

Ian Clements

From: Ian Clements on behalf of BUS: Waterfront Submissions
Sent: Wednesday, 2 June 2010 2:15 p.m.
To: BUS: Waterfront Submissions
Subject: FW: Waterfront Development Plan 2010/2011

From: Peter Brooks [mailto:peter.brooks@xtra.co.nz]
Sent: Monday, 24 May 2010 3:48 p.m.
To: Nicola Old
Cc: Alan
Subject: Waterfront Development Plan 2010/2011

Wellington Civic Trust

P O Box 10183

Wellington

www.wellingtoncivictrust.org

Draft Waterfront Development Plan 2010/11

Submission from Wellington Civic Trust

Submitter details

Wellington Civic Trust

Contact person:

Peter Brooks

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Wellington 6035

Phone 4796812

Email peter.brooks@xtra.co.nz

The Trust wishes to make an oral submission.

The Trust submission on the plan

Queens Wharf Master Plan

The plan states that work to implement the Queens Wharf master plan “will take place in stages over the next 20 years. This is the first time, to our knowledge, that the public has been told that the waterfront project will not be completed until 2030. We believe that this information should not be dropped casually into a comment on one aspect of the development, it deserved a detailed explanation.

Temporary Projects

In our submission on the 2009/10 Waterfront Development Plan we supported the investigations to be made about the ice-skating rink for Queens Wharf and the fabric structure for the transition site at Waitangi. We note that business cases will be submitted to the Council during 2010/11. In last year's public submissions several submitters considered that the Queens Wharf site for the ice rink was likely to be too exposed. The public clearly needs much more information before it is able to reach a view on the appropriateness of this proposal and indeed in respect of the transition site project. We are concerned that the business case studies may be considered by the Council as commercially confidential and the public excluded. These projects involve prime public open spaces and there must be full opportunity for the public to have access to the relevant facts and to make their views known.

UN Studio and Wardle buildings

The public is entitled to more information on the intention to “review the feasibility” of the UN Studio and Wardle buildings. We are aware that WWL has not been able to find developers for these buildings. Does this mean that the company may decide to abandon these designs? The great merit of the competition winners was that the designs were of a very high standard and the buildings would have had a high level of public access. No doubt apartment blocks would be more easily marketed on this waterfront site, but the loss in public amenity would be considerable.

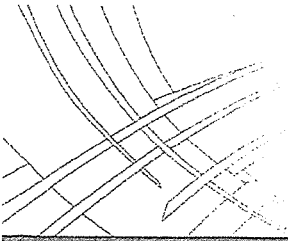
The Council will be aware that the public has a special interest in the use of these sites. The Leadership Group was not able to agree on whether or not there should be new buildings on Waitangi Park and the subsequent public debate was protracted and fierce. If the two competition designs do not proceed the public should again be consulted on a range of options including leaving them as open space and as sites for temporary

structures such as that now proposed for the transition site. Another option should be to keep the transition site as a 'reserved site' for a future expansion of Te Papa. Such a project may not be realistic in this decade but who knows twenty years on?

Peter Brooks

Convenor Waterfront Issues

Wellington Civic Trust



RECEIVED
01 JUN 2010
BY:

Waterfront Development Plan 2010/2011 submission form

We want to know your views. You can make a submission by mail, email, internet or fax.

Post: Freepost 2199, Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, Wellington
Email: WaterfrontSubmission@wcc.govt.nz
Online: www.Wellington.govt.nz
Fax: 04 801 3090

Submissions close at 5pm, Wednesday 2 June 2010.

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About you

Are you making a submission as: An individual Representing a group or organisation

If you are representing a group or organisation, approximately how many people do you represent? 600+

Name Pauline Swann

Address 47 Maiaangi Road Wadestown Wellington

Organisation (if applicable) Waterfront Watch Incorporated

Organisation role (if applicable) _____

Phone Day 4728417 Evening 4728417

Email athol.swann@paradise.net.nz

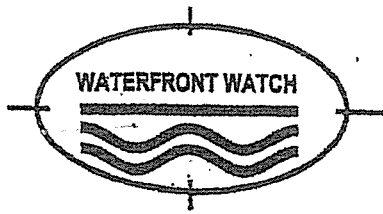
Age Under 18 18-30 31-50 51-65 65+

If you would like to make an oral submission to the Hearings Subcommittee, please tick this box. Not available after 10am on the 10th June.

Comments

(continue overleaf)

See attached



WATERFRONT WATCH INC

PO Box 19045, Courtenay Place, Wellington 6149
waterfrontwatch@xtra.co.nz

Draft Wellington Waterfront Plan
Council Controlled Organisation
Wellington City Council
Freepost 2199
Wellington

26th May 2010

Detail of applicant:
Waterfront Watch Inc
P O Box 19045
Courtenay Place, Wellington 6149
Email: waterfrontwatch@xtra.co.nz
Contact Phone: 4728417 (Pauline Swann)

We are making this submission as an organisation and wish to make an oral submission.

ROLE OF WELLINGTON WATERFRONT LTD

We still support the December 2008 decision to extend the implement of the Waterfront project over a 10 year period but we still oppose the reviewed decision not to transfer the project's development and management responsibilities to Council until 2012 (when it was recommended by Council Officers "Strategy and Policy Committee" 3rd September 2009 to Agree transition of the management of the waterfront project to the Council to 30 June 2011) We were therefore surprised to read in the WWL report to the CCO dated 30th April 2010, that council had expanded its "lifespan indefinitely.

Projects:

Waitangi Park.... We question costs involved in the duplication of "feasibility" studies for the UN Studio building in the "transition zone" and the Wardle building proposed for Area 3, when it is stated (see Interim uses Bullet point 2) that due to changed economic circumstances, locally and globally, have resulted in the likelihood of waterfront sites not being developed in the short or even medium term. Current predictions are that we may not see development occurring on most of the larger waterfront sites for at least three years.

. At the same time another "feasibility" study is to be undertaken to spend an unbudgeted \$2.4 million to create a temporary "tensile fabric structures on the "transition" site. If, as the drawings indicate it is to be open sided, it will not keep out Wellington's wind and driving rain. This type of shelter will be of little benefit to market holders, most of whom currently provide their own shelter Neither will it provide suitable shelter for the current

lunch time “sports” users of Shed 1, the majority of whom work in the CBD and would likely find this site an inconvenient distance in a short timeframe from their workplace.

We cannot support the view that a proposed “tensile fabric structure” would add architectural merit to the site between Te Papa and Waitangi Park.

Frank Kitts Park:

We continue to oppose the Chinese garden in FKP and believe the “transition” zone site, which was the preferred option of the Chinese Community (refer you to Page 37 of the Framework) should be reconsidered, given the uncertainties surrounding the plans for that area. A Chinese Garden should be a place of rest and contemplation but the site along Jervois Quay with a steady stream of traffic will hardly be a quiet haven.

Currently, Frank Kitts Park is the city’s most popular and well known venue for regular events such as the Summer City, Festival of the Arts, Relay for Life, Dragon Boat races, to name a few of the many popular events and of course the site of the giant well lit (sponsored) Christmas Tree. A Chinese garden in Frank Kitts Park is sure to have a negative impact on the space required to hold such well attended events. Re-building this popular and well used amenity is not a high priority - only minor improvements are needed: more equipment in the children’s play area; improvements to the southern end of the TSB arena.

Queens Wharf

We await with interest the outcome of the Outer-T ideas competition and surprised there is no more information presented in the Development Plan apart from reference to a series of workshops to consider the potential work streams that **may** contribute to the final master plan.. It is also stated that commercial negotiations for building redevelopments e.g. Sheds 1 and 6, will be progressed by WWL following completion of the master plan for the area.

We suggest therefore that the public cannot be expected to comment on a master plan which is not available for input into this draft plan..

Kumutoto.....

We support the use of the Eastbourne Ferry Terminal by the NZ Police and the National Marine Dive Squad but the construction of any “small” adjacent building should be subject to public notification (**with special reference to the NZ Historic Places**) and resource consent procedures.

We support the Wellington Motorhome Park, and although reference is made to “temporary” would refer you to the 2nd Paragraph under Kumutoto where it is stated that construction on Sites 8-10 is unlikely to commence within a 3-5 year timetable. We would therefore suggest that the landscaping around the allocated area for the Park should be undertaken, as currently it is far from welcoming.

We do not approve of the allocation of \$375,000 for the Toilet block between Shed 11 and The Loaded Hog and consider the “toilet” facilities at the Motorhome Park should

be made available to the public. Any further plans for Sheds 1 and 6 should also see an upgrade of the current toilet facilities. We understood that toilet facilities were to be made available under the Meridian building but as the proposed car park did not eventuate perhaps that is why this facility did not happen.

Our members are concerned that the proposed Plan Change 48 – Variation 11 will mean that the public is largely excluded from the consent process of significant buildings in Sites 8, 9 and 10 at Kumutoto/NQW.

Interim Uses....Ice Skating Rink.....Once again the “costs” for a “temporary” **open air** ice-skating rink on Queens Wharf have to be questioned for a facility only open for 3-4 months of the year. We understand the inside of the Marquee proposed would be exposed to air currents with humidity another possibility which raises the issue of keeping the ice firm and even with the generators (at what cost) the surface turns to slush after moderate use. Plus of course the addition of “salt” to the equation..... Although in principle we support the idea of a skating rink the waterfront is not the right location and other sites in the Greater Wellington region should be considered.

Technical Advisory Group


We would like to draw your attention to an interview with American Architect, Cathy Simon, who in May 2008 presented two lectures the subject being “NZ Urban Architecture – Are We Getting it Right” . It was obvious she didn’t think we were. She praised Midland Park as the only “green space” downtown and made the point “what an asset our Waterfront is and should be the major green space in Wellington” and also made the comment that Queens Wharf is enclosed and inward looking and that views from the Harbour to the Waterfront are also important.” In February 2009, Sam Kebell, Architect, wrote about the increasing “dense-ification” in our city and said “we don’t want to end up with urban slums and we have to ensure that the city keeps planting, green parks are as crucial as the built fabric.”

Engaging with the Public...

All the roles and structures set up to govern the waterfront must be open to public scrutiny.

We thank you for this opportunity to make this submission and would once again like to quote from a written statement made by an **Environment Judge** “**the Wellington Waterfront is a place people are passionate about**”

Yours sincerely,



Pauline Swann on behalf of Waterfront Watch Inc

Waterfront Development Plan 2010/2011 submission form

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7 About you

Are you making a submission as: An individual Representing a group or organization

Organization

If you are representing a group or organization, approximately how many people do you represent?

Not sure of the numbers but a population of people who are blind and vision impaired who live in the Greater Wellington Region

Name

Ann Bain

Address

5 George Street, Stokes Valley, LOWER HUTT 5019

Organization (if applicable)

Association of Blind Citizens of NZ-Wellington Branch

Organization role (if applicable)

Chairperson of the Wellington Branch of the Association of Blind Citizens of NZ

Phone Day Evening

Email

abain@paradise.net.nz

Age Under 18 18-30 31-50 51-65 65+

If you would like to make an oral submission to the Hearings Subcommittee, please tick this box.

I wish to make an oral submission

If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.

The Association of Blind Citizens is a major advocacy group of blind and vision impaired people.

We have followed the development of the Wellington Waterfront with interest. We enjoy the recreational facilities and the ability to walk along the waterfront.

We are concerned about the shared spaces along the promenade areas for cyclists and pedestrians, which could be hazardous for blind and vision impaired walkers, as well as

the elderly and children. These people are not able to move quickly and may move in the wrong direction.

We note that a cycling group has launched a courtesy campaign which would mean that cyclists travel at moderate speed, give pedestrians a wide berth, sound a bell and call out a friendly warning of their approach. However we feel that this may not be adequate to ensure the safety of our members.

Blind and vision impaired people may not be able to see markings on the footpath if they were used to denote the areas for safe walking. Possibly a different texture paving surface would help.

We would like the Council and waterfront planners to reconsider the matter of shared space for cyclists and pedestrians. We consider that safety is the major issue.

SUBMISSION ON 2010/11 WCC WATERFRONT DEVELOPMENT PLAN

Here is my personal submission. I would like to make an oral submission to the hearings subcommittee in support of my written submission below.

INTRODUCTION

I have followed the development of Wellington's Waterfront for the past 15 years. I was a member of the WCC's Citizens' Advisory Group on the Waterfront in 2000-2001.

After much study of Wellington's waterfront and many other waterfront developments around the world, my view is that the WCC's emphasis on the waterfront as a place to work, live and play, never appropriate in its emphasis on working and living, needs all the more now to be focused on this special place as a play-ground for its owners ie the citizens of Wellington.

My main reason for emphasizing the waterfront as primarily a recreational area is the proven success of the space now as it is without any further development. People are attracted to the open feel of a space mainly uncluttered by large buildings which rob light and views (with certain ugly exceptions). The main reason for its success is the small number of high new buildings. Many such have been proposed by the Council at various times and they have been roundly thrown out by a discerning public (eg the notorious variation 17 to the District Plan and other previous major apartment developments on Waitangi Park).

My second reason for the curbing of building development on the waterfront is that the increased inner city living which is occurring all over the world and is now picking up pace in Wellington. People living in smaller apartments will need more recreational space if Wellington is to retain its pre-eminent position as a leading city in the quality of life for its citizens.

A third reason for protecting the waterfront from ugly high-rise and over-development is the increasing fact of Wellington's place as a tourist destination for New Zealanders and people from overseas. When I walk down on the waterfront during the week I increasingly hear languages spoken by visitors from all over the world (on the weekends these are largely drowned out by locals who flock there!)

THE LOCAL AUTHORITY TRADING ENTERPRISE (LATE) STRUCTURE

A major problem that is driving unhealthy development on the waterfront is the LATE structure put in place for the waterfront by the WCC. This special place should not be under a "Trading Enterprise". The waterfront should be protected and given park status like many other public recreation areas in the City. After all, it attracts more people for recreation than any other park in the City already, and could be even more popular. All that is required is further low-cost and particularly low-rise enhancement and beautification of 'the bones' of a superb space, open to the sea, hills & mountains from both the water's edge and the Quays. It is the latter views which are particularly threatened by the development plans as they are in the draft development plan.

The planning on the waterfront currently performed by Wellington Waterfront Ltd should be absorbed into the Council and the LATE structure abandoned.

PARTICULAR RECOMMENDATIONS

Sites 8.9 and 10 (Kumototo)--building plans under the deeply unpopular variation 11 should be abandoned. The Council should accede to popular feelings (as shown by the overwhelming negative response to it as proven in the submission process). WCC should withdraw from the Environment Court Appeal against v 11 by its own citizens. Beautification of quality open space is appropriate here as it should be on the whole waterfront (eg gardens, seating with wind protection shelters, broad walk/cycleway, water features, sculptures, perhaps a continuation of space for motor-homes etc.). What is not needed here are canyons of high buildings along the quays and complete or partial obliteration of iconic and much-loved panoramas of sea & city: this will happen if the planned buildings (between at least 3 and 6 stories high) go ahead.

Frank Kitts Park--This popular park should be left as it is. The Chinese gardens were planned for Waitangi Park--that is more appropriate. " if it aint bust, don't fix it".

Waitangi Park- This is very popular as it is. The public (in opinion surveys and in their choice of Plan D in the competition) want no new high buildings. The Council should abandon its plan for the 3 planned large buildings here (including the car park in one).

IN SUMMARY

The WCC should listen to its public and abandon plans for high buildings for the waterfront. It should instead plan to give park status for this special and much-loved part of our beautiful city: the "jewel in the crown" deserves to be protected for all Wellingtonians, not effectively privatised for the benefit of a few.

Russell Tregonning.
5 Anne St., Wadestown, Wgtn 6012. Phone 0274-446805

Waterfront Development Plan 2010/2011 submission form

We want to know your views. You can make a submission by mail, email, internet or fax.

Post: Freepost 2199, Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, Wellington

Email: WaterfrontSubmission@wcc.govt.nz

Online: www.Wellington.govt.nz

Fax: 04 801 3090

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About you

Are you making a submission as: An individual Representing a group or organisation

If you are representing a group or organisation, approximately how many people do you represent? _____

Name I. B. OWEN

Address 174 MELBOURNE ROAD WELLINGTON 6023

Organisation (if applicable) —

Organisation role (if applicable) —

Phone Day (04) 3536572 Evening _____

Email _____

Age Under 18 18-30 31-50 51-65 65+

If you would like to make an oral submission to the Hearings Subcommittee, please tick this box.

If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.

Comments

(continue overleaf)

THIS CONCEPT DESTROYS THE CONNECTED
BETWEEN THE CITY & THE HARBOUR - AN
ASPECT THAT IS GREATLY ADMIRRED BY
ALL WELLINGTONIANS (EXCEPT NO COUNCIL MEMBERS)
& OUT OF TOWN VISITORS.

OVER THE YEARS THE CITIZENS OF WELLINGTON
HAVE OPPOSED ANY BUILDINGS THAT DESTROYS
THE WATERFRONT. WHY DO NOT COUNCIL MEMBERS
LISTEN TO WHAT THE PEOPLE THEY REPRESENT
WANT.

THIS PLAN IS AVAILABLE FROM CITY COUNCIL, LIBRARIES AND ONLINE FOR THOSE INTERESTED IN MAKING A SUBMISSION



POSITIVELY

ME HEKE KI PŌHĒRE
WELLINGTON CITY COUNCIL



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If you are representing a group or organisation, approximately how many people do you represent? _____

Name CRAIG PALMER

Address 29 MOIR STREET, MOUNT VICTORIA, WELLINGTON 6011

Organisation (if applicable) _____

Organisation role (if applicable) _____

Phone Day 384-2127 Evening fax 385-0366

Email _____

Age Under 18 18-30 31-50 51-65 65+

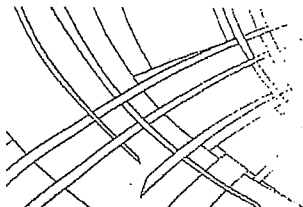
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Comments

(continue overleaf)

1. Consultation and then notification concerning each development on the waterfront needs to be highlighted as a bedrock principle underpinning all aspects of the Development Plan. Greater emphasis and funding needs to be given to generating constructive and open dealings with the people of Wellington.
2. The city's growing need for open recreation space within and near its centre, needs to be emphasised as a primary element of the Plan
3. Of concern is any intention to delay for twenty years or more the strengthening and regeneration of Queens Wharf's outer pier.



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About you

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If you are representing a group or organisation, approximately how many people do you represent? _____

Name Paul Kyne

Address 4 Don St, Island Bay, Wellington

Organisation (if applicable) —

Organisation role (if applicable) —

Phone Day 027 5963 744 Evening 027 5963 744

Email _____

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(continue overleaf)

Proposal: SPIR and SPAR Centre of Wellington.

Solar		Solar
Powered	and	Powered
Ice		Active (or Ark land)
Rink		Recreation

"Centre of Wellington"

SPIR as per "The Rink" in Hong Kong (cf. Ian Pike)
SPAR as per options under consideration.

Centre of Wellington - because that's what the Outer T could be (and is) put with so much potential.

Seek sponsorship from Meridian or other geatable re Solar Power.

Link with Marine Education Centre Development and Mayor's Vision of a Greener City.

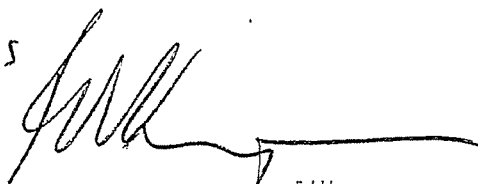
Could be a great transport hub and a site for an inner city "locker room / meeting place" for youth.

Fold here
Thank you for your submission.

So also potential as a contribution to a "Safer City" - notwithstanding ice skating and sparring injuries.

Happy to present / discuss ideas.

Regards



Fold here



Freepost 2199
Waterfront Development Plan
Council Controlled Organisations (COCMO2)
Wellington City Council
PO Box 2199
Wellington 6140

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About you

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If you are representing a group or organisation, approximately how many people do you represent? _____

Name HUGH BARR

Address 12 VERSAILLES ST, KARORI 6012

Organisation (if applicable) _____

Organisation role (if applicable) _____

Phone Day 934 2244 Evening 934-2244

Email hugh@infosmart.co.nz

Age Under 18 18-30 31-50 51-65 65+

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If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.

Comments

(continue overleaf)

1. Remove Variation 11.

2. Set a height limit of 3 storeys ^{for new buildings} on the Waterfront, in the development plan.

3. Require ~~resource~~ ^{and major resource consent} notified resource consents for all new buildings on the waterfront.

4. Protect sight lines to the Harbour from streets looking out over the harbour

eg. Woolston, Harris, Hunter, Grey, Parsana, Brandon, Johnson, Waring-Taylor, Ballance, Whitmore, Bunney sts

H Barr

Ian Clements

From: webcentre@wcc.govt.nz
Sent: Wednesday, 2 June 2010 4:22 p.m.
To: BUS: Waterfront Submissions
Subject: Draft 2010/11 Waterfront Development Plan

The following details have been submitted from the Draft 2010/11 Waterfront Development Plan form on the www.Wellington.govt.nz website:

First Name: Ann
Last Name: Mitcalfe
Street Address: 4 Hadfield Terrace
Suburb: Kelburn
City: Wellington 6012
Phone: (4) 920-9404

I would like to make an oral submission: Yes

I am making this submission: as an individual

Comments: I love Wellington's waterfront. I walk and bike and play there frequently, alone and with friends and colleagues, throughout the seasons, and I feel safe there day and night. Sometimes I approach our waterfront from the harbour, kayaking or canoeing, and I would like to continue to do that also.

Wellington's water edge is an essential part of my Wellington life.

I believe that the waterfront and our hilly, native tree planted Town Belt provide the unique heart which characterises Wellington, distinguishing it from other cities around the world.

I believe that our waterfront should be predominantly open space, free of new buildings.

I do not want to see more new buildings on the Waterfront. It is disturbing to continue to read official documents which consider the waterfront as a source of "income", from which further "developments" can be funded. I specifically do NOT support more new buildings on Sites 8, 9 and 10 on the Waterfront.

In addition, I do not want to see private ownership opportunities on the waterfront, either, nor their equivalent - 99 year leases and similar. There are precious few publicly owned open areas left in Wellington and I do not want to see one of the most beautiful of them effectively "sold off", even in part.

I believe we have asphalted too much of our city's natural areas and that we should not

continue to provide car-parking on the waterfront. Instead, any management of the the waterfront should be prioritising a more comprehensive and inexpensive Public Transport system throughout the city, so that we do not need to bring cars in on a daily basis. Dedicating more and more of our natural and beautiful spaces simply to the parking of cars is a short-sighted waste.

Non-motorised forms of recreation and business should be our priority on the waterfront.

Already, the approved building of apartments on the old Overseas Passenger Terminal site necessitates more new carparks beneath, with resultant increased traffic on the waterfront. I hope the "recession" provides time to reflect and reconsider this. I am glad the proposed Hilton Hotel on the waterfront did not acquire planning approval.

I still do not want to see another building on the Outer T of Queens Wharf after the existing shed expires.

Our Waterfront managers are not thinking in a sufficiently long-term way in their planning. As long as we intend to have a growing population for Wellington, demand for open space and pressure on existing natural parks will increase. We should not be building on our existing open spaces, particularly not on the waterfront.

Yes, our waterfront can have public facilities, such as the existing "rustic" bench seating and natural pathways and plantings, producing natural arenas. Yes, we need wind-proof litterbins and 24-hour public toilets there (as well as more of both throughout Wellington). Public toilet structures with 24-hour access should be designed into the ground floor rims of existing buildings. Facilities such as these are of benefit to the greatest range of Wellingtonians and visitors. They need not be costly and they do not justify the separate and expensive bureaucracy of Wellington Waterfront Limited (WWL).

I would like to see the waterfront directly under the control of Wellington City Council (WCC) rather than continuing with the added expense and bureaucracy of Wellington Waterfront Ltd (WWL).

Council and therefore ratepayer funds should be directed instead towards the long-term sustainable aspects of managing a priceless "asset" to our city. Examples of these (as well as others mentioned above) are:

- * continuing to clean up our harbour verges and water - reduce city-sourced discharges into the harbour; enforce sanctions for discharges from shipping; accelerate a Wellington packaging accord to reduce the source of wind-blown litter. Imagine being able to swim and boat close to the city in clean sea water, for ever. That's a long-term project we could dedicate funds to, starting now.

- * keeping Wellington's fresh sea air clean by creating such a comprehensive network of frequent, reliable, inexpensive public transport that we don't have to bring a car into the city (and wouldn't want to). We can reduce pollution now.

- * ensuring views, rather than simply "view shafts", are maintained!

* allow Frank Kitts Park to survive as a big open space and play area, containing natural arenas. Improve pedestrian and public transport access to and past it. Ensure clean public toilet facilities are provided within the existing built edge to the park, which the public can still access throughout the 24-hour day.

* employing staff to do a more frequent and effective job of clearing wind-blown litter and provide wind-proof litter bins in more places.

* providing budgets to extend the native plantings on the waterfront and training for staff to manage these planting, in particular physically weeding them.

I support the submissions of Waterfront Watch Inc.

Ann Mitcalfe
2 June 2010

Absolutely

ME HERE KI PŌNEKE
WELLINGTON CITY COUNCIL Wellington**Waterfront Development Plan 2010/2011 submission form**

We want to know your views. You can make a submission by mail, email, internet or fax.

Post: Freepost 2199, Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, Wellington

Email: WaterfrontSubmission@wcc.govt.nz

Online: www.Wellington.govt.nz

Fax: 04 801 3090

Submissions close at 5pm, Wednesday 2 June 2010.

Privacy statement:

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for the administration of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

About youAre you making a submission as: An individual Representing a group or organisation

If you are representing a group or organisation, approximately how many people do you represent? _____

Name J. Chris HORNEAddress 28 KAIHUIA STREET, NORTHLAND, WELLINGTON 6012Organisation (if applicable) N/AOrganisation role (if applicable) N/APhone Day 475 7025 Evening 475 7025Email jchorne@paradise.net.nzAge Under 18 18-30 31-50 51-65 65+ If you would like to make an oral submission to the Hearings Subcommittee, please tick this box. (possibly)
If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.**Comments**

(continue overleaf)

Thank you for the opportunity to comment.

- ① Wharewaka - good news that is being built.
- ② Taranaki Street wharf - the project seems logical.
- ③ Overseas Passenger Terminal - it is a great disappointment that this building is to be replaced by flats over shops/businesses, and the public access around the wharf's edges adversely affected.
- ④ Kumutoto public toilets - the design depicted in newspapers is more about architects making "statements" than about a practical and essential facility for toileting purposes.
- ⑤ Sites 8, 9, 10, Kumutoto - Variation 11 is a gross error in the planning of our waterfront. Variation 11 should be withdrawn.

Comments continued ...

(Use additional pages if required)

and replaced by a variation that involves NO blocking of views of Lambton Harbour from Waterloo and James Ways.

6) Queens Wharf Master Plan - good news that planning will start.

7) Temporary Projects

• tent-like fabric structure - measure market stall-holders are consulted, as well as the general public.

• ice-skating rink. No opinion at the moment.

• motor home park - timely facility.

8) Service jetty building - Kumutoto: I support this project, if design fits well with Eastbourne Ferry Terminal's historic style.

Fold here

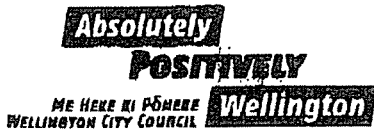
Thank you for your submission.

9) Frank Kitts Park - I will await the presentation of plans before commenting. I like Frank Kitts Park, except for part having its back to the harbour.

10) UN Studios and Wardle buildings. - I strongly oppose the placing of ANY building in, or near, Waitangi Park. In my opinion, neither the "transition site", nor the Chaffers Dock flats/Clyde Quay Boat Harbour/Overseas Passenger Terminal area, should be built upon.

J. C. Horne 2/6/2010

Fold here



Freepost 2199
Waterfront Development Plan
Council Controlled Organisations (CCOMo2)
Wellington City Council
PO Box 2199
Wellington 6140

Wellington City Council,
101 Wakefield St, Wellington
email: WaterfrontSubmission@wcc.govt.nz

10 Laurent Place
Kingston
Wellington
1st June 2010
tel 043898071
email:mgtaylor@kol.co.nz

Submission on 2010/11 Draft Waterfront Development Plan

Dear Councillors,

I have been a ratepayer and resident of Wellington since 1980. During that time I have regularly enjoyed our outstanding waterfront, mainly unaccompanied but sometimes proudly with overseas visitors. In my submission I refer to the 2010/11 Draft Waterfront Development Plan as "the Plan" and identify items with just section and headings within as page numbers seem to be missing, at least from the online PDF version. If submitters are to be given the opportunity of being heard please advise me (Tel 3898071) of the time and date of the hearing as I should like to be heard.

Yours faithfully,

Michael Taylor

Main Points

(a) 6. “Waterfront as a whole: The promenade”

The Plan should note and provide adequately for the role of the promenade as part of The Great Harbour Way. As I noted in my submission on WCC's DAP progress on the Great Harbour Way is numbingly slow and I urge WCC to give this greater priority. The biggest danger here is that the suitability of the promenade will be compromised by other decisions and developments. The Plan should at least designate a sufficiently, ideally ten, but no less than five at any point, meter, wide corridor along the length of the Waterfront (from the Clyde Quay Boat Harbour/Waitangi Park boundary in the east to the Shed 21 boundary in the west) for shared use as “*a shared pathway, designed to accommodate a range of non-motorised uses including strolling, cycling, roller-skating, scooters, pushchairs and wheelchairs.*”[Framework page 13]. As far as practicable that should run around the very edge (seaward side) of the waterfront. That corridor should be designated to be free from any building or other obstruction. One only has to look at the problems caused by shed five to see how necessary such a corridor is for the public enjoyment of the Waterfront.

(b) 6. “Waterfront as a whole: Kumutoto Toilets”

I oppose the building of these toilets unless the portion of the \$375,000 cost to be met by ratepayers can, by finding alternative funding, but not “user pays”, be reduced to the cost of a normal toilet facility, which I understand to be around \$100,000.

(c) 6. “Interim Uses: Car parking”

Facilitating the parking of private commuter vehicles, unless restricted to those which are carrying, say, three or more people, is basically incompatible with WCC's climate change policy.

(d) 6. “Interim Uses: Wellington Motorhome Park”

I support this as a temporary use provided the maximum stay is limited – particularly if demand exceeds provision. I am alarmed by the change from “campervans” to “motorhomes” since the 2009 plan as that suggests longer stay use and I believe that is inappropriate.

(e) 6. “Interim Uses: Temporary tensile fabric structure”

I would only support this if it would not increase whatever rental is charged to harbourside market stalls. This and Victoria Street market provide vital low cost supplies to the community. Furthermore, if, as reported, the cost is more than two million dollars I would not support this if it was going to be retained for less than ten years. I note that the map accompanying the Plan on the website fails to identify the affected area. In contrast Frank Kitts Park is cross hatched. To assist in public understanding and consultation the area should have been clearly marked on the map.

(f) 6. “Interim Uses: Ice-skating rink”

The location of this also seems to have been left off of the map. Unlike (e) the wording does not really help identify just where this would be, only “Queen's Wharf”. Its precise location is certainly one critical issue. I am also concerned about the practicality and energy use of an open air ice skating rink. I appreciate that anything more than a minimal structure may be unacceptable because of the potential effect on views.

Additional Points

(g) 5. "Formal public consultation"

As the Plan itself contains relatively few actual details of the planned works, it is essential and I strongly support, that there is formal public consultation including provision for submissions and hearings when details are available. To ensure the direct accountability required for items of such importance to the people of Wellington, Councillors rather than WWL should have responsibility for that. It is odd that this consultation (i.e. on the Draft 2010/11 Plan) is itself not mentioned in this section. For the sake of certainty the Plan should include a statement that each year's Draft Waterfront Development Plan will be open for public submissions and not, as may be implied here, able to be treated as just another report to Strategy and Policy with only the normal "opportunities for the public to be heard at each meeting".

(h) 6. The Projects

Unlike WCC's Annual Plan the layout and format of the Plan fails to highlight the issues on which I feel consultation is most significant – it is not until over a third of the way through that the projects are reached and the most recent ideas are left even later until "Interim uses".

(i) 6. "Waterfront as a whole: The promenade"

Although the wording of second sentence seems faulty, I do support the rearrangement of the bollards which has allowed the promenade on the eastern edge of Frank Kitts Park to be opened up. Further measures to restrict motorised vehicles would be welcome, even a simple requirement that they give way, stopping if necessary, to anyone else when on the promenade would help. Unfortunately the lack of a good prioritised route for cyclists as part of the normal traffic network means that the promenade is inevitably used for "commuter cycling" rather than just "recreational cycling". I use the former term to mean cycling between points in the quickest way – I do realise some recreational cyclists want to race and some commuting cyclists choose other than the fastest way and in that case regard them as in the opposite category. I fully support recreational cycling along the promenade and expect such cyclists to exercise enough care to be entirely compatible with other non-motorised use.

(j) 6. "Waterfront as a whole: Parking":

I support switching to an in-house arrangement. It is useful to have greater and faster flexibility for the use of these areas. That some of Wellington's most precious public land will no longer be being used for private profit is a bonus.

(k) 6. "Waitangi Precinct: Overseas Passenger Terminal (OPT)":

Noting that "the OPT redevelopment is currently scheduled to commence in the fourth quarter of the 2010/11 year", WCC must take steps to ensure that that activity does not interfere with the public's use of the eastern end of the promenade. Perhaps it is intended that most construction materials will arrive by sea, otherwise I can foresee conflict in this area..

WELLINGTON Level 14, 45 Johnston Street, PO Box 10341, The Terrace,
Wellington 6143, New Zealand. PH +64 (4) 472 0022 FAX +64 (4) 472 0023

HAWKES BAY Level 1, Farming House, 211 Market Street, Hastings,
New Zealand (Wgtn PO Box No). PH +64 (6) 873 4120 FAX +64 (6) 873 4121

By e-mail: WaterfrontSubmission@wcc.govt.nz
By fax: 801 3090

Andrew Morrison PARTNER
DD +64 (4) 498 3644 MOB 021 442 210
EMAIL andrew.morrison@mdlaw.co.nz

2 June 2010

The Chief Executive
Wellington City Council
PO Box 2199
Wellington 6140

**WELLINGTON WATERFRONT PLAN - 2010/2011 DRAFT
CHAFFERS MARINA LIMITED AND CHAFFERS MARINA HOLDINGS LTD**

1. This is a formal Submission by Chaffers Marina Ltd and Chaffers Marina Holdings Ltd which constitute the authorised owners and occupiers of Chaffers Marina.
2. Chaffers Marina Ltd and Chaffers Marina Holdings Ltd are parties to a form Agreement dated 3 March 2008 (a copy of which is **attached**) and which provides for car parking and other amenities in areas referred to in the Draft Plan.
3. This Submission formally objects to the Waterfront Development Plan and in particular that part of the Plan which is inconsistent and contradicts the specific terms of contract which Wellington Waterfront Ltd has entered into with Chaffers Marina Ltd and Chaffers Marina Holdings Ltd regarding the provision of car parking, wave screen and related matters. It is noted that:
 - (a) Page 7 of the draft Waterfront Development Plan refers to establishing on Waitangi Park a temporary tensile fabric structure. That structure would contravene the specific provisions of the above agreement. We refer you to clauses 2.2, 2.3, and advise that Wellington Waterfront is not entitled to establish any structure on Waitangi Park.
 - (b) Page 10 of the draft Waterfront Development Plan further refers to "temporary tensile fabric structure" and reports that WWL has undertaken preliminary investigations into the construction of a semi-permanent structure for the "transition" site adjacent to Waitangi Park.
 - (c) Chaffers Marina Ltd and Chaffers Marina Holdings Ltd respectfully submits that such semi-permanent structure would constitute a breach of the contract between Chaffers Marina Ltd and Chaffers Marina Holdings Ltd on the one part and Wellington Waterfront Ltd on the other concerning the provision of car parking.
4. Chaffers Marina Ltd and Chaffers Marina Holdings Ltd submits such development would constitute a contractual breach and render it impossible for Wellington Waterfront Ltd to perform its contractual obligations.

FILE:
REF: AMM2210-037

WELLINGTON Level 14, 45 Johnston Street, PO Box 10341, The Terrace,
Wellington 6143, New Zealand. PH +64 (4) 472 0022 FAX +64 (4) 472 0023

HAWKES BAY Level 1, Farming House, 211 Market Street, Hastings,
New Zealand (Wgtn PO Box No). PH +64 (6) 873 4120 FAX +64 (6) 873 4121

5. The Waterfront Development Plan should be amended to remove any reference to building on Waitangi Park and on the "transition" site adjacent to Waitangi Park.
6. This submission is filed by Morrison Daly as solicitors for Chaffers Marina Ltd and Chaffers Marina Holdings Ltd.
7. Chaffers Marina Ltd will make a Submission to the Hearings Committee in due course.

Yours faithfully
MORRISON DALY


Andrew Morrison
PARTNER

cc: Chaffers Marina, Murray Bridge, Craig Stoddart

Chaffers Marina Limited
Chaffers Marina Holdings Limited
PO Box 27555
Wellington

Attention: Craig Stoddart

RESOLUTION OF CARPARKING, WAVE SCREEN AND RELATED MATTERS

Following the recent SGM of the Marina Company and the prior endeavours of the negotiating teams, Wellington Waterfront believes the parties are now in a position to resolve matters relating to:

- The provision of carparking, storage and other amenities for the Chaffers Marina, including while the Overseas Passenger Terminal (OPT) is being redeveloped;
- A financial contribution by Wellington Waterfront to the cost of repairing the Wave Screen; and
- Seeking an extension of the term of the Chaffers Marina licence.

To that end, we have prepared a set of Agreed Terms recording how each of these matters will be dealt with.

The Agreed Terms are set out in the Appendix to this letter and form part of this letter. Once accepted, the Agreed Terms are intended to take effect as a deed between Wellington Waterfront and each Company.

If each Company accepts the Agreed Terms, we would ask that you arrange for copies of this letter to be signed and returned to us.

We also note the following other matters that are relevant to the overall position

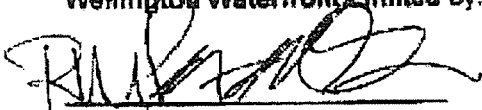
Wellington Waterfront will in accordance with the agreed terms:

- Procure the OPT developer to ensure that, during the period of the OPT redevelopment, appropriate access to the Chaffers Marina will be preserved;
- Maintain Service Parking close to the Chaffers Marina ideally on the western side of the OPT deck and as near as is practicable to the Chaffers Marina manager's office;
- Permit the Marina Company to take an assignment of Wellington Waterfront's lease of the ground floor retail tenancies in the OPT in circumstances where Wellington Waterfront does not intend to renew such lease, but the Marina Company would like to;

Offer those marine service businesses currently located in the existing OPT building an opportunity to relocate to reasonably proximate premises while the OPT redevelopment takes place. Wellington Waterfront will offer the aforesaid businesses an opportunity to take up space in the redeveloped OPT.

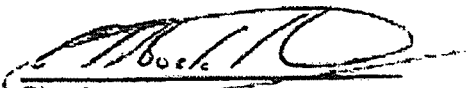
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Signed for and on behalf of
Wellington Waterfront Limited by:


Director

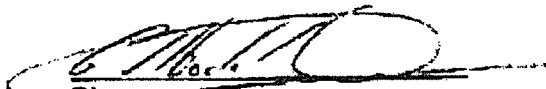

Chief Executive Officer


Signed for and on behalf of
Chaffers Marina Limited by:


Director
CT Stoddart


Director
MURRAY BRIDGE

Signed for and on behalf of
Chaffers Marina Holdings Limited by:


Director
CT Stoddart


Director
MURRAY BRIDGE

Dated: 03 03 08

**APPENDIX
AGREED TERMS**

1 DEED OF LICENCE

The Deed of Licence of Chaffers Marina dated 24 May 1993 between Wellington Waterfront (previously Lambton Harbour Management Limited) and the Marina Company (Deed of Licence) is intended to continue in full force and effect and, unless specified otherwise in these Agreed Terms, is not varied by these Agreed Terms. In the event that the current proposed OPT redevelopment does not proceed (and pending any further redevelopment proposals), Wellington Waterfront agrees that it will provide no less than 70 carparks, comprising 30 located in area 'D' carparks located as per Clause 2.1(a) and not less than 40 located on the OPT wharf, of which not less than 15 shall be located on the western side, in addition to the 10 service carparks located in accordance with Clause 2.2, for the use by the berth holders and the Marina Company in connection with the use and operation of the Chaffers Marina. In the event that a further redevelopment proposal is advanced for the OPT, Wellington Waterfront confirms that no less than 70 carparks, located in accordance with Clause 2.3, in addition to the 10 service carparks, located in accordance with Clause 2.2, will be made available for the use of the marina.

2 CARPARKING

2.1 General Carparking

Wellington Waterfront will, during the remaining term of the Chaffers Marina licence (including as it may be extended) provide, at no charge, 70 Carparks for the use of Authorised Users while they use, or provide services related to, the Chaffers Marina.

(a) 45 of those Carparks will be:

(i) located within the shaded area marked "A" on the accompanying map; and

(ii) for the exclusive use of Authorised Users for the above purposes 24 hours, 7 days a week.

(b) 25 of those Carparks will be located within the combined shaded area marked "B1" and "B2" on the accompanying map on the basis that:

(i) during the period 6.00am to 10.00am, 7 days a week, the Carparks located within the shaded area marked "B1" will be for the exclusive use of Authorised Users for the above purposes; and

(ii) outside the period referred to in (i) above, Authorised Users (also free of charge, if for the above purposes) and the general public may use the carparks in the combined shaded area on a "first come, first served" basis.

Handwritten signature and initials

2.2 Service Parking

Wellington Waterfront will, during the remaining term of the Chaffers Marina licence (including as it may be extended) also provide, at no charge, 10 "drop-off, pick-up and service parks" for the use of Authorised Users while they load and unload marine supplies and undertake marine related services at the Chaffers Marina. Those Carparks will be:

- [
- (a) located within the shaded area marked "C" on the accompanying map; and
 - (b) for the exclusive use of Authorised Users for the above purposes 24 hours, 7 days a week; and
 - (c) to the extent reasonably practicable all 10 of the "drop off, pick up and service parks" will be located on the western side of the OPT deck and in the event that it is not reasonably practicable to locate all 10 of such parks on the western side of the OPT deck a minimum of 5 of those Carparks will be located on the western side of the OPT deck. All Carparks located on the western side of the OPT deck will be located proximate to the Chaffers Marina manager's office, bearing in mind that:
 - (i) tenants of ground floor space in the OPT will have exclusive use of parking that is immediately adjacent to their tenancy;
 - (ii) Wellington Waterfront intends to lease ground floor space in the OPT for the purpose of providing a manager's office that has frontage onto the western side of the OPT deck.

The remaining Carparks will be located on the eastern side of the OPT deck immediately adjacent to the access points in the redeveloped OPT between the western side of the redeveloped OPT and the eastern side of the redeveloped OPT.

However, Service Parking on the wharf deck will not be available during the redevelopment of the OPT.

2.3 Relocation of Carparking

[Wellington Waterfront may, following consultation with the Manna Company for a period of 10 business days, relocate the Carparks it provides to the Manna Company in order to accommodate redevelopment of, or other uses affecting, the surrounding area provided that:

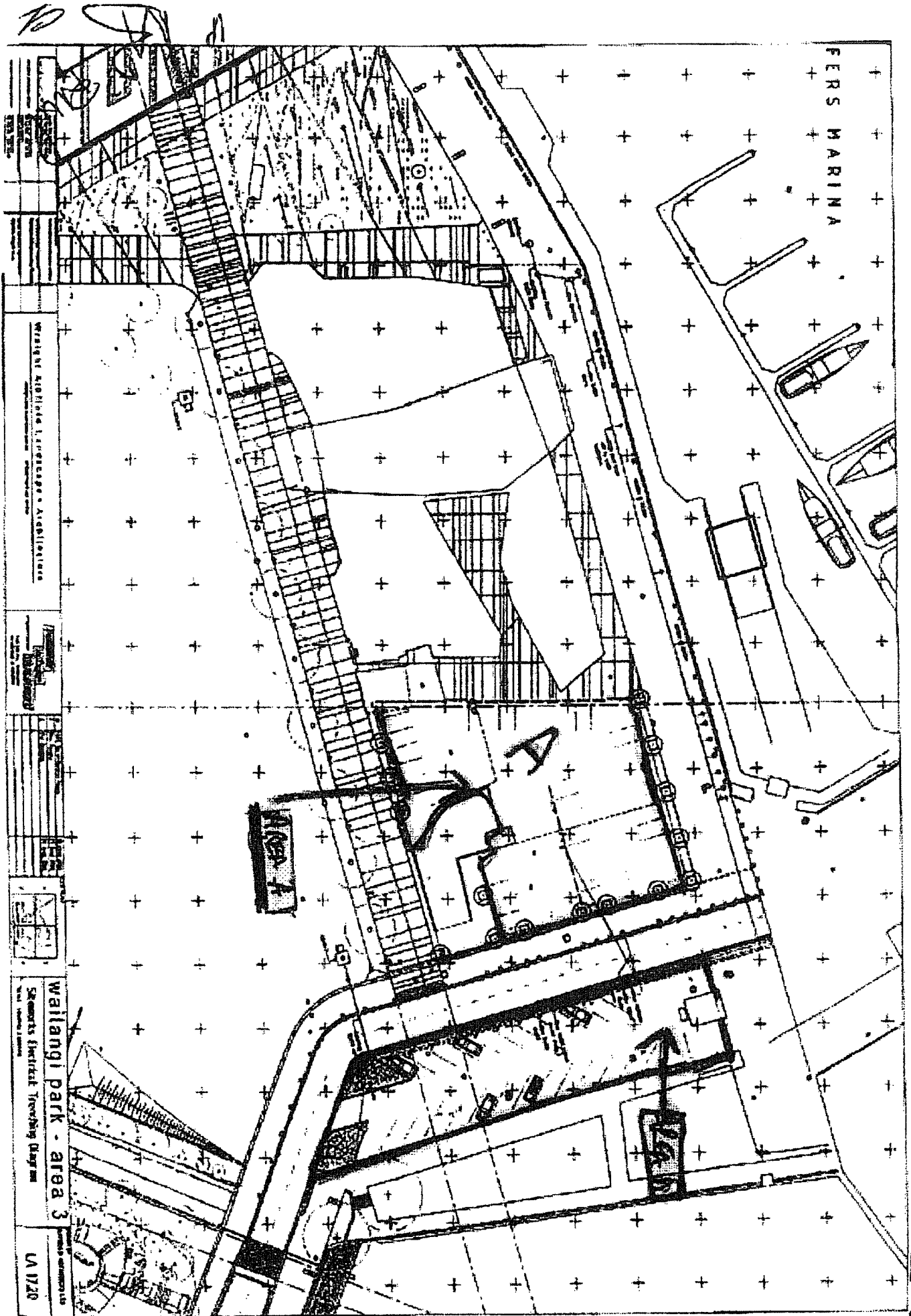
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- (a) in any event Wellington Waterfront shall give reasonable prior notice to the Manna Company of any wish to relocate such Carparks; and
 - (b) in every case ensure that the relocated Carparks are located within the shaded area marked "E" on the accompanying map and as many Carparks as practicable are relocated to within the shaded area marked "A" and "D" on the accompanying map.
- [

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7 RELOCATION OF CHAFFERS MARINA AMENITIES

- 7.1 Wellington Waterfront may require the Marina Company to cease using all or any of the Chaffers Marina manager's office, the toilets, showers, washroom and/or any storage facilities currently in use in relation to the Chaffers Marina in order to accommodate redevelopment of the OPT.
- 7.2 In the event that Wellington Waterfront exercises the right contained in clause 7.1, Wellington Waterfront will (until such time as the OPT redevelopment is completed and those amenities, facilities or premises (as the case may be) are again provided from the OPT wharf):
- (a) provide temporary accommodation for the marina office and existing amenities (showers, toilets and laundry) and as near as is practicable to the marina and within the shaded area marked "D" on the accompanying map;
 - (b) procure that continuity of water, power and telecommunications to berths is not adversely affected during the construction phase of the redevelopment;
 - (c) provide temporary storage lockers for berth holders whose storage lockers are displaced by the redevelopment work similar in all dimensions than the displaced lockers in an area immediately behind the temporary marina office facilities (referred to in (a) above), except that, in the case of dinghy storage, the Marina Company will make its own arrangements for such storage on the Chaffers Marina piers; and
 - (d) offer to those marine service businesses currently located on the OPT wharf and in the OPT building, an opportunity to relocate to reasonably proximate temporary premises within the shaded areas marked "D" and "B2" on the accompanying map or within the Waitangi Park precinct either adjacent to the marina, or in Barnett or Herd Street.
- 7.3 Wellington Waterfront will procure that the OPT developer consults with the Marina Company in the course of the preparation of the Construction Management Plan and the Traffic Management Plan required by the conditions of any resource consent for the redevelopment obtained by Wellington Waterfront.
- 7.4 Wellington Waterfront agrees that any existing marine service tenants currently located on the OPT wharf who are to enter into a long term lease of premises in the redeveloped OPT building will be charged a rental appropriate to the business to be undertaken by that tenant from those premises in this location, calculated as if they were in an area designated for the use of such marine service businesses. If such a tenant considers that the proposed rental does not comply with this requirement, either the tenant or Wellington Waterfront may submit that matter to be fixed by mediation or arbitration (as the case may be).
- 7.5 Once the OPT redevelopment is completed, Wellington Waterfront will arrange for permanent storage lockers to be built adjacent to the low level Chaffers

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to
MS

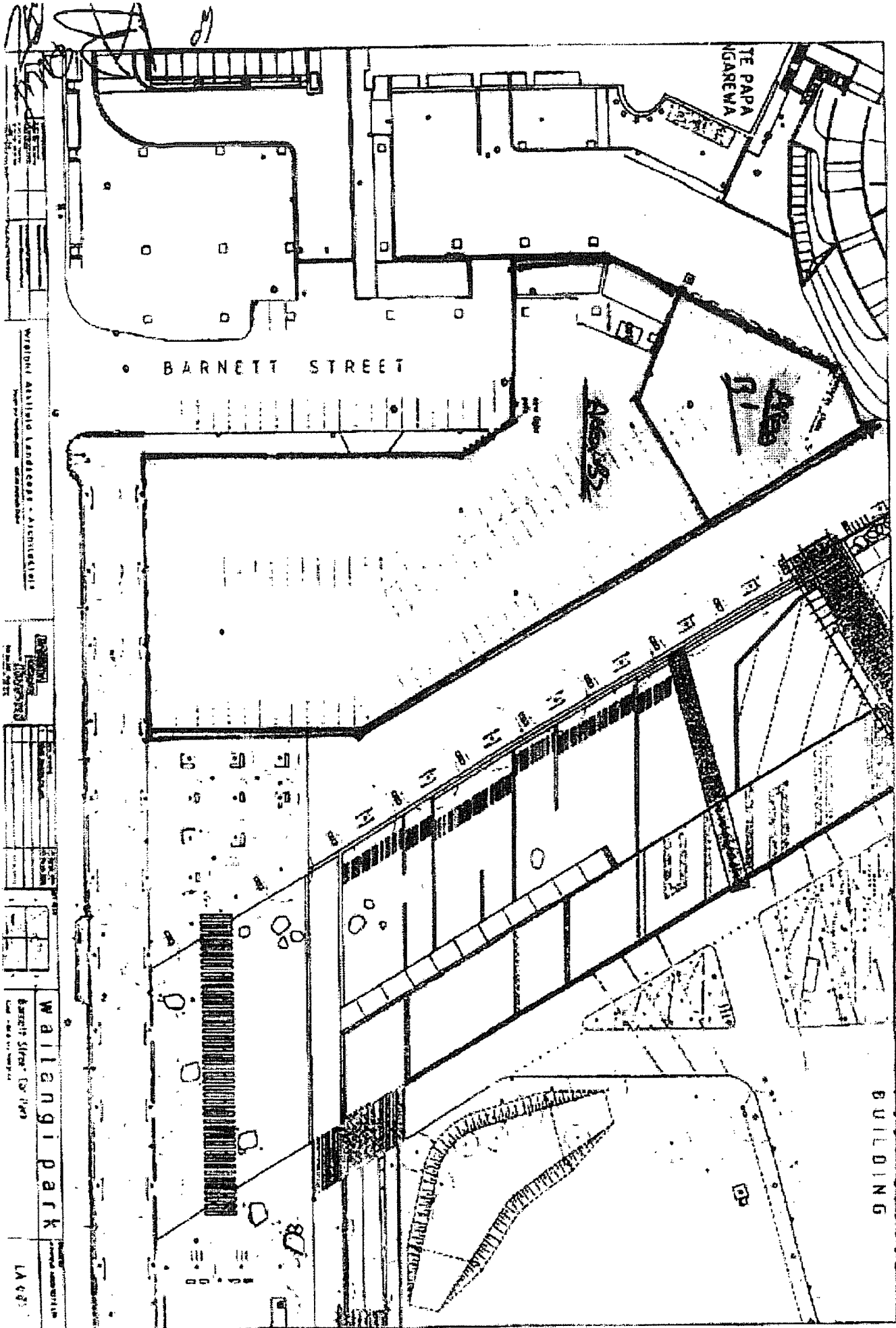


10

Weighted Architectural Landscape - Architectural

Wallangi park - area 3
 Scenario's Electrical Working Diagram

LA 1120

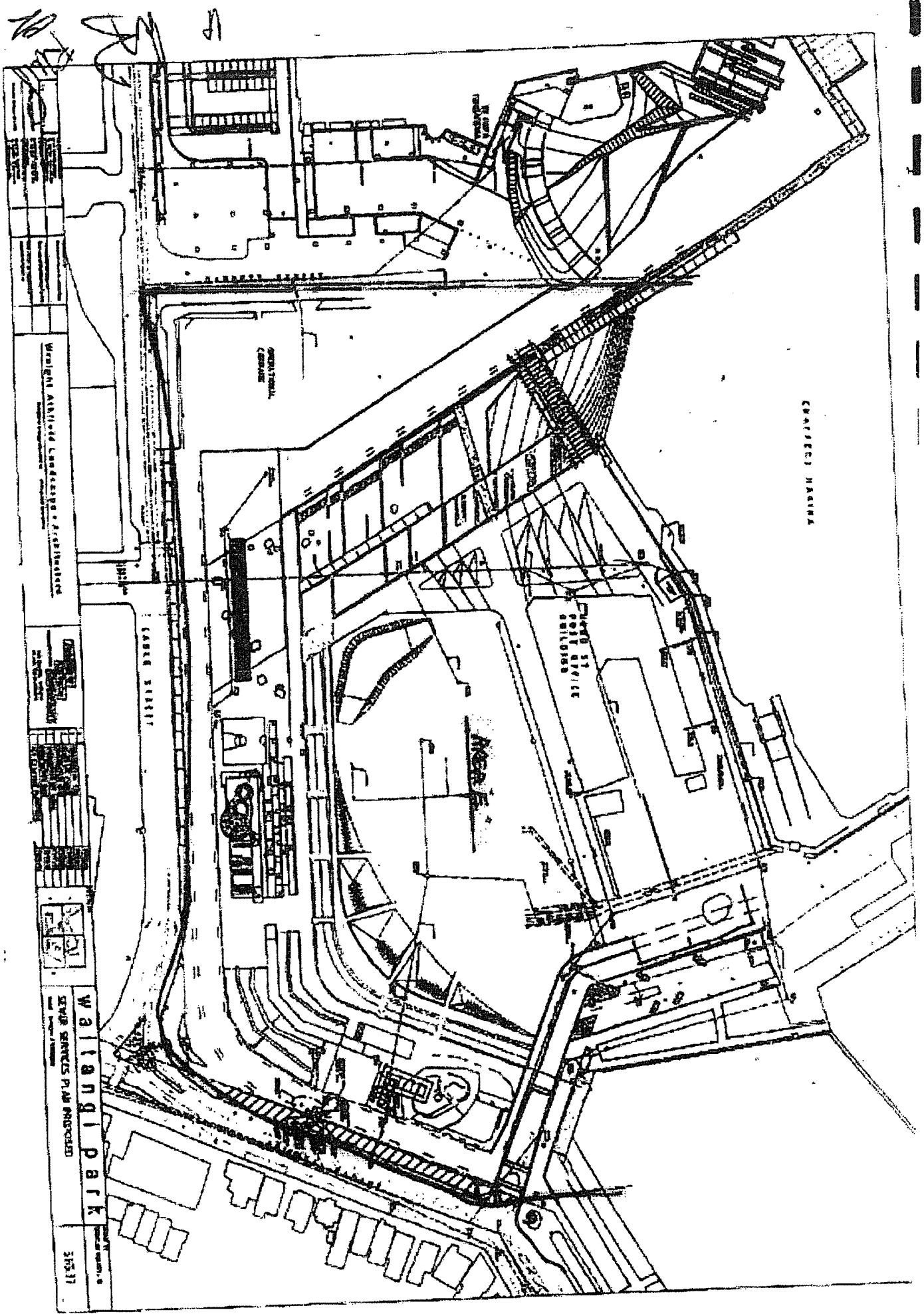


Wairori Analysis Landscapes - Architects
 Project: Wallangi Park - Wallangi Park
 Date: 01/06/02

Scale: 1:500
 Date: 01/06/02

Wallangi Park
 Barnett Street - 10/100
 LA 4/01





Wright Architects Landscape & Architects
 1000 10th Ave
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.wrightarchitects.com

LAURE STREET

CONCRETE MAKING

PLANT OFFICE
 BRITISH

Waikanae Park
 SEWER SERVICES PLAN PROPOSED

3/15/17

OVERSEAS DESIGN FOR INTERNAL

Waterfront Development Plan 2010/2011 submission form

We want to know your views. You can make a submission by mail, email, internet or fax.

Post: Freepost 2199, Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, Wellington
Email: WaterfrontSubmission@wcc.govt.nz
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Submissions close at 5pm, Wednesday 2 June 2010.

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About you

Are you making a submission as: An individual Representing a group or organisation

If you are representing a group or organisation, approximately how many people do you represent? 439 e mails!

Name SAM BLACK

Address 320 Mansfield St. Newtown Apt 240

Organisation (if applicable) SCAR

Organisation role (if applicable) Vice-President

Phone Day 7 Evening 021-277 87 287

Email NowBlack81@yahoo.co.nz

Age Under 18 18-30 31-50 51-65 65+

If you would like to make an oral submission to the Hearings Subcommittee, please tick this box.

If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.

Comments

(continue overleaf)

This is wonderful!
I support the beautiful Mayor.
The city is vibrating!
Internationally known as
a gay fun rugby place.
and we can afford it!

Comments continued ...

(Use additional pages if required)

I love the mayor
and want a ice
rink in Courtney place
like her mate (says
Bob Jones & Rex)

Fold here

Thank you for your submission.

Fold here

Absolutely
POSITIVELY
ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL **Wellington**

Sorted by
NEW ZEALAND POST
17 MAY 10 610-11 01138



Freepost 2199
Waterfront Development Plan
Council Controlled Organisations (COCMO2)
Wellington City Council
PO Box 2199
Wellington 6140

Waterfront Development Plan 2010/2011 submission form

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About you

Are you making a submission as: An individual Representing a group or organisation

If you are representing a group or organisation, approximately how many people do you represent? 17% of the population

Name Alexia Pickering

Address 2A Civic Chambers, 25 Lower Cuba St, Wgtn

Organisation (if applicable) _____

Organisation role (if applicable) _____

Phone Day 699 0725 Evening _____

Email alexia.pickering@clear.net.nz

Age Under 18 18-30 31-50 51-65 65+

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If you wish to make an oral submission, we will arrange a time for you to come and talk to Councillors sometime in early June 2010.

The Wharewaka and Taranaki Street Wharf

The public space surrounding the Wharewaka needs to be accessible to all users. This must include the terracing around the enlarged lagoon. Paths and steps can be intertwined as per the example at Frank Kitts Park. The new terraced steps by the Meridian building have no wheelchair access to the edge of the lagoon. Please make sure that this time the design of the terrace is accessible to everyone.

It is noted that the planning document on page 7 makes reference to "The construction of a bridge landing from the City to Sea Bridge in the Odlin plaza is planned to be completed as a second stage of this project" The site map shows the original design that incorporates steps at the end. Numerous submissions in an earlier consultation period pointed out that a bridge is a building under the Building Act and must be accessible to all users regardless of their level of mobility. The solution is that when landscaping along Cable Street a simple stylish ramp should extend from the lower section of the Para Matchett Bridge and lead in the direction of Te Papa keeping the design compatible and harmonious with the landscape. This would be a less costly solution than that proposed by WWL. We do not want another

Frank Kitts Park and Chinese Garden

This park is multifunctional. Because of its terrain it can fulfil many functions that the flat surface of Waitangi Park cannot. I have attended so many activities at FKP like the NZSO, the Chinese parade, concerts etc. The amphitheatre style seating provides for those with restricted mobility who are unable to sit on the ground as one is expected to do at Waitangi Park. FKP has places where one can shelter from North and South winds. Opening it up to the prevailing nor'west wind is crazy. The citizens of Wgtn are not aware that the plan is to flatten it and remove all the existing stonework that is an enduring and attractive feature of FKP. Has WWL studied the wide variety of activities that take place in FKP that could not be accommodation at Waitangi Park. They compliment each other.

The Chinese Garden should be placed somewhere more appropriate and suitable for its purpose. I understand that even the Chinese community would not like to see FKP demolished in order to accommodate their facility. A pole needs to be conducted among the Chinese community (not just members of WCGS) on whether they agree with the demolition of FKP with all its current uses. The Hamilton Botanical Gardens has an excellent example of a Chinese Garden which many visitors enjoy. Could a space be found in the Wgtn Gardens for this proposal?

Berthing strategy

Last year Sailability held a Regatta at Queens Wharf but before doing so a ramp we required to get sailors with disabilities from the wharf to the yachts at the floating pontoon. Fletchers built a fully code compliant structure and were prepared to leave it in place so people with disabilities could access Fergi's Canoes. Nobody wanted it so it was removed.

The question has to be asked how committed is the WWL to accessibility. I can find no reference in the 2010/11 Waterfront Development Plan to ensuring that all projects meet the accessibility needs of all members of the Wellington community.

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