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**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**MINUTE ITEM ATTACHMENTS**

**Time:** 9:30 am  
**Date:** Thursday, 22 June 2017  
**Venue:** Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**Business**

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**1.4.8 Tabled item - Waterfront Watch**

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*\* presented in PP E 11.08.17*

I am Victor Davie president of Waterfront Watch.

The design for this proposal exceeds the Environment Court 2012 decision in our appeal against the City Council's Variation 11 proposal for North Kumutoto.

In that decision the maximum height for Site 9 is now 16 metres and 19 metres. Please refer to the attachment.

You should be made aware of the discrepancy with the current design in that it is 21 metres and therefore breaches the Court ruling.

Therefore this current design intended for public consultation needs to be rejected.

this 9m wide space serves and it may well serve as access to parking and loading beneath a future building.

- This open space is a long stretch of the wharf frontage and the nature of future activities which might abut it has not been investigated, or at least was not presented to us.

[114] Overall, we consider that the raw permissible footprint of building within 9m of this edge is too susceptible to an outcome which might not provide for both types of spaces. Given the length of frontage at issue we do not find the 9m setback, as it has been crafted, acceptable. We consider that a greater setback is required, given the available depth of building from Waterloo Quay. There could possibly then be a mechanism for intrusion into it as a design issue rather than provision of a minimum, which may well result in compromise. We do not consider an outcome such as the lane between Shed 13 and Meridian is acceptable for a space that will be an extension of the waterfront promenade. We also consider that issues of traffic management and pedestrian access should, at the least, be included in the matters over which discretion is retained.

site 9

*Block B*

[115] The footprint of Block B was generally considered as quite satisfactory across the relevant witnesses, and we agree. However, in relative terms its height should be adjusted downwards to complement the lowered height of Block A. The maximum height of the Block B should be 16m and 19m accordingly (a lowering of the 25m allowance to 19m which would equate to the Meridian Building annex and provide relativity to Shed 13).

*Block C*

[116] Our conclusion is that Block C is better left open space. Counsel for the Council suggested in her reply that since Mr Murray did not give evidence, limited weight can be given to his report, compared with the evidence of other heritage experts and that in any case Mr Murray's report was based on a *de minimus* effect on heritage values. However, Mr Blunt who prepared the report entitled *Validity of Redevelopment at North Kumutoto* (Blunt Report) relies on the R&D Architects report entitled *Report on Heritage Values – Kumutoto Area* dated 18 June 2008, the author of which is Mr Murray. The Council



Victor Davie  
ex Waterfront Watch