



# SUBMISSION ON 2010/11 WCC WATERFRONT PLAN

**Russell Tregonning**

Member of WCC's previous Citizens'  
Advisory Group on the Waterfront

# SUMMARY OF MY SUBMISSION'S INTRODUCTION

**Make the waterfront primarily an area for playing rather than living/working**

- **'Playing'**=recreation for all wgtm citizens - who own the land- including ↑ no.s of inner city dwellers and tourists
- **'Living'**-enough already
- **'Working'**-to service recreational needs   
Large office-based bldgs haven't always worked and alienate land to private interests 

# IS ADMIN. OF WF BEST DONE BY A L.A.T.E ?

## (Local Authority Trading Enterprise)

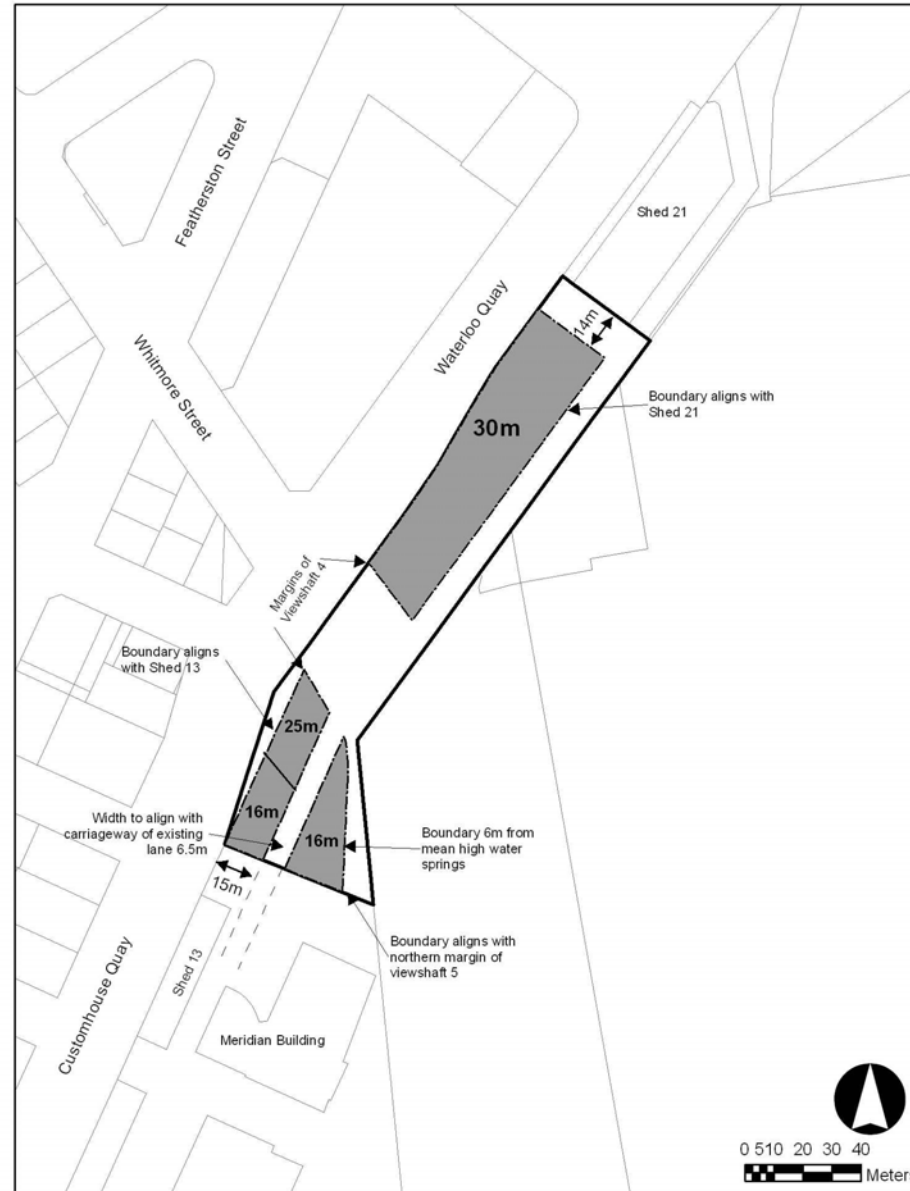
- Inappropriate for such a much-prized recreational public space (cash-cow)
- Need a structure that eliminates risk of expensive over-development ( eg high bldgs →↓ views of harbour & ↓sun )
- Designating remaining space parkland is appropriate to permanently protect land use for the public-not developers

# PROBLEMS WITH 2010/11 PLAN

- **Frank Kitts Park** -v. popular as is - “if it ain’t bust don’t fix it” ( just→ more expense)
- **Waitangi Park** -the public has repeatedly said it doesn’t want high bldgs here-abandon 3 such planned for this popular park (imagine trying to put new multi-storey high buildings on Cornwall Park /Domain in Ak or on Hagley Park in ChCh!)

# V11 & THE PLANNED KUMOTOTO BLDGS ON SITES 8,9 & 10

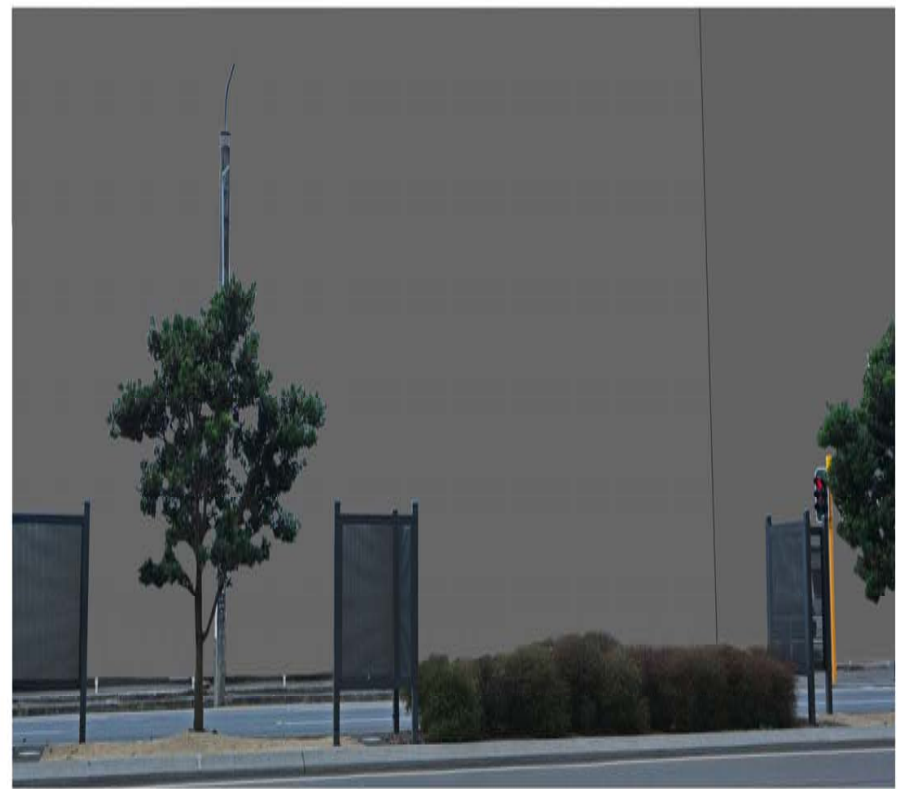
- Bldgs deeply unpopular (48/49 v11 submissions; 72.3% “over my dead body “ to 6 stories-DomPost survey)
- Most of the public don't know what's planned where



- Boundary of North Kumutoto Area
- Building footprint areas showing building heights (above mean sea level)
- Area outside the building footprint areas where the height is zero, (in these areas new building development is a Discretionary Activity (Unrestricted) Rule 13.4.7)



1



1



2

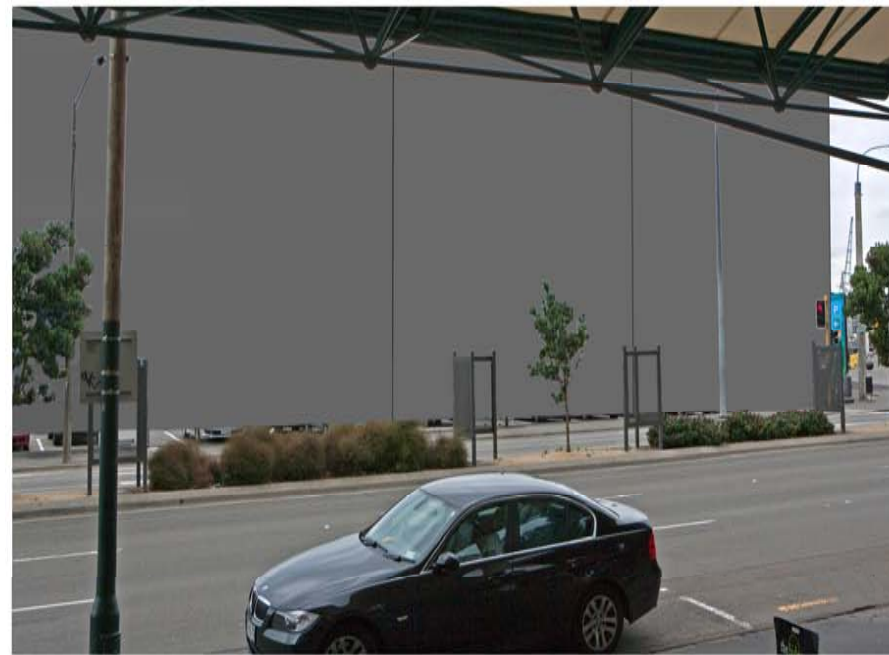


2





3



3



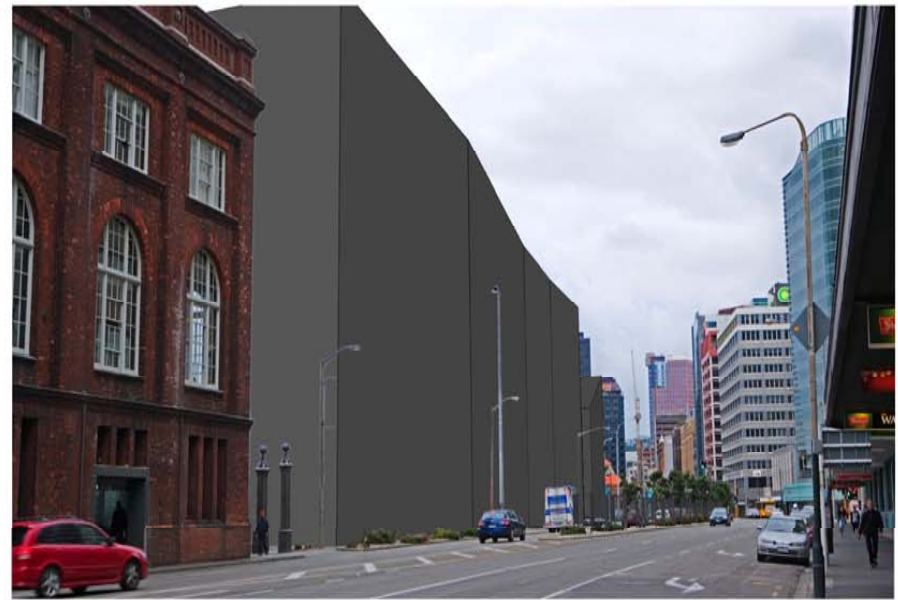
4



4



5

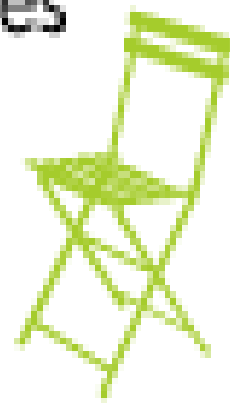


5

# WHAT SHOULD WE DO WITH KUMUTOTO?

- WCC should withdraw v 11 to restore local democracy & give the public back its voice on its own land
- The \$ saved from cancelled legal costs could then be invested in expert advice on a way forward to benefit all

# Placemaking for Communities



# PROJECT FOR PUBLIC SPACES (PPS)

(A not-for-profit US organisation [www.pps.org](http://www.pps.org))

- 35 year history of working with >1000 communities world-wide
- Help grow public spaces into vital community spaces-including many waterfronts
- Philosophy: **public places** -  
-give identity to our cities, benefit them economically, give relief to urban living, provide settings for cultural activities

# PPS-THE 4 COMMON PROBLEMS WITH PUBLIC SPACE DEVELOPMENT.

- Project-and-professional driven rather than community-and-place driven (ie top-down: community involved too late)
- Community strength is ↓ estimated -“the community is the expert”
- Poor communication-no person, organisation or council can do it-must have strong partnerships between all the stake-holders
- \$ is not the issue-if it is, then wrong concept-they always say “ it can’t be done” ( what they mean is “we’ve not done things that way before”)

# THE WAY FORWARD

- Abandon all plans for high waterfront buildings
- Withdraw v 11 to reestablish local democracy
- Protect the remaining undeveloped waterfront land as public park-land
- Lets please stop these expensive court cases & use saved legal fees to run workshops with experts & all stakeholders



# LETS TALK

**Community with our council**

**(We don't have to fight)**