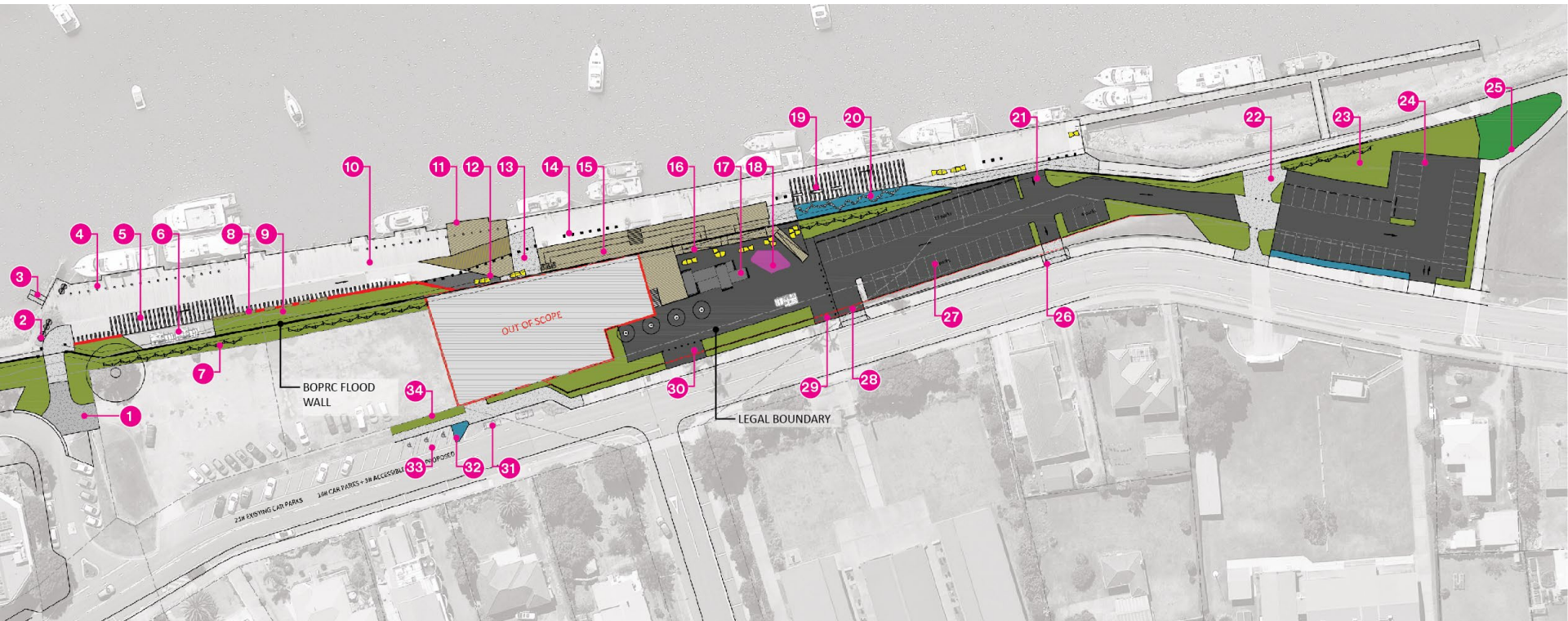


KEY

- ① EXISTING TREES RETAINED
- ② BASKETBALL COURT
- ③ FOOD TRUCK
- ④ PICNIC TABLES
- ⑤ TABLE TENNIS
- ⑥ PLANTER POTS
- ⑦ CATENARY LIGHTING
- ⑧ RAISED GARDEN BEDS
- ⑨ TIMBER BENCHES
- ⑩ STACKED TIMBER PLAYSACES
- ⑪ BALANCING LOGS
- ⑫ PUMP TRACK
- ⑬ TAPU AE COURT
- ⑭ SHADE STRUCTURE
- ⑮ MODULAR SEATS
- ⑯ EXISTING BUILDING RETAINED



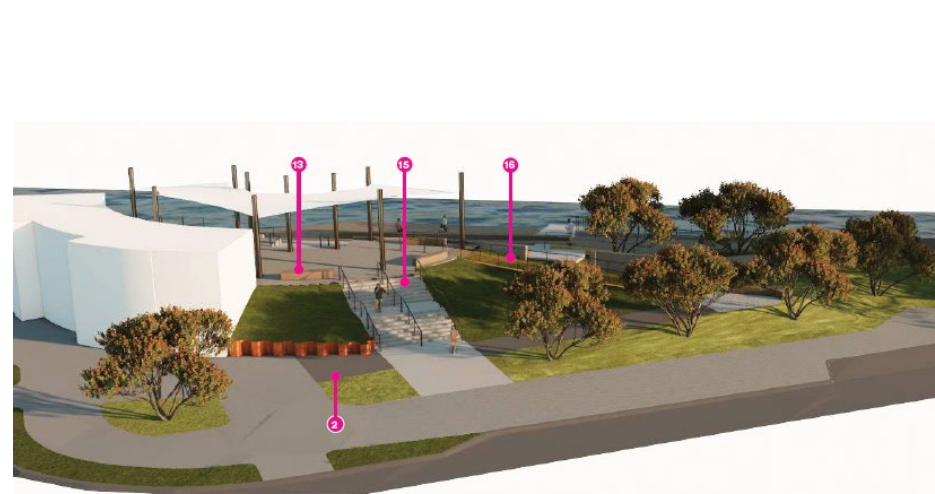
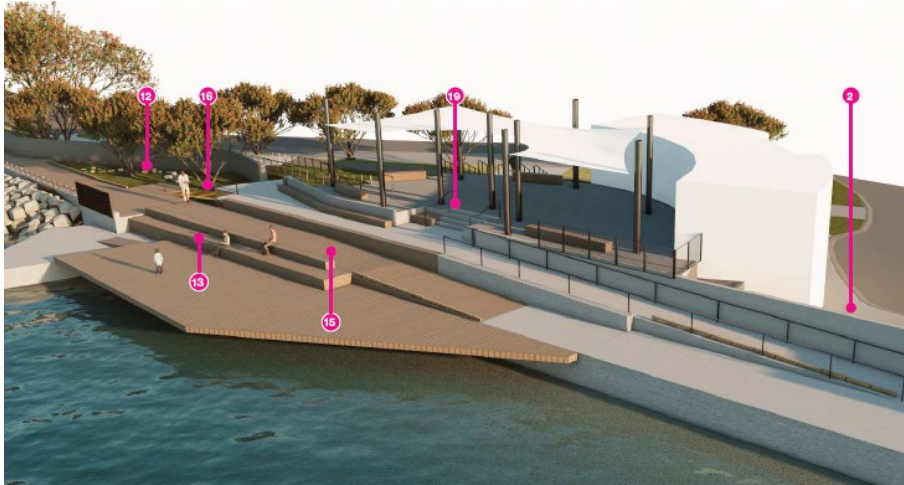
Concept Design – Baseline concept – Around Sports Fishing club



Additional Opportunities (Otuawhaki / iSite)



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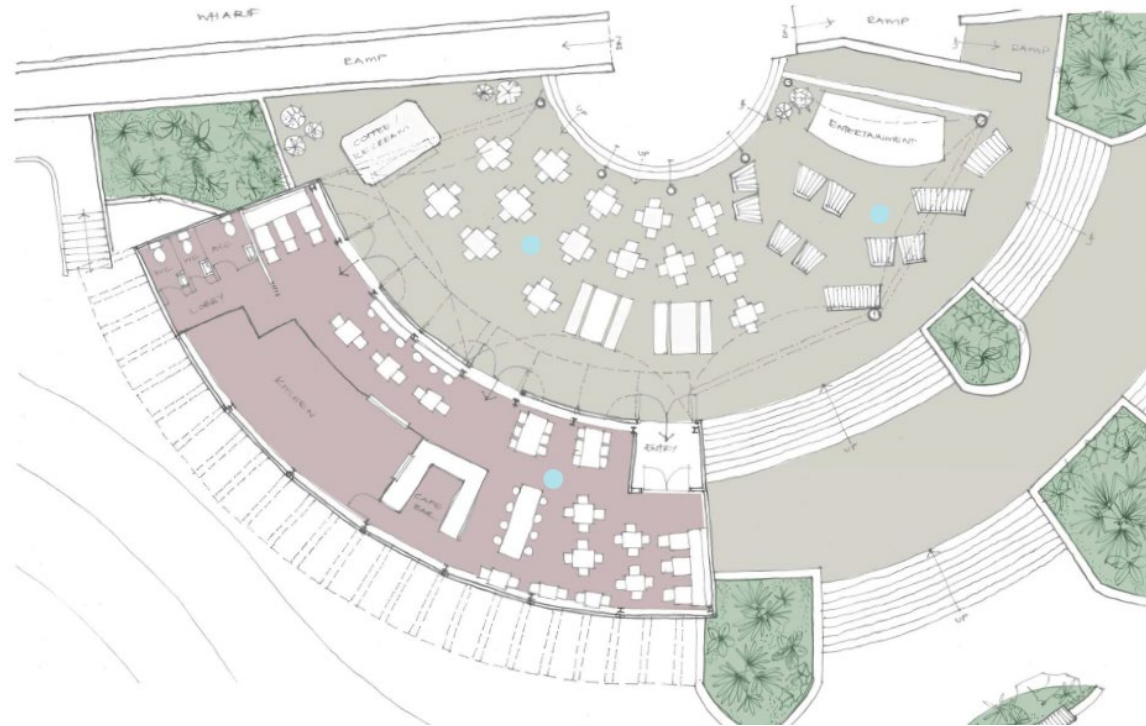


Optional Concept includes:

1. Paint exterior walls and doors
2. Replace vinyl printed graphics
3. New updated signage
4. Replace or clad existing glass bricks
5. Replace or update sails - promotional / marketing events
6. Apply vinyl decal design to the surface of the upper canopy
7. Defit and new WC



Additional Opportunities (Otuawhaki / iSite)



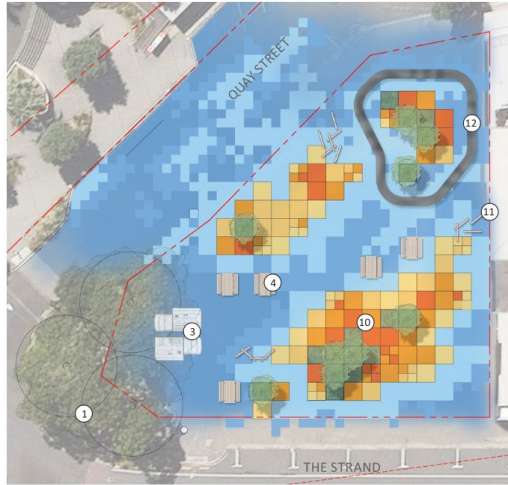
Isite Test Fit:

This shows 160 seats possible for an F&B tenant. Events such as film, pop up art, or installation or can also be alternative uses.



Additional opportunities (Otuawhaki temporary park)

Temporary Park Opt 2



Temporary Park Opt 3

1:500@A3



1. EXISTING TREES RETAINED
2. BASKETBALL COURT
3. FOOD TRUCK
4. PICNIC TABLES
5. TABLE TENNIS
6. PLANTER POTS
7. CATENARY LIGHTING
8. RAISED GARDEN BEDS
9. TIMBER BENCHES
10. STACKED TIMBER PLAYSPACES
11. BALANCING LOGS
12. PUMP TRACK
13. TAPU AE COURT
14. SHADE STRUCTURE
15. MODULAR SEATS
16. EXISTING BUILDING RETAINED



Additional opportunities (Otuawhaki temporary park)



Proposed Repurposed use



Engagement Approach

Completed to date (initial discussions with) :

- Hapu : Ngai Taiwhakaaea / Ngāti Hokopū
- Partners : Sports Fishing Club / BOPRC
- Impacted WDC teams : Tourism, Transport, Parks & Reserves, Ports & Harbours

Targeted Engagement (4 & 5 March) :

- Sports Fishing club / Iceman / Gibbo's / NAGHL
- Berth holders
- Quay St Residents / businesses
- EPIC
- WDC staff (all)
- Hapu engagement (Ngai Taiwhakaaea / Ngāti Hokopū)

Public engagement (10 & 11 March) :

- 4 sessions in total (2 during day, 2 at night)
- 3 Sessions held at iSite building, 1 Session at council offices (allow for teams meeting)



Overall Milestones

Engagement	March 2026
Council decision – Scope / budget	April 2026
SFC Area	
WDC Tenants move out	30 April 2026
WDC Demolition	May 2026
SW integration works	May 2026
SFC Move complete	Oct 2026
Overall (Otuwhaki / SFC)	
Detailed design / consent	Oct 2026
Procurement	Nov 2026
Complete physical works	Mar 2027

