

An aerial photograph of a lush, forested peninsula. A winding road follows the coastline, with a small parking area and a few vehicles visible. The peninsula is surrounded by water, and distant hills are visible in the background. A large, semi-transparent red watermark with the word 'DRAFT' in a bold, sans-serif font is oriented diagonally across the center of the image.

TE MOTU KAIRANGI MIRAMAR PENINSULA

A PROSPECTUS OF OPPORTUNITIES



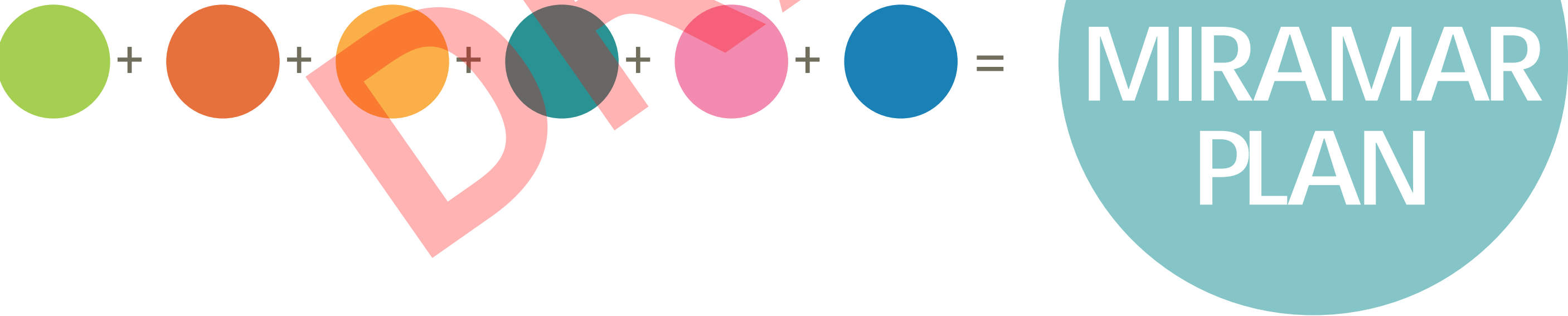
What are we looking for?

GIVE US 2 YEARS TO MAKE A PLAN WITH YOU

Wellington City Council (WCC) is looking for a commitment from central government to partner with it, iwi and stakeholders - regional government, private enterprise and the community - to work together to agree a holistic plan that can optimise the benefits on offer for all the interests at Te Motu Kairangi/ Miramar Peninsula.

The opportunity is now, before firm commitments have been made about all the large areas of government land. It is time to seize the day - lets create a plan for Te Motu Kairangi/ Miramar Peninsula by bringing all the interests together. The process to make the plan allows mutual benefits to be discovered. WCC will resource the 2 year plan making process.

If we join together the sum of the parts can be greater than the whole.



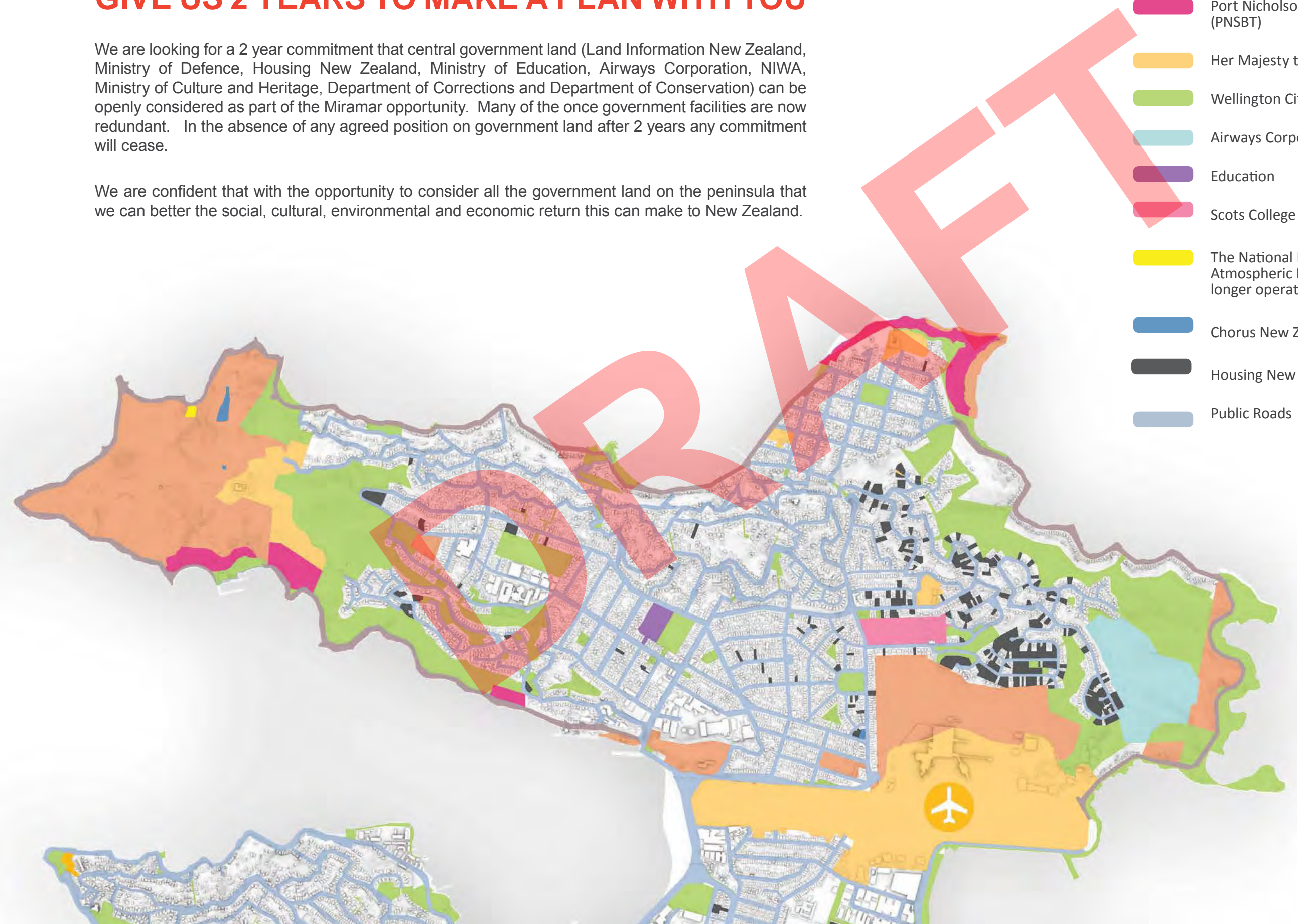
What are we looking for?

GIVE US 2 YEARS TO MAKE A PLAN WITH YOU

We are looking for a 2 year commitment that central government land (Land Information New Zealand, Ministry of Defence, Housing New Zealand, Ministry of Education, Airways Corporation, NIWA, Ministry of Culture and Heritage, Department of Corrections and Department of Conservation) can be openly considered as part of the Miramar opportunity. Many of the once government facilities are now redundant. In the absence of any agreed position on government land after 2 years any commitment will cease.

We are confident that with the opportunity to consider all the government land on the peninsula that we can better the social, cultural, environmental and economic return this can make to New Zealand.

- Public Ownership (Other)
- Port Nicholson Settlement Block Trust (PNSBT)
- Her Majesty the Queen
- Wellington City Council
- Airways Corporation New Zealand Ltd
- Education
- Scots College Incorporated
- The National Institute of Water and Atmospheric Research Limited (NIWA) - no longer operational
- Chorus New Zealand Ltd
- Housing New Zealand Corporation (HNZC)
- Public Roads



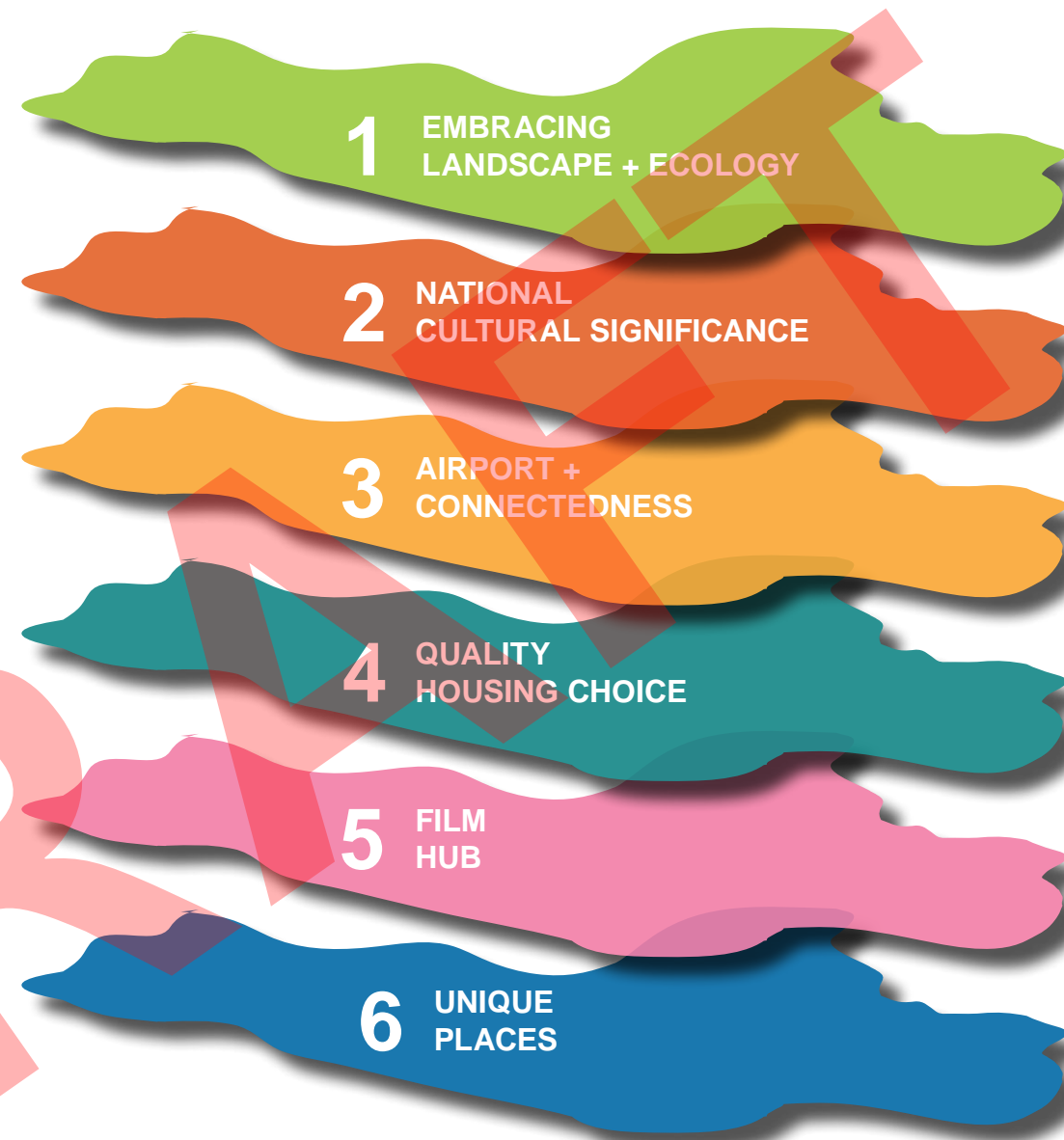
Why Te Motu Kairangi/Miramar Peninsula?

OVERLAPPING LAYERS OF OPPORTUNITY

Council has identified in its big ideas for economic growth that it will prepare a Miramar Plan.

This sits alongside the initiatives for a Convention Centre, Film Museum, Better Transport, Liveable City, and International Air Connections.

Miramar is special for the 6 overlapping layers of opportunity it presents – its not one special thing but its many things combined and the synergies between them that generate the interest.



A scenic coastal landscape featuring a steep, forested hillside. Several houses are nestled on the slope. Below the hill is a sandy beach with a few people. In the foreground, there are large, dark, rocky formations in the water. The sky is clear and blue.

1

Embracing Landscape + Ecology

1

BEING IN THE LANDSCAPE

The landscape is one all Wellingtonians are proud of – be that driving around the bays, the planned Great Harbour Way cycle path, the white sandy beach of Scorching Bay with iconic cafe, fishing from the rocks, looking out to the Cook Strait and the ferrys connecting to the South Island are all part of this attraction which feels like another place, but is just on the doorstep of our capital city.

We celebrate our ecology as a part of a living landscape which means native birds and animals are being encouraged to live along side us in the city. Te Motu Kairangi/Miramar Peninsula is now predator (possum) free to thanks to local people's efforts and its going for rats next...

Imagine sitting new public and tourism activities into this landscape - showcasing the landscape, it ecology and creative design that represents our place in its best light.



KEIDER OBSERVATORY, NORTHUMBERLAND, UK



MAORI WAKA AT TE MOTU KAIRANGI/MIRAMAR PENINSULA . ARTIST GENERAL GOLD



TE MOTU KAIRANGI RESTORATION VOLUNTEERS



Longbush Ecosanctuary Shelter, Gisborne - Sarosh Mulla Design





2 National Cultural Significance



OUR NATIONAL HISTORY ON THE GROUND IN OUR CAPITAL CITY

There are stories that would resonate nationally for all New Zealanders to be told in the cultural landscape – both Maori use and occupation over time as well as world war fortifications and memorials like Ataturk and Waihine. The network of sites and memorials throughout the capital city can be linked and interpreted cleverly - imagine what our creatives in Wellington could do with this if let loose.

If the Te Motu Kairangi/Miramar Peninsula places are identified, interpreted and connected to the knowledge and science house of Te Papa then amplified by the meaning afforded to the national memorial of Pukeahu we and our visitors will be literally able to 'read' our national history on the ground.

The responsibility to manage these heritage values sits with the owner - new things are being found all the time.



JAMES K BAXTER POEM - INTERPRETATION IN LANDSCAPE



ELSDON BEST - The Land of Tara, by Elsdon Best



ORAUITI RESERVE, SEATOUN



TE PAPA



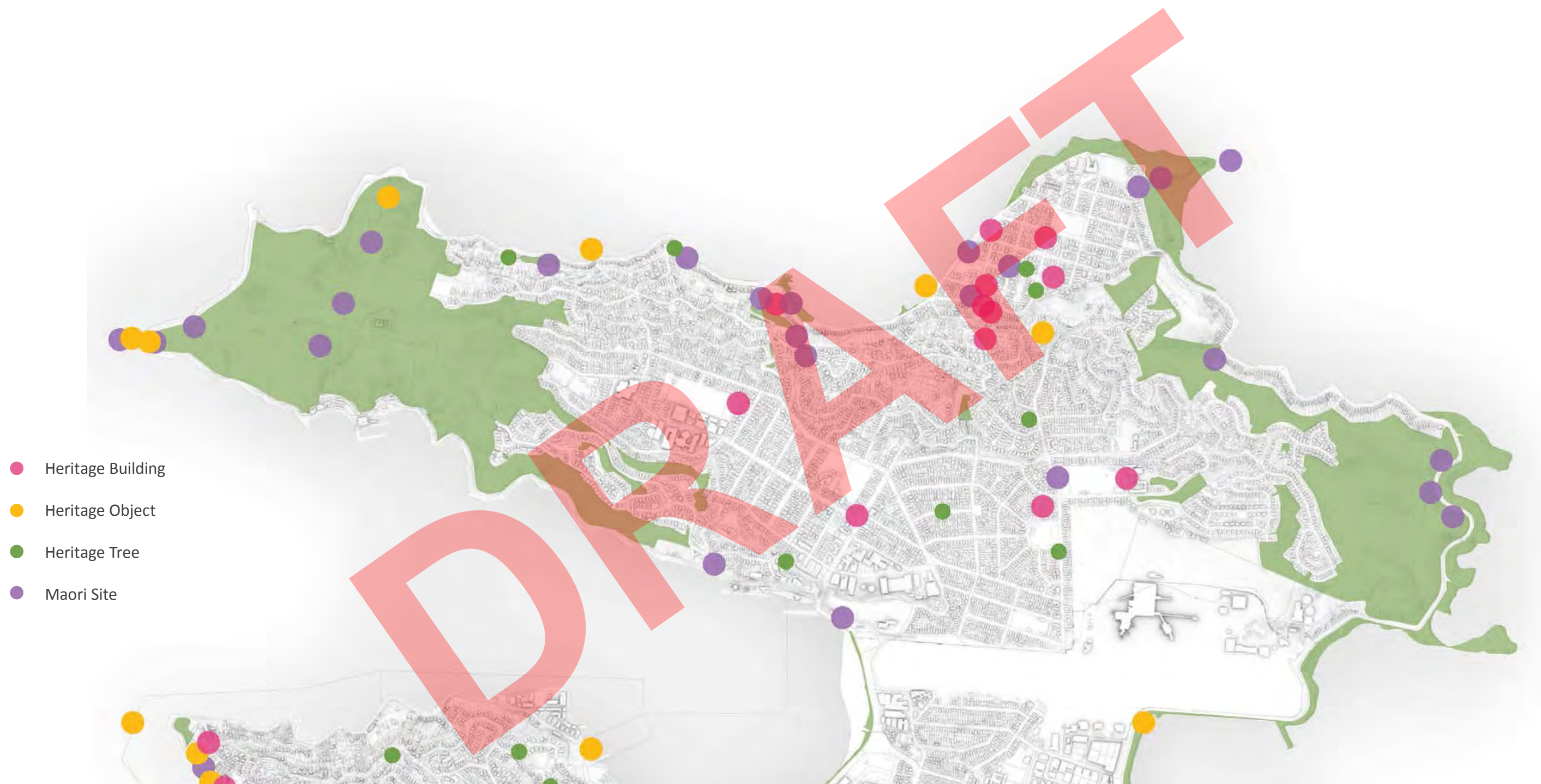
PUKEAHU - ANZAC DAY



GUN BARRELL HERITAGE UNCOVERED



FORT BALLANCE



3

Connectedness

3

GETTING THERE

The Wellington International Airport (WCC shareholder with Infratil) is flying - the new terminal recently opened and a hotel will be under construction shortly. It's proposed runway extension will further the opportunities to bring people direct to the capital from a wider range of countries. Its adjacency to Miramar makes for quick access or business, film, tourist and visitor experiences.

By 2030, passenger numbers at the airport are expected to double to 10 million and its contribution to the regional economy will increase to \$1.6b a year with flow-on impacts of \$3.1b.

It is also at the end of SH1 - the terminus of the Wellington RONS. There is a large area of land at the airport and in the current golf course (zoned as Airport) which present large scale development opportunities. A bus interchange could be incorporated.

The peninsula is connected by sea with harbour ferries (currently to Seatoun). There are great opportunities to link new development areas by boat - commuting as well as tourism experiences can be enhanced. Imagine getting a ferry from Te Papa to the peninsula to explore the history, beaches and film industry. Or cycling the coastal edge and hopping on a ferry to get around the network of great places.



RUNWAY EXTENSION PUBLIC SPACE - BOFFA MISKELL



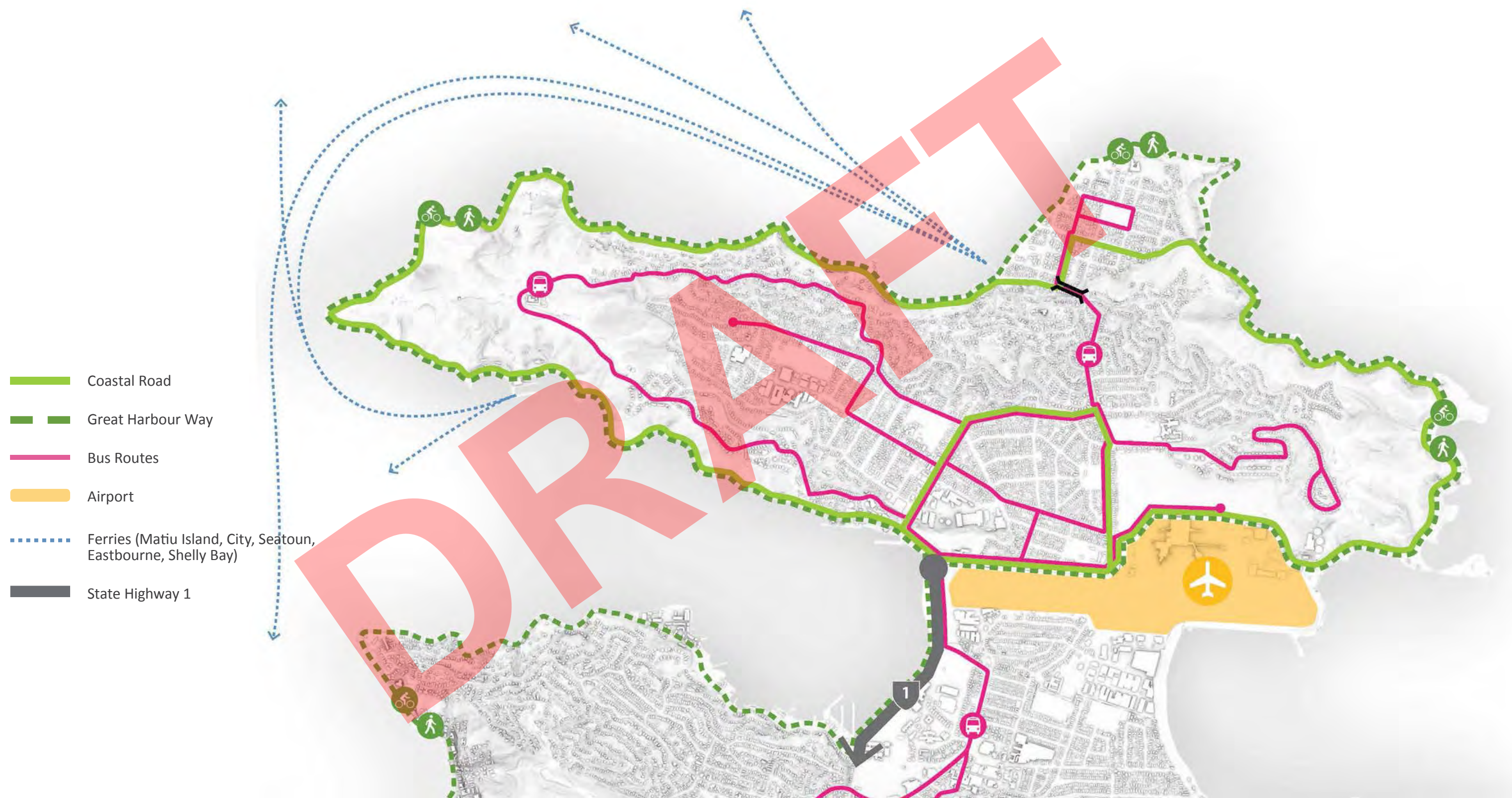
GREAT HARBOUR WAY PLANNED FOR HARBOUR EDGE



FERRY TO MONA, HOBART, TASMANIA



BUS STATION, HAMBURG, Blunck + Morgen Architekten



4

Quality Living

DRAFT

FORT DORSET - WHERE MOVIE STARS LIVE - SPA

KAIRANGI RISE, MIRAMAR, JTB ARCHITECTS AND BOFFA MISKELL



REGENT PARK, WELLINGTON -SOCIAL HOUSING - STAPLETON ARCHITECTS AND BOFFA MISKELL

ISLAND BAY - AFFORDABLE HOUSE - ANDREW SIMPSON

4 QUALITY LIVING

Across the Te Motu Kairangi/Miramar Peninsula there are opportunities to diversify housing types and provide choice in living for all needs. From high end movie star houses to affordable but still quality houses. Miramar is the home to the first state house and there is still a cluster of Housing NZ properties at Strathmore - these are not well located for people on low incomes - there is limited public transport or other facilities close.

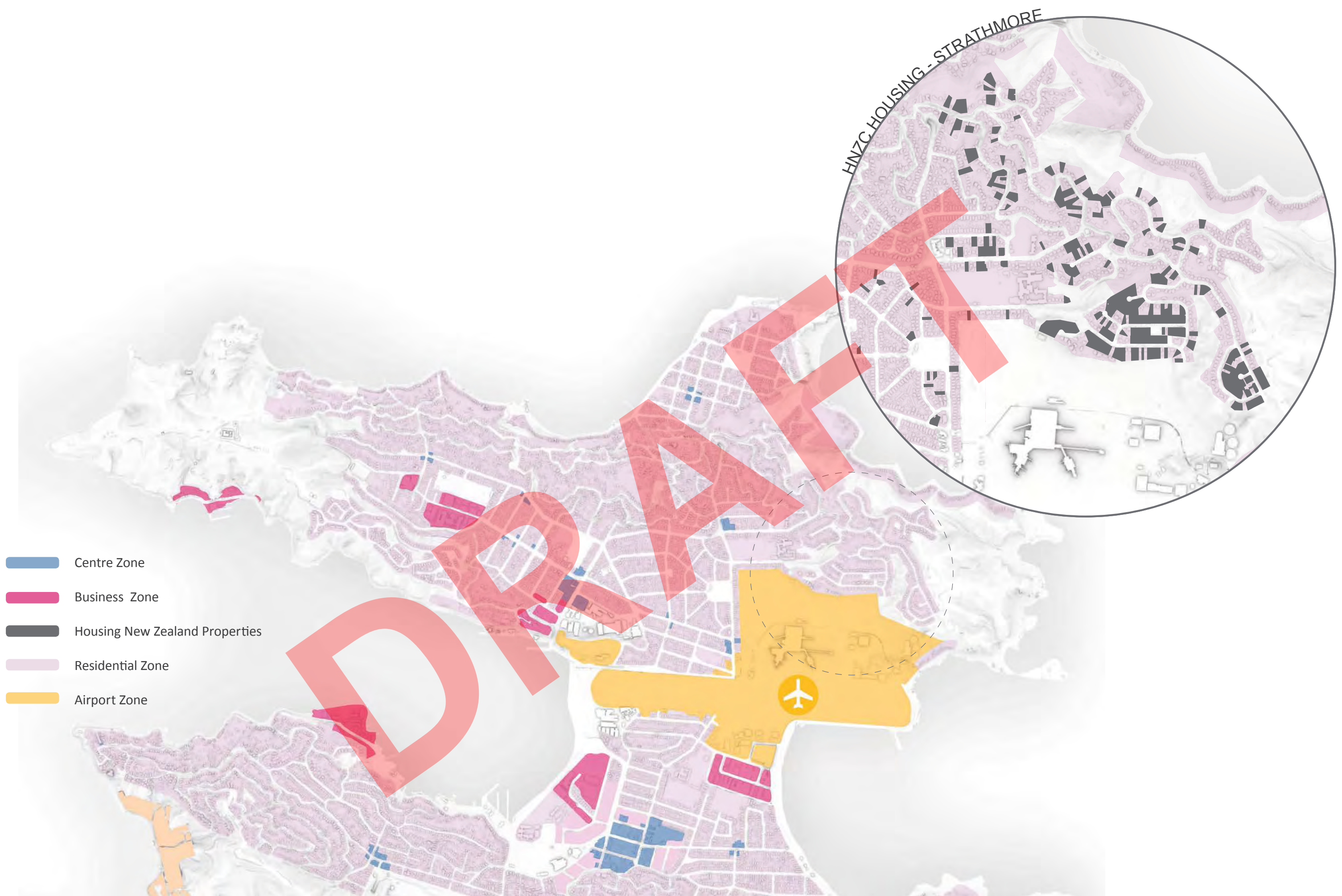
There are areas close in to the Miramar centre where good quality places to live can be developed where access to transport is easy, shops are there and so is library and other services.

The opportunity to leverage from open space is significant also. Higher density housing that takes advantage of the outlook to space, views, sun and for recreation can be great places to live.

Airways Corporation, Housing NZ and other government land can be part of the spatial planning for more land capacity in the city – this is part of WCC plans for addressing the new government policy.

The peninsula can be a poster child for a 'green urban place' where our brand of NZ Urbanism – green living - can be celebrated as an achievable reality.

Changing District Plan rules to upzone areas at the edge of open space and also to enable density on flat areas with ground improvements for resilience and stormwater.



5

Film Industry

5

TELLING STORIES

There are fantastic opportunities to leverage from the film industry base established by Sir Peter Jackson and Richard Taylor with Weta workshop – this includes provisioning land for sets, National Film Unit and Archive, tourist experience, visitor accommodation and continuing to grow the employment base and skills and training for our people in this worldwide industry.

Weta Digital employs about 1250 people and “Wellywood” earned (2014) \$700 million from film production alone, with four out of every five Kiwi film dollars generated in the capital. They are among the biggest employers in Wellington.



SETS AT MIRAMAR



WETA WORKSHOP - BFG



Special Places

DRAFT

6

LIKE NOTHING ELSE THERE

The development of land already built (Fort Dorset – Seatoun) or in planning stages (Shelly Bay with PNSBT) that have seen ex-government land re-purposed for private development with associated public benefits prove that there are very clear opportunities for other ex-government land to deliver on a similar basis.

Imagine a 5 star hotel at what was Mt Crawford prison or sensitively positioned visitors centre to tell our national heritage stories where they happened, or a new wharf where ferries can stop and people can connect to Te Motu Kairangi/ Miramar Peninsula for work, play or to live.

The concept of marrying up the open space land on the peninsula with new uses and structures that deliver associated public benefits is an opportunity to be explored by the planning process.

BROOKLYN VISITORS CENTRE



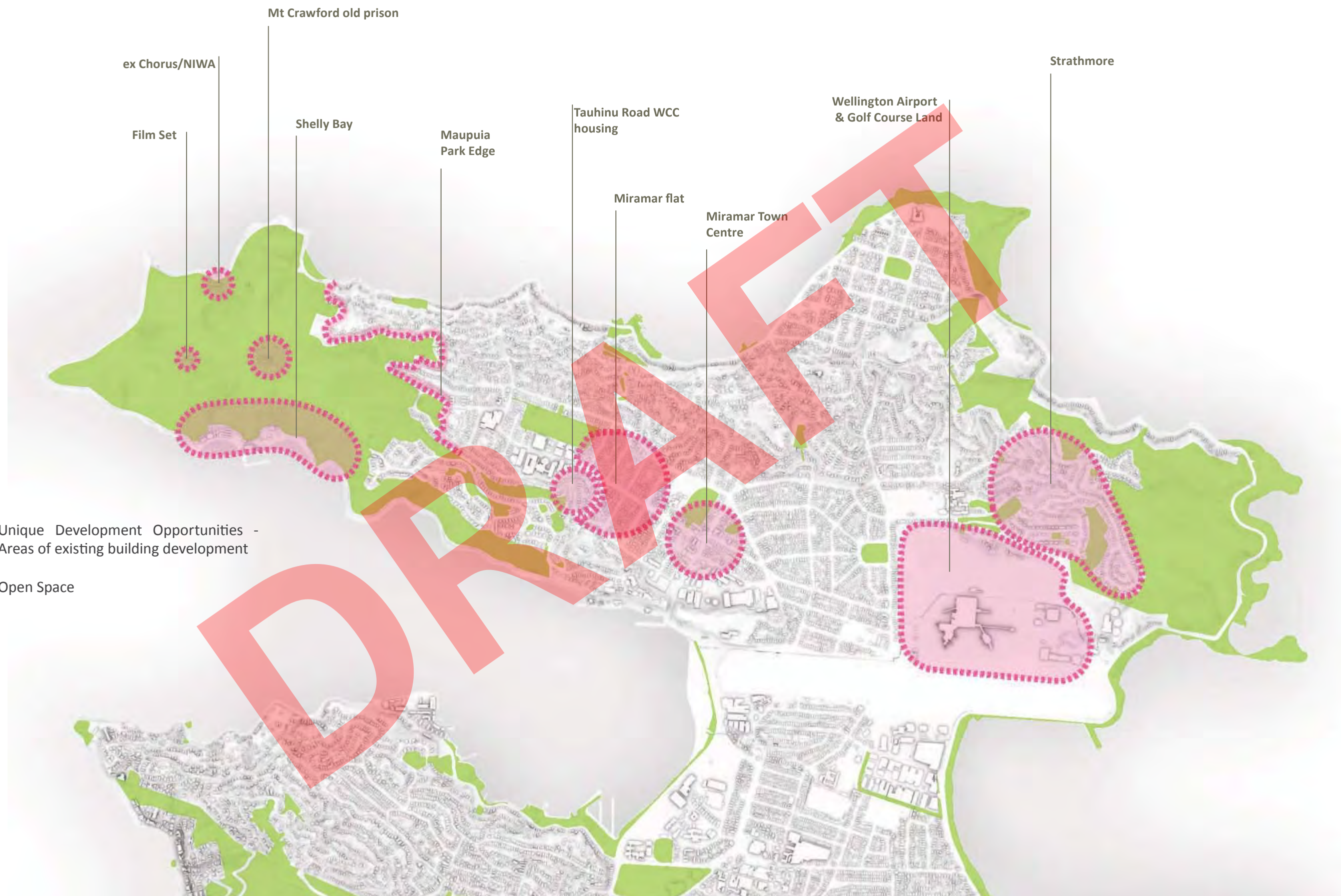
SNÆFELLSSTOFA VISITOR CENTRE, ICELAND



ICELAND HOTEL



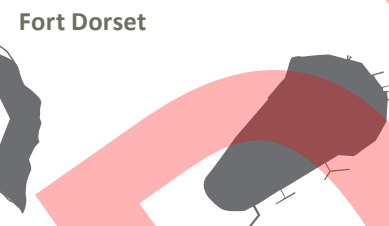
MONA, HOBART, TASMANIA



Case Studies



SHELLY BAY + FORT DORSET,
TE MOTU KAIRANGI/
MIRAMAR PENINSULA



GOVERNORS ISLAND,
NEW YORK



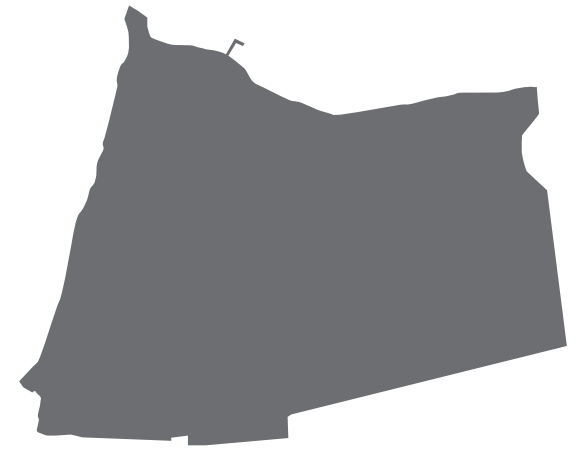
HOBSONVILLE POINT,
AUCKLAND



NORTH AND MIDDLE HEAD,
SYDNEY

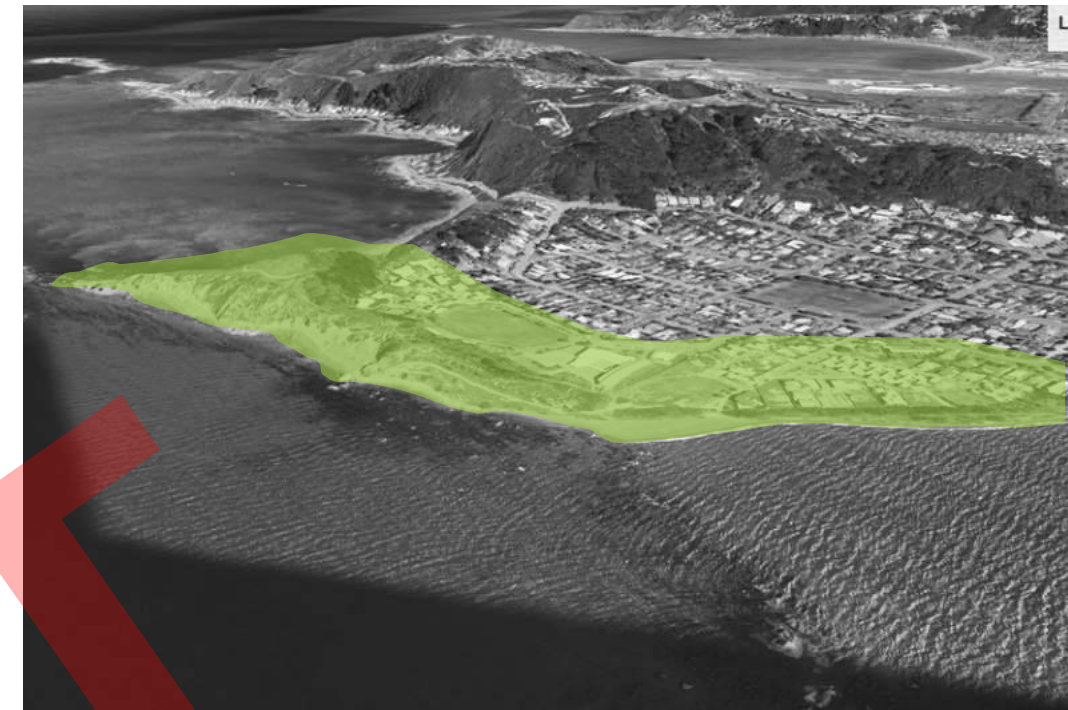


North Head



THE PRESIDIO,
SAN FRANCISCO

DRAFT



Fort Dorset, Wellington NZ

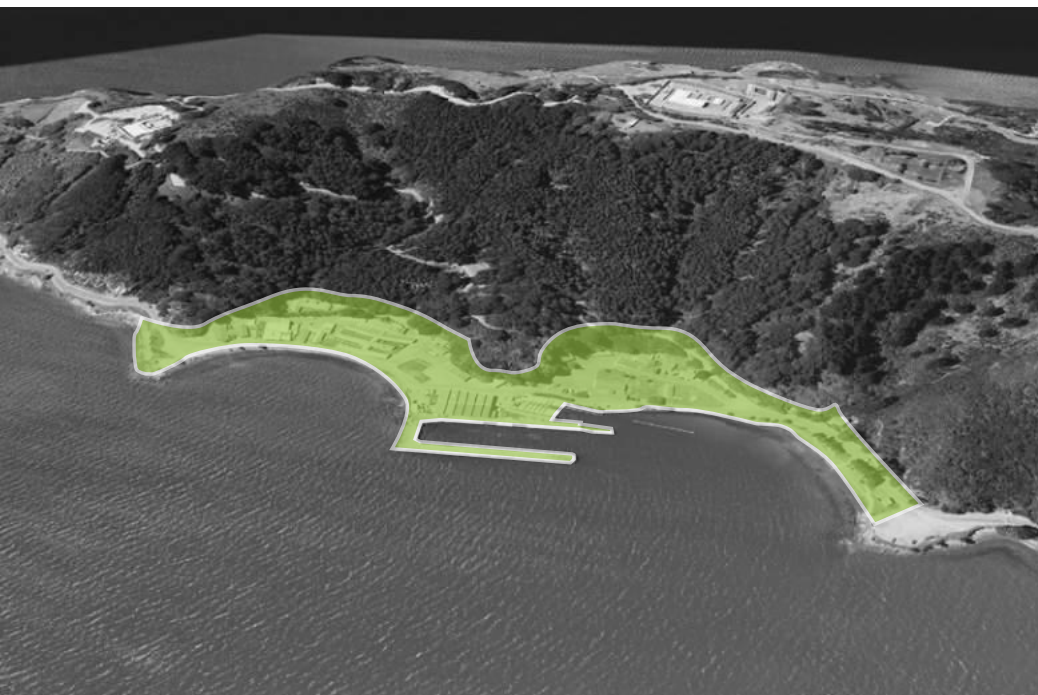
RELEVANCE FACTORS

- PARTICIPATION
- PARTNERSHIP
- EX-DEFENCE LAND
- HARBOUR & HEADLANDS
- HERITAGE
- REMEDIATION
- RECREATION
- DEVELOPMENT
- INNOVATION



16
Hectares





Shelly Bay, Wellington, NZ

RELEVANCE FACTORS

- PARTNERSHIP
- EX-DEFENCE LAND
- HARBOUR & HEADLANDS
- HERITAGE
- RECREATION
- DEVELOPMENT



\$500 MILLION DEVELOPMENT
350 HOMES
HOTEL, BREWERY, REST HOME
WATERFRONT PUBLIC SPACES

4.5
Hectares





Hobsonville Point, Auckland, NZ

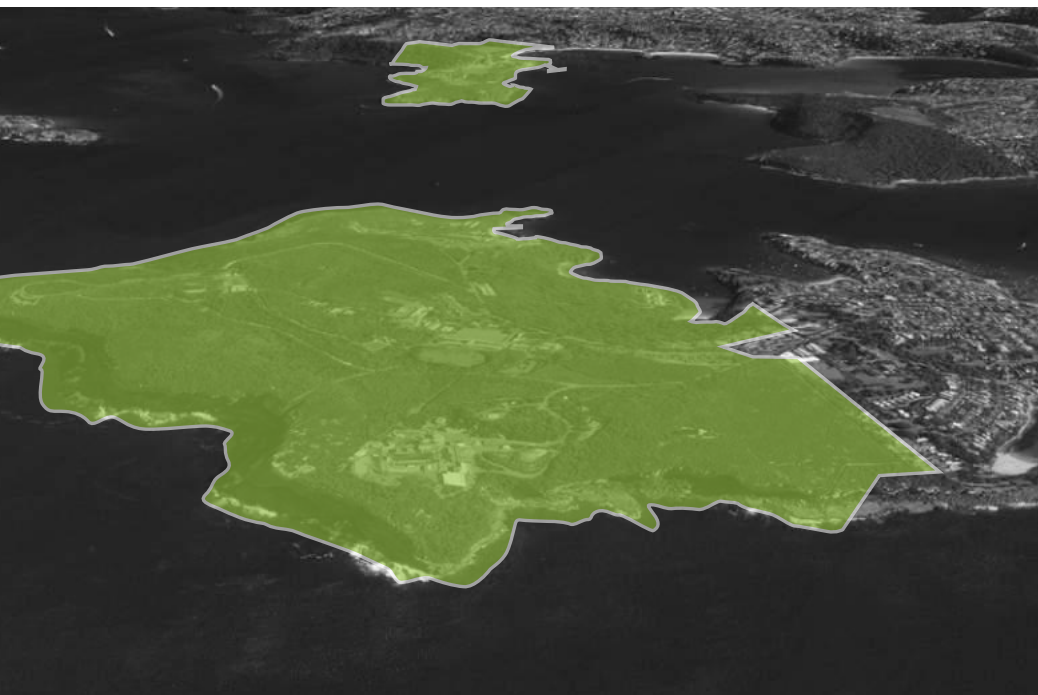
RELEVANCE FACTORS

- PARTNERSHIP
- EX-DEFENCE LAND
- HARBOUR & HEADLANDS
- HERITAGE
- REMEDIATION
- RECREATION
- DEVELOPMENT
- INNOVATION

243
Hectares



\$4 BILLION DEVELOPMENT
5000 HOMES
4 KM COASTAL PATHWAYS
30 HERITAGE BUILDINGS RESTORED



North Head/ Middle Head, Sydney, Australia

RELEVANCE FACTORS

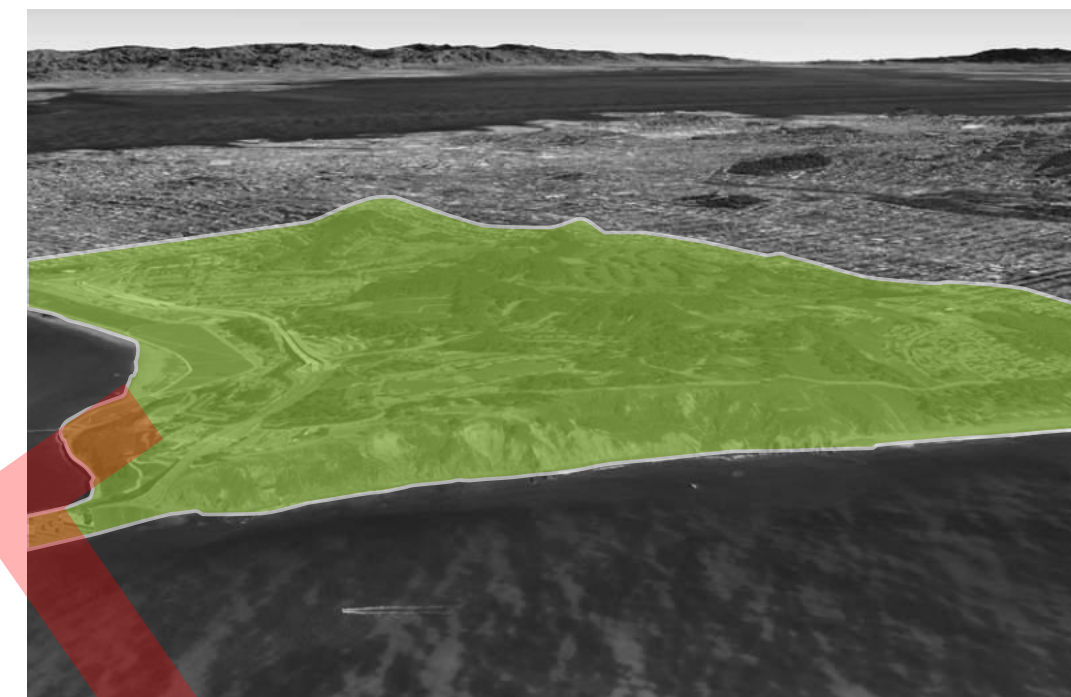
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- DEVELOPMENT
- INNOVATION

\$800 MILLION LAND PUBLIC IN PERPETUITY
\$150 MILLION REHABILITATION COSTS
FINANCIALLY SELF-SUFFICIENT IN 7 YEARS



276
Hectares





The Presidio, San Francisco, USA

RELEVANCE FACTORS

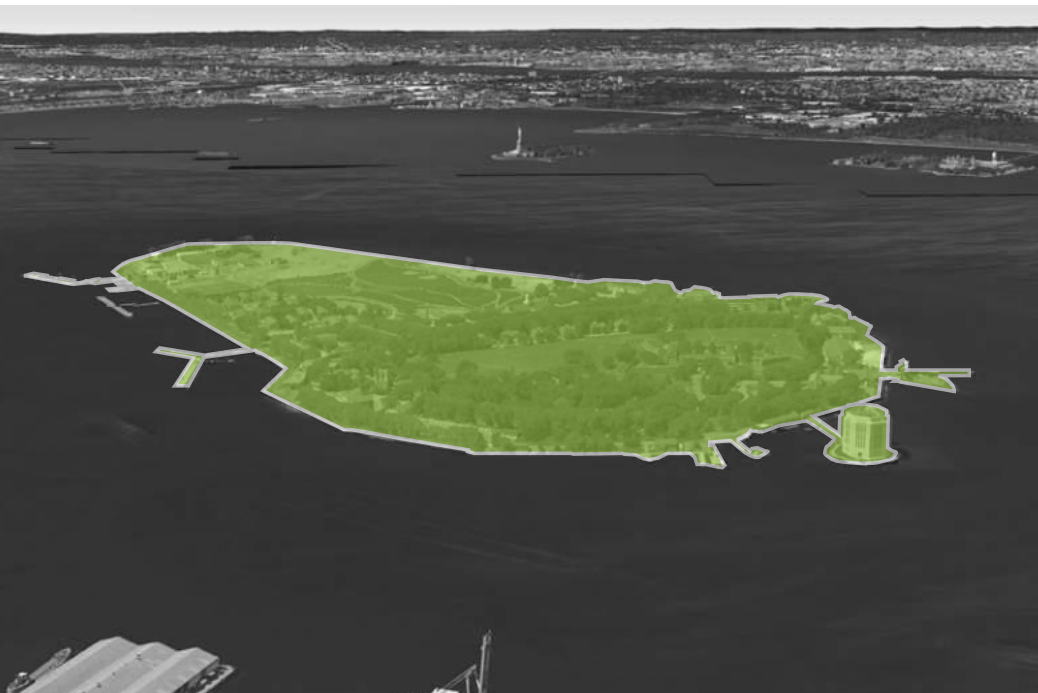
- PARTICIPATION
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- HERITAGE
- REMEDIATION
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- DEVELOPMENT
- INNOVATION



598
Hectares



NETWORK OF 3000 COMMUNITY VOLUNTEERS
39 KM PATHWAYS AND 4 CREEKS RESTORED
800 RE-PURPOSED BUILDINGS & 5000 RESIDENTS
FINANCIALLY SELF-SUFFICIENT 7 YEARS EARLY



Governors Island, New York, USA

RELEVANCE FACTORS

- PARTICIPATION
- PARTNERSHIP
- EX-DEFENCE LAND
- HARBOUR & HEADLANDS
- HERITAGE
- REMEDIATION
- RECREATION
- DEVELOPMENT
- INNOVATION

NEW ENTITY CREATED TO ALIGN COMPLEX
MULTI-PARTY STAKEHOLDERS & OWNERSHIP
1600+ VOLUNTEERS GAVE 7000 HOURS WORK IN 2016
\$100 MILLION STAGE 1 THE HILLS PARK



70
Hectares



Case Study Success Factors

- A SINGLE APPROACH AND ENTITY TO MOVE THINGS FORWARD
- ALIGN VALUES AND GOALS AND PLAY TO STRENGTHS AND ABILITIES
- LET EACH PARTNER PLAY TO THEIR STRENGTHS
- ADVOCATE EARLY TO DIVERSE COMMUNITIES OF INTEREST
- PARTNERING APPROACH WITH LOCAL COMMUNITIES
- CO-CREATING AN INSPIRATIONAL VISION ENCOURAGES BROAD PARTICIPATION
- SIGNIFICANT UP-FRONT INVESTMENT TO MAKE GOOD FOR PUBLIC / FUTURE USE
- TAKE A LONG TERM VIEW OF / HOLISTIC VIEW OF LONG TERM NET BENEFIT TO PUBLIC
- SIGNIFICANT VALUE-ADD DEVELOPMENT OPPORTUNITIES CAN BE UNLOCKED
- ALLOW SPACE FOR EXPERIMENTATION AND PILOT PROGRAMMES

Process



