

## 6. THE PROJECTS

The Waterfront Project has many proposed and on-going projects, all with different complexities, and in some cases, the potential to be interrelated. Some work needs to be done sequentially because of physical requirements to maintain the waterfront experience as much as possible during construction or to coincide with neighbouring development activities. There may sometimes be financial implications that justify undertaking one piece of work before another. Further, sufficient flexibility must be built in to respond to good ideas or proposals in a timely manner, should they arise.

Wellington's waterfront comprises five distinct precincts, linked by a waterfront promenade, that have been highlighted in the Framework. Design briefs have been prepared for each of these precincts.

Below is a list of the proposed projects within the five precincts, with a brief description of the scope of the project. The location of sites is shown in Appendix 2.

### **Waterfront as a whole**

#### *The promenade*

The promenade will be maintained along the length of the waterfront. Any enhancement of this high-use area will be undertaken mainly as part of the development of adjacent areas, rather than as a single project.

#### *Road edges and connection to the city*

During 2004 Jan Gehl was commissioned by the Council to look at opportunities for improving access between the city and waterfront. Recommendations of this work will be taken into account when addressing road edge areas.

#### *Parking*

Parking was the subject of a detailed assessment in 2001/02 that looked at the number of casual and tenant-related parks required, revenue goals and design/open space goals. This assessment is referred to when making decisions about parking requirements for specific areas.

#### *Berthage strategy*

Boating and shipping movements are important to the waterfront, generally enlivening the experience and are considered as part of the development of specific areas.

### **Waitangi Precinct**

#### *Waitangi Park*

Construction of Area 1 – 75% of the total including the park itself, the wetland and the activity zone – commenced in August 2004 and is due to be finished by end 2005/ 06.

In December 2004, WWL hosted a workshop to explore potential uses for the publicly accessible parts of the four proposed new buildings in Waitangi Park and the ground floor of the Overseas Passenger Terminal. The ensuing design competition held in 2005 resulted in the selection of three buildings to be developed in Waitangi Park Sites 1, 2 and 3 and in the transition area east of Te Papa. The Subcommittee approved the four designs in November 2005. The remainder of Area 2 not being used for one of the design competition winning buildings will be zoned for different uses including a weekend market, plus a temporary car parking space while design work continues. Similarly, the rest of Area 3 will undergo temporary works to ensure a safe and acceptable environment until design work is complete.

### ***Chaffers Dock***

Resource consent was granted in December 2003 for Chaffers Dock, the redevelopment of the former Herd Street Post and Telegraph Building, and an additional building to the north. It includes publicly accessible uses on the first two floors and apartments on the upper floors. An atrium allows public access through the building from the promenade to Waitangi Park. Construction started in late 2004 and is planned to be completed by late 2006.

### ***Overseas Passenger Terminal (OPT)***

The OPT was included in the December 2004 workshop (see above). Following this exercise, three design proposals were short-listed and a preferred design has now been selected. Public feedback will be sought on the preferred design before asking the Subcommittee to approve the recommendation. If successful, it is anticipated that resource consent will be applied for in mid 2006/07.

### **Taranaki St Wharf and Lagoon**

Following public consultation in October 2004, the Subcommittee approved the concept designs for the public space areas and the buildings (wharewaka and wharenuī/wharekai) in December 2004.

On completion of the final designs, an application for resource consent was lodged in 2005. Resource consent was granted in late 2005 but its conditions are being appealed by WWL as they are considered to be unworkable and unfair to other waterfront users. The main issues revolve around car parking and vehicle access to the boat clubs; mediation between WWL and the boat clubs has been ongoing, with one mediation session run by the Environmental Court on April 11 already having taken place, and a further one scheduled for May.

The timescale of further development is subject to the outcome of the mediation though, as noted earlier, there has been a deliberate slowing of the Taranaki Street Wharf development in an attempt to match capital expenditure with revenues.

In the 2006/07 year there will be improvements to the landscaping around Taranaki Street Wharf and the lagoon and attractive grassed and planted areas around the Wellington Free Ambulance building which was completed in April 2006.

### ***NZX***

The redevelopment of the NZX, featuring accommodation for restaurants and boutique bars on the ground floor and the head offices of the NZ Stock Exchange on the upper levels and apartments on the top level was completed in the 2005/06 year.

### **Frank Kitts Park**

#### ***Breakwater***

Further consideration of a breakwater off Frank Kitts Park has been deferred until other developments have been completed.

#### ***Redesign of park***

Concept plans for the redesign of the park, including the southern end of the Queens Wharf Event Centre (QWEC) and the connection to the Victoria Street Parking building will be progressed in 2006/07 with construction likely to start in 2008/09. With the consent of the Wellington Chinese Garden Society, the concept plans will consider locating the Chinese Garden in Frank Kitts Park, and not Waitangi Park as originally planned.

### ***Events Centre Remodelling / Shed 6.***

Phase 1 of the separately funded remodelling of the QWEC has been completed. Phase 2 had been scheduled for 2007/08; however the scope of the remodelling needs to change. Council Officers will seek Council approval in 2006/07 for this scope variation.

### **Queens Wharf**

#### ***Outer-T***

In 2005, development agreement pre-conditions were met for a hotel on the Outer-T and the developers lodged their resource consent in December 2005. The resource consent hearing is likely to be in mid 2006 and, if approved it is expected that the Hilton Hotel development will be completed in 2008.

### **Kumutoto**

Developed design work for the public space and concept design for the building on Site 7 was carried out and public consultation undertaken in late 2004. These designs were approved by the Subcommittee in December 2004. Resource consent was granted in 2005 and detailed planning is well advanced for the public space developments whilst construction on Site 7 started in early 2006.

It is planned to market and develop sites in the Kumutoto precinct progressively over the next three years.

The strengthening and refurbishment of Shed 13 to enable its conversion to an events and exhibition venue is underway and is expected to be completed in September 2007.