



DRAFT Wellington Waterfront Development Plan – 3 years (2015/16–2017/18)

Context

The Waterfront Development Plan (WDP) outlines the Council's work programme to implement the objectives of the Wellington Waterfront Framework (2001)¹. The WDP is required by the Framework and is the way the Council develops the work plan for the waterfront and approves funding for the waterfront project.

The Framework requires transparency and a willingness to engage with the public about how the waterfront is developed. A balance must be set between making good progress on the waterfront and providing the public with sufficient opportunity to be involved. By consulting on the draft WDP (alongside the draft LTP) the Council obtains community feedback and views on its plans for the waterfront and associated funding. Depending on the project, there will be further opportunity for consultation and obtaining feedback and views prior to the Council making final decisions on whether a particular project will proceed. In addition most applications for resource consent are publicly notified so that provides a further opportunity for public engagement and input.

Implementation of the WDP is the responsibility of City Shaper, a Council business unit, which was established following the decision by the Council in December 2013 to bring the implementation of the waterfront project in-house from 1 July 2014. This was given effect by terminating the management agreement the Council had with Wellington Waterfront Ltd (WWL) and transferring the staff of WWL to the Council.²

This WDP covers the three-year period from 1 July 2015. This 3 year plan will be reviewed annually (ie in years 2 and 3 as part of the 2016/17 and 2017/18 Annual Plans).

¹ The principles and objectives of the Wellington Waterfront Framework were reviewed by Council in 2011 and endorsed as still being a relevant and appropriate blueprint for the future of the waterfront.

² Wellington Waterfront Ltd remains a Council controlled organisation and owns the Waterfront assets which it holds on trust for Wellington City Council

What is planned for the next 3 years

There are 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.

The following **key projects** are planned for the next 3 years.

The Promenade: Development of the promenade as the spine that connects the waterfront is on-going. The proposed redevelopment of the north Kumutoto public space which will coincide with the proposed redevelopment of site 10 will not only significantly improve the promenade for pedestrians and cyclists but also improve connectivity with CentrePort and the stadium to the north.

Subject to resource consent for the site 10 building and adjacent public space including the promenade being obtained, works will commence in 2016/17 and will be completed in 2017/18.

Refer north Kumutoto below for further detail, including budget amounts.

Seawall and Wharf Maintenance: Many of the waterfront's wharves are timber structures that are over 100 years old and require periodic maintenance to ensure they are kept to a satisfactory standard to provide sufficient levels of service appropriate to their use.

Seawalls are also critical assets and many of which date back to the early 1900's are heritage listed as important links with Wellington's past. The redevelopment of public space on the waterfront often provides the opportunity to undertake remedial work identified in periodic condition surveys these assets.

Further maintenance of these essential elements of the waterfront is planned for each of the next three years with an allocated budget sum of \$2.839M

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$ 329	\$ 850	\$1,660

Waitangi Precinct: The redevelopment of Clyde Quay Wharf and public space will be all but complete as we enter the 2015/16 financial year.

Taranaki Street Wharf Precinct: The provision of a public toilet and change facility is proposed in 2015/16 to complement the popular jump platform.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$ 400	\$ 0	\$ 0

Frank Kitts Park Precinct: Successive Waterfront Development Plans since 2007 have signalled the proposed redevelopment of Frank Kitts Park.

The Council approved the Garden of Beneficence design for the proposed redevelopment of Frank Kitts Park In December 2007. The design included including redevelopment of the children’s playground, the lawn and construction of the Chinese Garden, subject to the Wellington Chinese Garden Society (WCGS) meeting the costs of the Chinese Garden and Council costs being met from commercial proceeds. The project did not progress due to the global financial crisis and delays in the WCGS’s fundraising.

The plan is to implement the agreed Garden of Beneficence concept design which anticipates redevelopment of Frank Kitts Park in three parts – the Chinese Garden, the main Lawn and the Children’s Playground. Further development of the design of the Garden of Beneficence will follow confirmation of funding.

Chinese Garden

The Wellington Chinese Garden Society and sister cities Beijing and Xiamen are funding the Chinese garden element of the project.

Children's Playground

Revision of the children's playground design was referred to user group consultation and feedback in mid-2014 and resulting suggested improvements will be incorporated at the detailed design stage.

The Lawn

Further consideration will be given to the central main lawn area ensuring appropriate integration with the playground and Chinese garden, including spaces that are protected from weather elements to optimise casual lunchtime use as well as suitable events space.

Resource consent for the redevelopment of Frank Kitts Park will be applied for in the first half of the 2015/16 year and construction is likely to be undertaken over the 2015/16 and 2016/17 years.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$3,500	\$2,050	\$ 0

Queens Wharf Precinct: Master planning for this area was completed and presented to the Council in 2011. With the exception of conversion of Shed 6 to the temporary convention centre, nothing has been progressed in the intervening period. The external refurbishment of shed 6 and TSB Arena will be completed in the 2015/16 financial year.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$1,500	\$ 0	\$ 0

Investigations into the establishment of more recreational activities in the Shed 6 harbour basin are ongoing.

Appropriate opportunities to breathe new life into shed 1, the north end of shed 6 and the outer-T of Queens Wharf will be sought.

The long established 'Helipro' commercial helicopter business based in Shed 1 and the outer-T was placed in receivership in November 2014. Following a competitive selection process in early 2015, WCC intends to select a suitably qualified operator with sufficient

financial resources to undertake detailed investigations into the viability of development of a helicopter facility on the southern end of the outer-t along the lines of what was proposed in the 2009 Blue Skies Ideas Competition. Feedback on this proposal will be sought as part of this consultation process.

Kumutoto Precinct: Following Council's approval of the development and lease agreement for sites 9 & 10 and subject to the successful outcome of the resource consent application, detailed development of the design of the public space will commence in 2015/16. Construction of the public space is likely to commence in 2016/17 approximately 6 – 9 months after the proposed commencement of construction of the site 10 building.

During the developer selection process, no proposals for site 9 were recommended to Council by the previous WWL board and TAG. As a consequence, in conjunction with the development agreement for site 10, Willis Bond has a two year option to submit a suitable development proposal for WCC consideration. However if, WCC wishes to progress development plans for site 9 before the end of the two year period, there is a mechanism to do this. All future proposals for site 9 will be subject to public consultation and Council approval.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$ 0	\$3,075	\$2,100

Motorhome Park: The proposed relocation of the Wellington Waterfront Motorhome Park to adjacent CentrePort owned land to enable redevelopment of site 10 has been allowed for in the 2015/16 year.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$ 350	\$ 0	\$ 0

Movie Museum: Investigations into the development and feasibility of a movie museum on the waterfront as a major Wellington attraction are ongoing and if this progresses during the period of this WDP, there will be public consultation as required by the Wellington Waterfront Framework.

Other Capital Renewals & General Planning: An ongoing programme of repairs and maintenance, capital expenditure and renewals relating mainly to addressing seismic and resilience issues, public space lighting, bridge painting and historic wharf cranes repainting will be ongoing throughout the period in accordance with our Asset Management Plan.

Capex Budget (\$000):	2015/16	2016/17	2017/18
	\$ 560	\$ 308	\$ 210

How we'll measure our performance

The overall success of the waterfront will be measured by the achievement of the principles and objectives outlined in the Waterfront Framework.

The framework has set seven objectives for the waterfront:

- The waterfront is locally and internationally recognised for its design.
- The waterfront is readily accessible to all people.
- The waterfront is and is perceived to be, safe at all times.
- The waterfront is seen as an attractive place that draws Wellingtonians and visitors alike.
- The waterfront successfully caters for a wide range of events and activities.
- Significant heritage buildings are protected on the waterfront.
- Activities on the waterfront are integrated with those on the harbour.

Periodic independent surveys of public opinion consistently show satisfaction and approval ratings in excess of 90%. We will continue to strive to maintain and improve these ratings.

Design outcomes will continue to be monitored by WCC's Technical Advisory Group, an independent provider of design advice for the Council. Drawing on the architecture, landscape architecture and urban design expertise of its members, TAG ensures that the

Framework principles have been applied consistently in the design of buildings and public space³.

We will also continue to place increased emphasis on our place-making activities to create an even stronger sense of place through:-

- A diverse offering of activities and development
- Improved access along the waterfront and between the city and the harbour
- An evolving waterfront experience that is mindful of its historic past and its future
- A consultative process that encourages participation by interested and affected groups and individuals

³ TAG was appointed by Council in 2001 to ensure that Council decisions comply with the Framework. TAG has specific advisory and recommendatory roles and functions and is also delegated decision-making on certain public space proposals.