

DRAFT NORTH KUMUTOTO DESIGN BRIEF SUBMISSION FORM

To have your say:

- Please fill out this submission form and post it back to us by **5PM, MONDAY 5 NOVEMBER** (no stamp required) *or*
- Make a submission online in the 'Have your say' section at Wellington.govt.nz

Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS	
Mr / Mrs / Ms / Miss / Dr (Please circle which applies)	
First name*	Last name*
Street address*	
Suburb	City
Phone/mobile	Email

* Mandatory fields

I am making a submission		<input type="checkbox"/> As an individual	<input type="checkbox"/> On behalf of an organisation
Name of organisation	Waterfront Watch Inc. P.O. Box 19045		
I would like to make an oral submission to the committee considering the proposal in November.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, provide a phone number above so that a submission time can be arranged.		4728417 Pauline Swann	
<input type="checkbox"/> Please tick if you would like to be added to our mailing list, so you can receive information on developments in north Kumutoto			
<input type="checkbox"/> Please post information to me at the above address		<input type="checkbox"/> I would prefer to receive information by email.	

Privacy statement: All feedback (including name and contact details) may be published and made available to elected members and the public. Personal information will also 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.

GIVE US YOUR VIEWS ON THE DRAFT DESIGN BRIEF

INCREASED AMOUNT OF PUBLIC SPACE IN NORTH KUMUTOTO
Site 8 is to be developed as public open space rather than being built on.
What are your views on this? What activities would you like to see here?
See attached.

REDUCED SIZE OF POTENTIAL BUILDINGS IN THE AREA
New buildings on sites 9 and 10 will be of a scale that reduces their impact on the surrounding area. The building development envelopes are now:
■ Site 10 (between the Whitmore Street gates and Shed 21) – 4 storeys (22m) with the building form reading as more than one building, and with a setback of at least 9m on the seaward side to allow for pedestrian movement and servicing
■ Site 9 (south of the Whitmore Street gates alongside Customhouse Quay) – 4 storeys (19m) stepping down to 3 storeys (16m) on the south side.
What are your views on this aspect of the design brief?
Do you think the reduced scale of the building envelopes is more in keeping with the surrounding area?

BALANCING NEEDS

We see the need for a balance between public open space and new building development in north Kumutoto. At the moment the area is exposed to the elements and has little shelter available. The brief recognises that buildings can help to provide more sheltered, comfortable, higher-quality public spaces that attract people to the area.

To what extent do you think the principles outlined in the brief for open spaces and buildings (see sections 3 and 4 of the brief) reflect the desired balance?

FUNDING FOR PUBLIC SPACES AND OTHER IMPROVEMENTS

The Council has budgeted on the basis that the development and enhancement of public open space in this area (and other improvements such as wharf strengthening) will be funded from the commercial proceeds of new building development. This approach helps ensure affordability and reduces the impact on Wellington City ratepayers.

What are your views on this approach?

1st fold here – fasten here once folded

OTHER COMMENTS

Do you have any other comments or suggestions on the draft design brief?

Feel free to attach additional information.

PLEASE RETURN YOUR FEEDBACK FORM AND ANY ADDITIONAL INFORMATION YOU WISH TO SUBMIT BY 5PM, MONDAY 5 NOVEMBER 2012.

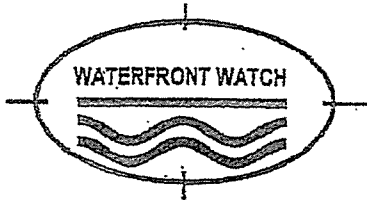
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Absolutely
POSITIVELY
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WELLINGTON CITY COUNCIL **Wellington**
PO Box 2199, Wellington, New Zealand



Freepost WCC
North Kumutoto Draft Design Brief (COCM02)
Wellington City Council
PO Box 2199
Wellington 6140



WATERFRONT WATCH INC

PO Box 19045, Courtenay Place, Wellington

Founded in 1995

waterfrontwatch@xtra.co.nz

5th November 2012

Submission: The future of North Kumutoto: Consultation on a Draft Design Brief for building and open space developments.

**Waterfront Watch Inc
P O Box 19045, Courtenay Place
Wellington 6149**

This submission is on behalf of Waterfront Watch and we wish to be heard.

Before starting this submission on behalf of the Waterfront Watch committee would like to place on record our appreciation of the meetings we have had with Teena Pennington and Brian Hannah and also to Martin Rogers and his team who invited me to represent our organisation at the forum on Thursday 1st November

The brief provides for up to 100% site coverage which we consider is excessive and during the Environment court hearing points were made that it would be more desirable in breaking up the mass into smaller units which would provide for a more interesting range of open spaces.

We do not agree with the comment on the feedback form: "the brief recognises that buildings provide a more sheltered, comfort and high quality public space that attract people to the area". This overlooks the fact that shelter, comfort and high quality public spaces can be designed in the absence of buildings.

Evidence of this are Frank Kitts Park and Waitangi Park which attract thousands of people ie Teddy Bears Picnic, Dragon boat races, Concerts, Festival of the Art activities, kayaking, fishing, paddle boats, rowers, crocodile bikes, cycling, Saturday/Sunday markets, sculptures, pop up art, etc. We understand that the "temporary" ice skating rink under the sails on Queens Wharf attracted 22,000 and we presume a boost to the revenue.

In our opinion, and from feed back from members and friends, there is still too much emphasis upon built form and active building edges as the defining factors in the design of open spaces – there is no reason why open space design should not come first with built form responding to the design of open spaces. There is a strong suggestion in the brief that the architecture of buildings will come first and open space will be designed within that area left over.

The prospect of 100% coverage of Site 10, even with the 22 m height constraint, will form an unacceptable visual and physical barrier between the CBD and

waterfront and will not relieve the "canyon effect" between Site 10 and the Post Office building.

There is no justification for assuming that the footprints of former industrial buildings that once occupied the site (which was part of Mr MacIndoe's power point presentation at the forum) are relevant in terms of current needs as these buildings were relevant to a working port which of course is now Centreport where the Harbour Board moved and returned the waterfront to the people of Wellington.

Wellington has one of the most beautiful harbours in the world and with the commencement of the cruise ship season, we can only imagine what visitors would rather see when they walk down Waterloo Quay and turn into Kumutoto, not just the boats, Eastbourne Ferry Terminal but Mt Victoria and the Monastery, not just glimpses through the "view shafts" of two 4 storey office buildings. We can only imagine how they would prefer a recreation area with a variety of green spaces, shelter, seats, artisans workshops and access to the hiring of cycles, scooters, crocodile bikes etc to continue on to Te Papa and Oriental Bay.

At the forum from comments from the floor it was very obvious that the Campervan Park was providing a destination much needed in the city and with the current provisions of toilets and shower block, this site could be much improved with the provision of native plantings and a small play area and we support the suggestion of a small building providing tourist information, etc. As referred to above the siting of a permanent ice skating rink in this area would also be a great attraction taking into account the closeness of the Railway/Bus stations and the Back Packers Hostel.

Would also like to quote from a letter sent to our organisation by a member. *While this consultation is intended to focus on Kumutoto it does give scope for comment on the whole waterfront debate. Wellington has a great opportunity to develop a waterfront park from the Station to Oriental Bay which will only be 200 metres from all of the CBD area. The council wants to increase tourism, promote events, facilitate walking, cycling etc and this plan would meet these objectives. A key to attracting high Tech industries is being able to attract high calibre staff - a quality life style is important to them. The waterfront gives an edge.*

Funding.....Wellington City Council must remember that the waterfront is public space. At the Town Hall meeting 12 years where there was over 2000 people and the vote was overwhelming to change the status of the waterfront to a reserve. This would bring it in line with other protected areas like the Botanic Gardens, Town Belt, Trelissick Park and Otari/Wilton Bush where no private buildings are built to fund the Parks and Reserves Department.

Balance between building and open spaces should not be unduly influenced by the need for revenue but more by Wellingtonians long term needs. With the high growth of office and apartments in the City, Railway and Centreport precincts it suggests a future for more recreational space. Already there are

many lunch time workers who take part in sport on the waterfront and like the Town Belt its value is incalculable.

On Page 18 of the Framework it says "Public Space development does not depend for funding on commercial development" and would also like to quote from the Dompost Editorial 15th August 2009 "Decisions taken now on the waterfront will define its character and that of the city for at least a hundred years. That is why it is so important to get it right and deliver what the citizens want even if it means taking more time than the supporters of Variation 11 would like."

Finally over the years many overseas consultants have been invited here, Ann Breen and Dick Rigby of the Waterfront Centre in Washington DC, Jan Gehl, a Danish Architect and Cathy Simon an American Architect and all were agreed what an asset our waterfront was and should be the major "green" space in Wellington and the Council appointed Community Consultative Committee in its 1996 report said "Public space area should be designed in detail and developed first, with commercial development to follow.

In conclusion Waterfront Watch is committed to preserving this resource for the people of Wellington and whilst we will support appropriate development that enhances public spaces and usage, we will question any excessive development that seeks to privatise and restrict public access, remove views and viewshafts, downgrades our heritage or introduces excess shading or wind issues. The waterfront is predominantly a public area, a place owned by all Wellingtonians.

Yours sincerely

Pauline Swann on behalf of Waterfront Watch Committee

033

Nicole Tydda

From: Sherilyn Hinton
 Sent: Monday, 5 November 2012 10:45 a.m.
 To: Nicole Tydda
 Subject: FW: Second submission re North Kumutoto - oral submission
 Importance: High

Hi Nicole

Not sure if this person is already on the oral subs schedule? If not, he wants to be heard. Are you ok to tee him up for a slot?

thanks
 Sherilyn

From: Ian Hunter
 Sent: Monday, 5 November 2012 10:27 a.m.
 To: Deborah Howse; Chris Brown; Anusha Guler; Andrew MacLeod; Sherilyn Hinton
 Subject: FW: Second submission re North Kumutoto

Just to keep you up to speed with this one!

From: Michael Gibson [mailto:michaelpcgibson@hotmail.com]
 Sent: Monday, 5 November 2012 10:05 a.m.
 To: Garry Poole
 Cc: Iona Pannett; Helene Ritchie; Info at WCC; Celia Wade-Brown; Celia Wade-Brown; Andy Foster; Ian Hunter
 Subject: Second submission re North Kumutoto

SECOND SUBMISSION RE DRAFT DESIGN BRIEF FOR NORTH KUMUTOTO

This submission is written with the benefit of having exchanged emails with Council officers Mr Andrew Macleod & Mr Ian Hunter which I attach below.

I remain with the fear that the North Kumutoto consultation process has been hijacked by officers of Wellington City Council or employees of Wellington Waterfront Ltd & that unauthorised arrangements have been made with third parties without the proper sanction or approval of the elected members of the Wellington City Council.

In any case, consultation on the existence or nature of further buildings on the Wellington Waterfront should not be prejudiced in any way - let alone by stating in the North Kumutoto consultation documents that the Council is "committed to....the development of buildings on Sites 9 and 10..."

Because of this flawed approach I submit that the Council should resile from its current consultation on North Kumutoto & return the matter for full consideration by elected members.

I wish to be heard at the meeting where this submission is to be considered.

SIGNED

Michael Gibson
 7 Putnam Street
 Northland
 Wellington 6012
 Tel 4757545

APPENDIX: COPY OF EMAILS DATED 1/11/12 & 5/11/12

From: michaelpcgibson@hotmail.com
 To: ian.hunter@wcc.govt.nz
 CC: iona.pannett@wcc.govt.nz; helene.ritchie@wcc.govt.nz; garry.poole@wcc.govt.nz; celia.wade-brown@wcc.govt.nz; mayor@wcc.govt.nz;
 andy.foster@wcc.govt.nz
 Subject: Council NOT "committed" - My Urgent O.I. Request re North Kumutoto
 Date: Mon, 5 Nov 2012 10:02:40 +1300

Dear Mr Hunter - thank you for these references.

I can safely sum up by saying that it is UNTRUE to state that the Council is "committed to....the development of buildings on Sites 9 and 10...."

It follows that the consultation documents present an unfair, unreliable & prejudiced view of the situation at North Kumutoto.

It also follows that potential submitters have been misled on a fundamental matter & might have been deterred from making a submission because of this.

In due course the question will need to be answered as to whether Council officers or employees of Wellington Waterfront Ltd. have "committed" the Council in any unauthorised way in respect of any building at North Kumutoto.

In the meantime I trust that further action re any buildings will cease until the consultation & resource consent process has been fully & properly completed.

With kind regards,

Michael Gibson

5/11/2012

From: Ian.Hunter@wcc.govt.nz
To: michaelpcgibson@hotmail.com
Date: Mon, 5 Nov 2012 09:03:57 +1300
Subject: RE: My Urgent O.I. Request re North Kumutotu

Dear Mr Gibson,

Further to your email received on Friday 2 November 2012 requesting information relating to the North Kumutotu site, the following links to the Council's website should provide the information you are seeking and show the Councillors voting record.

- The relevant Strategy & Policy Committee meeting was on the 12 June 2012, see http://www.wellington.govt.nz/haveyoursay/meetings/committee/Strategy_and_Policy/2012/12Jun0915/agenda.html
- The Waterfront Development Plan committee report can be found here http://www.wellington.govt.nz/haveyoursay/meetings/committee/Strategy_and_Policy/2012/12Jun0915/pdf/Report_4_Waterfront_Development_Plan.pdf
- The minutes from that meeting can be found here http://www.wellington.govt.nz/haveyoursay/meetings/committee/Strategy_and_Policy/2012/12Jun0915/pdf/12_June_2012_minutes.pdf (The resolution regarding the Waterfront Development Plan is detailed on pages 20-21 of these minutes.)
- The Council meeting where this was all adopted was 27 June 2012, see <http://www.wellington.govt.nz/haveyoursay/meetings/title/Council/2012/27Jun1730/agenda.html>
- The minutes from that Council meeting can be found here http://www.wellington.govt.nz/haveyoursay/meetings/title/Council/2012/27Jun1730/pdf/27_June_2012_minutes.pdf (The Waterfront Development Plan is reference can be found on page 17 of these minutes.)

Regards,

Ian Hunter
Issues Resolution Office.

From: Michael Gibson [mailto:michaelpcgibson@hotmail.com]
Sent: Thursday, 1 November 2012 9:08 p.m.
To: Andrew MacLeod
Cc: Iona Pannett; Helene Ritchie; Ian Hunter; Info at WCC
Subject: My Urgent O.I. Request re North Kumutotu

Dear Mr MacLeod - it might be helpful if I confirmed in writing the O.I. request which I made at this evening's "consultation" meeting in the Council's Committee Room Number One.

As you will recall, I claimed urgency in terms of the legislation on the grounds that the "consultation" meeting was taking place less than four days (actually less than two working days) before the deadline for me to have made my submission.

At the meeting I referred to the statement on the front page of a document which was made available to those attending ("THE FUTURE OF NORTH KUMUMOTO: CONSULTATION ON A DRAFT DESIGN BRIEF FOR BUILDING AND OPEN SPACE DEVELOPMENT").

The statement was that: "The Council has committed to completing the development of north Kumumoto. This includes the development of buildings on Sites 9 and 10...."

My request was for the exact Council resolution or decision by which it had become "committed to.....the development of buildings on Sites 9 and 10..."

As you will also recall, the relevant portfolio leader, Cr. Pannett, made a comment on my request that there were "many different views within the Council" regarding the development of the two buildings.

This implies that there was a divided vote on the matter - therefore I request (but not under "urgency") all records of the voting which "committed" the Council to "the development of buildings on Sites 9 and 10".

Although I cannot believe that any of the sixty-odd who attended the Meeting (let alone yourself) can be in any doubt about my question I hope that this helps and also that it saves some of your valuable time in letting me have the answer.

With my kind regards,

Michael Gibson

5/11/2012

74 Elizabeth Street
Mt Victoria
Wellington
5 September 2012

North Kumutoto Draft Design Brief (COCMO2)
Wellington City Council
P O Box 2199
Wellington

Submission on the Draft North Kumutoto Design Brief

Along with many of those who attended the public meeting on the Draft Design Brief last Thursday, I am appalled that the Wellington City Council has come up with plans for more buildings on this area of the Waterfront, so soon after Waterfront Watch's successful appeal to the Environment Court (the Variation 11 'body' is hardly cold in the ground!). In rejecting that ill-conceived change to the District Plan, the Environment Court Judge said that buildings could be built in North Kumutoto, but not that they should be built there. It is clear from surveys and submissions that the majority of Wellingtonians do not want them there.

What is this council obsession with building over the precious open space of our waterfront (the main beneficiaries of which are a handful of developers)? Why can't we leave some options open there for future generations? Putting buildings on every available site takes away those options. I therefore support a moratorium on any new buildings on the waterfront for the foreseeable future.

Although financial information on waterfront developments is difficult, if not impossible, to obtain (even for councillors!), past experience indicates that they will be subsidised by ratepayers. Is it appropriate for the council to be pushing for such buildings in competition with existing building owner ratepayers elsewhere in the city? Apart from the loss of public ownership and open space of the waterfront, more commercial buildings there will not be in Wellington's wider economic interests.

With regard to the Design Brief, I note the proposed building on site 9 cuts out the view shaft from Balance Street. While I am aware that the view shaft from Ballance Street is not currently protected in the District plan, a building on site 9 takes away the future option of protecting that view shaft in the District Plan. The "harbour Capital" has lost too many public view shafts of the harbour and we can't afford to lose any more.

With regard to the *North Kumutoto Design Brief Draft for Consultation*, it states: "We know some would like to see the remaining space set aside as public open space..." . "Some"? This statement utterly fails to recognise where the weight of public opinion lies on this issue. Public surveys have shown that the overwhelming majority of people in Wellington want the waterfront's open space protected.

The Draft for Consultation also refers to a "balanced approach" to remaining development of North Kumutoto. One has to question how 100% coverage of two of the largest sites with buildings, with only the smallest site left as open space (which is required by the Court anyway), can be called "balanced".

I completely fail to see how building more office buildings on the waterfront will make it a "vibrant, lively, safe, attractive and people centered place".

The Draft says that North Kumutoto has "strong connections to the central business district". How so? The area now known North Kumutoto was always part of the port of Wellington. My father worked as a shipwright for the Union Steam Ship Company and had his carpenters shop there. It has never been part of the CBD and with an extremely busy six lane highway of Custom House Quay cutting it off from the rest of the city, it never can be part of the CBD .

The reference to the development and enhancement of open space being funded from the proceeds of new building developments is not consistent with the Waterfront Framework. Page 18 of which states: "Public open space development does not depend on funding from commercial development".

As for "reducing the impact on ratepayers" this could be done by winding up Waterfront Ltd and bringing its responsibilities 'in house' to the council. A board of directors, a chief executive, and separate bureaucracy are not needed to manage the Botanic Gardens or Town Belt. Why are they needed to manage the waterfront?



David Lee
(davidjohnlee@hotmail.com)

Nicole Tydda

From: Mary.Munro@xtra.co.nz
Sent: Saturday, 3 November 2012 4:14 p.m.
To: BUS: Waterfront Brief
Subject: North Kumutoto Design Brief

The following details have been submitted from the North Kumutoto Design Brief form on the www.Wellington.govt.nz website:

First Name: Mary
Last Name: Munro
Street Address: 1 Orari Street
Suburb: Ngaio
City: Wellington
Phone: 04 4793 363
Email: Mary.Munro@xtra.co.nz

I would like to make an oral submission: Yes

I am making this submission: as an individual

Increased amount of public space in North Kumutoto comments: Wellington City is at a critical point in the development of its waterfront. North Kumutoto is "up for grabs".

WWLtd has produced a Design Brief Draft for Consultation which it wants the Council to agree to. The Design Brief is a thinly-veiled attempt to get the buildings WWLtd wanted under Variation 11, built – albeit only two this time as the Environment Court has ruled against the use of Site 8 as a building site.

Regardless of some changes in height levels permissible, the effect of two large buildings on North Kumutoto will be devastating. They will create a canyon-like effect at the very point on the journey south where one expects the views of the harbour to open up, and the activities of the waterfront to begin.

WCC should reject this Draft Design Brief in its entirety, and go back to the drawing board, consulting with the public and thinking very hard about the shape of the city, the ways in which the waterfront is, and could, be used, and what sort of legacy it wishes to leave for future generations.

North Kumutoto should be the "entrance" to the Wellington Waterfront. It is:

- close to the Wellington Railway Station and bus terminal
- on the edge of the CBD
- at the end of the walkway from the cruise ship disembarkation point
- over the road from a large backpackers' hostel
- close to Parliament and many buildings of historic and/or architectural interest

North Kumutoto is relatively unscathed in terms of "urban clutter". It is the natural edge of the city and the point of connection between the harbour and the built environment. As far as possible it should remain Open Space.

In terms of possible buildings North Kumutoto would make an excellent site for the Wellington Information Centre. A single storey iconic building could house an i-Site, a fully-developed resource centre staffed with enthusiastic and helpful people who would be able to advise tourists and the general public about what's going on in the city/ places to visit/ walks etc, and displays (topographic models/ photographs/ paintings etc). It could have a coffee shop or an ice cream parlour and it would be a meeting point – and have a large flat area around it for use as an assembly point in the event of a public emergency.

The whole area needs to be landscaped to make provision for walkers, people who want to sit and watch, and it needs to have shelters from sun and wind. There could still be some space for campervans, sports and "pop up" activities (and these could generate a bit of revenue for the WCC).

Thus far, planning for North Kumutoto has resulted in a Design Brief which concentrates on two buildings; Site 8 is an Open Space gesture. I think public consultation which starts with North Kumutoto as an Open Space which happens to have 2 possible building sites is the way ahead. Let the people talk!

Reduced size of potential buildings in the area comments: see above comments. I definitely reject any 4 storey buildings on these sites.

Reduced scale is more in keeping with the surrounding area Comments: see above comments

Balancing needs Comments: see above comments. This Draft Design Brief is weighted in favour of 2 very large buildings. The whole area should be re-evaluated starting with a blank Open Space canvas which happens to have 2 potential building sites. Let the public decide if buildings are appropriate and, if they are, what sort of buildings they might be. For myself, I am totally opposed to multi-storey commercial office buildings anywhere on the waterfront.

Funding for public spaces and other improvements Comments: I disagree with this because it is suggesting that without commercial proceeds nothing can be done. Again, have ratepayers been consulted? There is no urgency about this

development. If necessary we wait until money does become available just as sensible people do in relation to things they want. Money is coming in from the campervan park and I daresay there could be some temporary facilities developed which would bring in funds eg pop up activities - sporting or otherwise.

Other Comments: The draft design brief should be scrapped and the public should be engaged in genuine consultation about the whole North Kumutoto area. We should start from the premise that it is an Open Space. It is after all public land for the use of all Wellingtonians and those who visit our beautiful city.

Would you like to be added to our mailing list: PostAddress

SUBMISSION ON THE DRAFT NORTH KUMUTOTO DESIGN BRIEF

Name: Janice Schöne
Address: 354 The Esplanade, Island Bay, Wellington, 6023
Phone: (04) 934 7515
Email: janice.schone@gmail.com

I am making an individual submission.

I would like to make an oral submission to the committee considering the proposal in November: Yes (prefer to be contacted by email in the first instance)

Please post information to me at the above address.

To quote from the 2001 Waterfront Framework:

"Wellingtonians care passionately about their waterfront. The intention of this framework is to give people clarity & certainty about the overall direction of the development of the waterfront, while still allowing some flexibility in the development of the detail for each area. Integral to the framework is the process by which future decisions will be made."

The Group has worked amid lingering mistrust created by the furore over Variation 17. As a result, it believes people will only have confidence in the future direction of the waterfront project if they can be actively engaged in the decision-making process."

It is disappointing to find that once again decisions appear to have been made about the future of the Kumutoto area before any real consultation with Wellingtonians takes place. This is probably the last opportunity to secure an area as a place for people to use as needed for events or activities which require more open space such as provided in Waitangi Park. The council is to be applauded for setting up this park as it is and incorporating the water feature on the side which releases the original stream and demonstrates a very practical way of cleaning it up before entering the harbour – it would be desirable to see a few more plantings or other natural features to soften the Kumutoto stream exit to the harbour and encourage the water-life to return.

I strongly oppose the addition of any more buildings on this western side of the waterfront. Already several extra buildings have been added to the north Queens Wharf area and there is such a conglomeration of tall walls shading the area in the afternoon that it makes the area quite unpleasant to walk through as well as cutting off views of the harbour as you go.

The proportion of useful open space for recreation needs to be increased because having the promenades also used as service lanes for the numerous buildings and access for bicycles, scooters, skates etc. means that, for safety reasons, this cannot be counted as open space.

I would envision that the most suitable use for sites 9 & 10 would be as an entrance to the area and that apart from an information office (1 storey!) the only buildings allowed would be those with a maritime use as this is the area where the wharf police, the tugs and the ferries operate as well as visiting boats and yachts. (All of great interest to families.)

I also strongly believe that the motor-home camp should remain – it is an asset to the city and it brings in a healthy income!

Shelter trees or bushes, clever sculptured fences and room for a stage or marquees to be erected for events should all be considered for this area.

As it is near to the railway station, other transport hubs and only a short distance from where the cruise ships berth it is the natural place for all these things and..... it allows for the unobstructed view, through to the harbour & hills beyond, to draw visitors into the area!!

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DRAFT NORTH KUMUTOTO DESIGN BRIEF SUBMISSION FORM



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Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS

Mr / Mrs / Ms (Miss) / Dr (Please circle which applies)	
First name* <u>Frances</u>	Last name* <u>LEE</u>
Street address* <u>24 ORARI ST</u>	
Suburb <u>NGAIRO</u>	City <u>Wellington 6035</u>
Phone/mobile <u>4792 600</u>	Email <u>frlee24@clear.net.nz</u>

* Mandatory fields

<input type="checkbox"/> I am making a submission <input checked="" type="checkbox"/> As an individual <input type="checkbox"/> On behalf of an organisation	
Name of organisation	
I would like to make an oral submission to the committee considering the proposal in November. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide a phone number above so that a submission time can be arranged.	
<input checked="" type="checkbox"/> Please tick if you would like to be added to our mailing list, so you can receive information on developments in north Kumutoto	
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What are your views on this? What activities would you like to see here?

REDUCED SIZE OF POTENTIAL BUILDINGS IN THE AREA

New buildings on sites 9 and 10 will be of a scale that reduces their impact on the surrounding area. The building development envelopes are now:

- Site 10 (between the Whitmore Street gates and Shed 21) – 4 storeys (22m) with the building form reading as more than one building, and with a setback of at least 9m on the seaward side to allow for pedestrian movement and servicing
- Site 9 (south of the Whitmore Street gates alongside Customhouse Quay) – 4 storeys (19m) stepping down to 3 storeys (16m) on the south side.

What are your views on this aspect of the design brief?

Do you think the reduced scale of the building envelopes is more in keeping with the surrounding area?

SUBMISSION ON NORTH KUMUTOTO DESIGN BRIEF
ATTACHMENT TO THE FORM FROM - Frances Lee. Tel 479 2600

- the whole waterfront is public land managed by WCC **but on behalf of the public**. This must not be ignored by WCC.
- this city/sea edge is a vital and strategic **part of Wellington's natural environment**- to be enjoyed by many residents and visitors - and needs suitable protective planning.
- the consultation meeting on the Draft Design Brief was helpful in exposing the blinkered approach to the development of this site by WCC/WWL with any real (ie open to the sky) public open space left to a minimum. In reality there are minimal changes from major aspects of the plan which previously went to the Environment Court.
- apart from destroying the ambience of the three heritage buildings, the dominance of the two proposed buildings on Sites 9 and 10 would create a totally negative 'canyon' effect for drivers and pedestrians along Customhouse Quay (admirably shown on the screen at the meeting but not in the Design Brief). They would reduce views to the harbour but also importantly those into the CBD and the background hillsides, as well as restricting opportunities for some attractive public space. People like to meander along the waterfront - not necessarily following the one trail which WWL seems to promote.
- to say that the buildings would provide shelter in the area, is somewhat misplaced as they would just as likely create wind tunnels. Other simple attractive means of shelter would be much more acceptable.
- to develop more commercial space in this area seems nonsensical with many vacant offices in the CBD.
- Wellington Waterfront Ltd appears to be able to use its 'authority' to pursue its own agenda with little (if any) consideration given to those interests expressed many times by the public.
- WWL, which costs ratepayers large sums annually just to administer itself, should be disbanded and its responsibilities returned to council officers. This would save some WCC funds for use on the waterfront. Otherwise WWL will continue trying to justify its existence by producing more plans mainly for commercial occupation in the waterfront area.
- for WWL/ WCC to say that it is necessary to rely almost totally on funds from these new commercial buildings ('cash cows') to pay for any public space improvements in the area, seems to show mismanagement/misappropriation of council finances. (Repair work on wharf piles, for instance, should have been carried out gradually over the years as part of normal housekeeping). What other WCC open space areas have had to depend on raising similar supporting funds from new commercial development?
- **WCC should now reject the Design Brief and start again** with a clean slate promoting a detailed and wide ranging study, recognising the area as an integral part of the city's natural environment, and examining public uses/landscaping for all the existing open space - with input from the public. Once a large building is erected, it is there forever and that space denied for public use for all future generations. We cannot afford to let that happen. A waterfront should contain only low buildings surrounded by open space.
- this study (initially for the North Kumutoto area) should examine all suitable public activities together with any facilities to support them where justified. Some examples including those for the whole waterfront could be - sports activities, children's play areas, artisan activities, fairs, shows/performing arts, educational, fishing, boating including round-the-world races and special visiting ships, food outlets, shaded/sheltered spots, assembly areas including those for emergencies. At the same time there needs to be recognition for open space areas for increasing numbers living within the CBD. A necessary low structure should be a specially designed attractive entrance building -it would be the entrance to the whole waterfront - near Shed 13/Site 10 - with a link bridge over the 6 lane Customhouse Quay to Parliament etc.. The building would contain publicity information about the city and its environs, helpful for increasing cruise visitors as well as others to Wellington.
- **Waterfront development has reached a very important turning point which must not be ignored. WCC must recognise the wishes of the public for this very vital area and instigate plans to enhance the beauty of this city/sea edge before it is too late.**

DRAFT NORTH KUMUTOTO DESIGN BRIEF SUBMISSION FORM

To have your say:

- Please fill out this submission form and post it back to us by **5PM, MONDAY 5 NOVEMBER** (no stamp required) or
- Make a submission online in the 'Have your say' section at Wellington.govt.nz

Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS	
Mr <input checked="" type="radio"/> Mrs / Miss / Dr (Please circle which applies)	
First name* WENDY	Last name* POSTE
Street address* 47 WYE ST.	
Suburb ISLAND BAY	City WELLINGTON
Phone/mobile (04) 3836094	Email POSTE2@XTRA.CO.NZ

* Mandatory fields

I am making a submission <input checked="" type="checkbox"/> As an individual <input type="checkbox"/> On behalf of an organisation	
Name of organisation	
I would like to make an oral submission to the committee considering the proposal in November. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide a phone number above so that a submission time can be arranged.	
<input checked="" type="checkbox"/> Please tick if you would like to be added to our mailing list, so you can receive information on developments in north Kumutoto	
<input checked="" type="checkbox"/> Please post information to me at the above address <input type="checkbox"/> I would prefer to receive information by email.	

Privacy statement: All feedback (including name and contact details) may be published and made available to elected members and the public. Personal information will also 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.

GIVE US YOUR VIEWS ON THE DRAFT DESIGN BRIEF

INCREASED AMOUNT OF PUBLIC SPACE IN NORTH KUMUTOTO
Site 8 is to be developed as public open space rather than being built on.
What are your views on this? What activities would you like to see here? NO BUILDINGS AT ALL AS EXPLAINED BELOW. FOR SHELTER, THIS CITY IS SO CREATIVE THE FULL OPEN SPACE WILL BE USED IN AN IMAGINATIVE WAY.

REDUCED SIZE OF POTENTIAL BUILDINGS IN THE AREA
New buildings on sites 9 and 10 will be of a scale that reduces their impact on the surrounding area. The building development envelopes are now:
■ Site 10 (between the Whitmore Street gates and Shed 21) – 4 storeys (22m) with the building form reading as more than one building, and with a setback of at least 9m on the seaward side to allow for pedestrian movement and servicing
■ Site 9 (south of the Whitmore Street gates alongside Customhouse Quay) – 4 storeys (19m) stepping down to 3 storeys (16m) on the south side.
What are your views on this aspect of the design brief? NO NEED FOR A BUILDING HERE, A SCULPTURAL EG METAL SCREEN ON STREET EDGE WILL FILTER LIGHT + WIND MUCH THE SAME AS THE RIVERSIDE ART PRECINCT IN BRISBANE. THIS COULD SHELTER THE CARAVAN AREA WHICH IS A HUGE SUCCESS FINANCIALLY + GOOD WILL TOWARDS CITY + TOURISM. SAN FRANCISCO + NEW YORK HAVE BUILDINGS WELL BACK FROM THEIR WATER EDGES FOR PUBLIC USE. WHY ARE WE NOT PROVIDING FOR OUR FUTURE + MAKE A DIFFERENCE
Do you think the reduced scale of the building envelopes is more in keeping with the surrounding area? SITE 9 NO BUILDING. NEEDED IN THIS PUBLIC OPEN SPACE + HUGE FLAUNT IN THE DESIGN IS THE ASPECT OF SUN, SHADE + SHELTER EG. HIGH TO THE NORTH - LOW TO THE SOUTH BLOCKING LIGHT AND WARMTH TO THE AREA.

BALANCING NEEDS

We see the need for a balance between public open space and new building development in north Kumutoto. At the moment the area is exposed to the elements and has little shelter available. The brief recognises that buildings can help to provide more sheltered, comfortable, higher-quality public spaces that attract people to the area.

To what extent do you think the principles outlined in the brief for open spaces and buildings (see sections 3 and 4 of the brief) reflect the desired balance? PUBLIC OPEN SPACE YES! THERE ARE ENDLESS CREATIVE WAYS TO PROVIDE A SHELTERED OASIS AS SEEN IN THE EXCELLENT DESIGN+FUNCTION FROM FRANK KITS PARK TO IVANGI PARK. THE VIEW FROM WHITWIRE ST GIVES THE ONLY BROAD PICTURE OF OUR HARBOUR ACROSS TO INT. VIC' LEFT FROM THE CITY.

FUNDING FOR PUBLIC SPACES AND OTHER IMPROVEMENTS

The Council has budgeted on the basis that the development and enhancement of public open space in this area (and other improvements such as wharf strengthening) will be funded from the commercial proceeds of new building development. This approach helps ensure affordability and reduces the impact on Wellington City ratepayers.

What are your views on this approach? FUNDING IS NEVER A PROBLEM FOR THIS COUNCIL AS SEEN IN THE LEAD UP TO THE RUGBY W.CUP. EG TOP QUALITY SPORTS ARENA ETC. CITIZENS FIND THE THREAT TO INCREASE RATES RATHER THREATENING AS THEY INCREASE IN ANY CASE. THE PUBLIC REALLY OBJECTS TO PRIVATE GIFTS OF THEIR PARK+RESERVE SPACE. THE DEVELOPERS CAN PAY MARKET RATES FOR THE HOLES LEFT AFTER EARTH-QUAKE RISK BUILDINGS HAVE BEEN DEMOLISHED. NO MORE SHARING SPACE WITH COMMERCIAL DEVELOPER IN THIS AREA.

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OTHER COMMENTS

Do you have any other comments or suggestions on the draft design brief? DÉJÀ VU: THE NTH KUMUTOTO DESIG BRIEF IS A REPLICA (BUT NOT AS EXTREME) OF THE FIRST PROPOSAL FOR THE WAITINGI PARK AREA WHICH PROVED SUCH AN OUTCRY FROM WELLINGTONIANS WHICH MEANT BACK TO THE DRAWING BOARD AT GREAT EXPENSE NO DOUBT. AS A RESULT WE NOW HAVE SOMETHING UNIQUE + A DELIGHT TO VISITORS + RATE PAYERS ALIKE. THE THING THAT KEEPS WELLINGTON AHEAD OF MOST CITIES IS THE CARE OF PUBLIC SPACE IN A MORE IMAGINATIVE WAY THAN PIERCEMEAL PROJECTS IN OTHER PARTS OF NZ. NB EARTHQUAKE MUSTERING + EVACUATION = OPEN CENTRAL SPACE DOWN TOWN. TE PAPA TAKES CARE OF THE COURTENAY PLACE AREA BUT THE GOLDEN MILE GOVT BUILDINGS NEED THE KUMUTOTO AREA FOR THIS. EVERYTHING IS THERE SPACE, WHARVES, SMALL CRAFT SHIPS + FERRIES PLUS MARINE POLICE. FOR SPEEDY EVACUATION. THIS WOULD BE A RESPONSIBLE PROJECT FOR THE COUNCIL + OUR CIVIL DEFENCE. PLEASE RECONSIDER THE ABOVE + CONSTRUCT A HEALTHY, SAFE + DELIGHTFUL ZONE FOR CITIZENS + VISITORS ALIKE.

Feel free to attach additional information.

PLEASE RETURN YOUR FEEDBACK FORM AND ANY ADDITIONAL INFORMATION YOU WISH TO SUBMIT BY 5PM, MONDAY 5 NOVEMBER 2012.

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Free Post Authority Number 2199

Absolutely

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ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Wellington

PO Box 2199, Wellington, New Zealand



STRANGE DESIGN FEATURE?

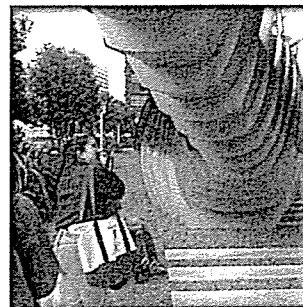
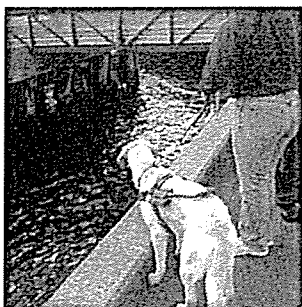
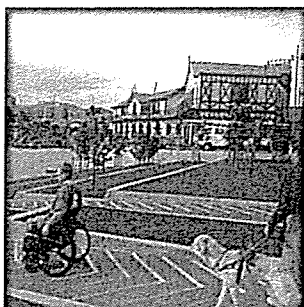
Freepost WCC
North Kumutoto Draft Design Brief (COCM02)
Wellington City Council
PO Box 2199
Wellington 6140

Wellington City Council

Accessibility Advisory Group

Submission for:

North Kumutoto Design Brief



Prepared on: 05 NOVEMBER 2012

In association with

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

1.0 The Accessibility Advisory Group's Background

The Accessibility Advisory Group (AAG) is one of the longest standing Wellington City Council advisory groups (*previously called the Disability Reference Group*). It was established in 1996 to provide advice on issues that concern people with impairments.

The AAG provides advice to the Council on a broad range of issues including council planning, projects and policy development. We represent the perspective of the wider community, specifically with regards to the needs or concerns expressed by those with impairments.

The general role of the Accessibility Advisory Group is to raise awareness and understanding of accessibility issues, to ensure that Wellington remains an accessible city which is usable by anyone – regardless of ability.

2.0 Accessibility Overview

One in five New Zealanders have some form of disability/impairment which equates to around 629,200 people, this number is expected to grow even more over the next 10 years as a result of our aging population.

It makes both social and commercial sense to ensure accessibility is embedded into all design decisions which are made, to ensure that the finished product is usable by anyone regardless of ability.

Remember that It's the environment we live in which can create disability.

3.0 The North Kumutoto Design Brief

Firstly we would like to commend WCC for putting the design brief out for public consultation, doing so has given us the opportunity to provide our feedback which will hopefully be taken on-board and be incorporated into the final design brief

3.1 Positive Inclusions within the Brief

The following headings are excerpts from the design brief which we looked favourably on;

1.1 General Design Principles

"Wellingtons Waterfront is a special place that welcomes all people to live, work and play"

We encourage and promote the creation of environments that are accessible and usable by the end user, regardless of their ability.

2.2 Links to the City

"Improving pedestrian access across the heavily trafficked 'quays' is critical to the success of the waterfront development"

Particularly the following two proposed improvements

"A central median providing refuge for people crossing between the central business district and the waterfront"

And

"Increased shelter from the weather for pedestrians"

2.4 Pedestrian Access

The following proposed improvements

"Signage and Accessibility enhancements"

2.5 Pedestrian Access

The proposed improvement

"vehicle access needs to be provided to assist access for the less able"

2.7 The Promenade

The following statements

"Opportunities should be taken to provide shelter, seating and activities along the route, including integration with buildings on the landside edge."

"The promenade is a shared pathway, designed to accommodate a range of uses including strolling, cycling, skating, push-scooters, push-chairs and wheelchairs"

"The promenade at the water's edge is being continuously enhanced to allow people of all abilities to access the water at various points"

Accessibility means,
Environments, information and buildings that are accessible and usable by everyone in the community. This includes: the able bodied, people pushing strollers, the elderly and people with impairments or disabilities.

2.7 Open Space Principles

The following statements

"Public spaces should support uses that can contribute to the vitality, safety, recreational potential, shelter, comfort and social inclusiveness of the waterfront."

"Diversity of use will support diversity of opportunity, of occupation, and extended use of the waterfront."

3.2 Items of concern within the brief

The following headings are excerpts from the design brief which we have concerns about;

1.3 Process

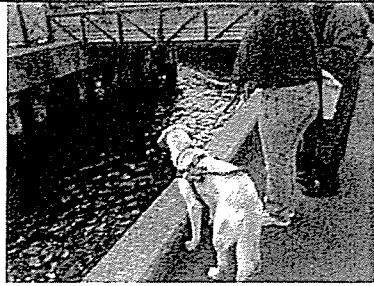
"Designs are considered and approved by Wellington City Council, taking into consideration advice from the Technical Advisory Group (TAG)"

Does anyone within the TAG have specific knowledge relating to access requirements? Or is the accessibility component independently peer-reviewed by a suitably qualified person such as a Barrier Free Advisor?

2.4 Pedestrian Access

"Although opportunities for further enhancements to pedestrian access and accessibility are limited given the improvements already made, consideration of improvements in key locations, particularly the public spaces surrounding buildings and between buildings and the Whitmore Street extension, should form part of future designs"

The AAG recently did a walkover inspection of the waterfront area from TePapa through to North Kumutoto, we note that while the general provision of accessible friendly features were given at the TePapa end of the waterfront most newer areas from the Wharewaka onwards were deficient in some way, please see the following images and notes.



Low level barriers in some areas where they could be misinterpreted as stairs.



Large saw cuts that catch chair wheels and dismount users trying to access grass areas.



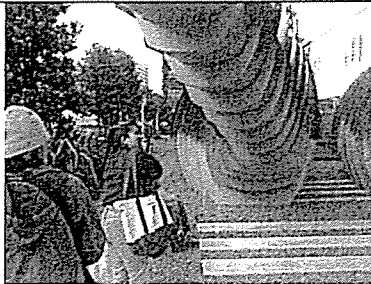
Non continuous barrier where there is a fall of 1m or greater into the water



No provision of tactile indicators to assist with direction for crossing



Isolated lips at changes of surfaces



Sculptures at head height with no barrier or indicator on ground level that this hazard is present



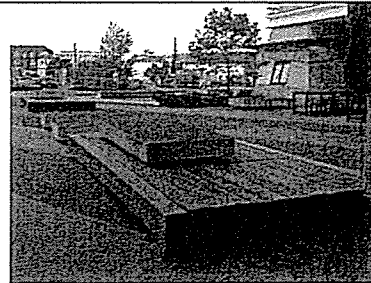
2m+ Drop into shallow water with no barrier or indication that it is present.



Areas that have no accessible ramp and therefore cannot be enjoyed by chair users.



Stairs leading down with a projecting corner



Obstructions without indicators at ground level for detection by cane user

3.3 Furniture Guidelines

We have concerns about the furniture guidelines and would like the opportunity to provide input during the design/planning stages of this – Ideally the furniture should be designed with input or review from a suitably qualified professional such as a Barrier Free Advisor.

4.1 New Building Principles

None of the previously listed 'Positive Inclusions within the Brief' have made their way through to these new building principles, this is highly disappointing.

4.2 Building relationship to open space

"The ground floors of buildings should be predominantly and clearly accessible to the public, adding to the overall vitality and activity of the waterfront"

Please note that public buildings must be both visually and physically accessible.

Individuals are not disabled. They have impairments. It's the environment we live in, which creates disability.

4.0 Final Note

Accessibility isn't necessarily about spending more; it's about being proactive and considering all the aspects of our innovative solutions when making changes in our wonderful city.

Adding a specific commitment to Accessibility within the design principles of the North Kumototo design brief would mean that there will be fewer social and environmental barriers, and everyone will be able to participate and enjoy what the waterfront has to offer regardless of ability.

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5 November 2012-11-05
North Kumutoto Draft Design Brief (COCMO2)
Wellington City Council
PO Box 2199
WELLINGTON 6140
Sherilyn.hinton@wcc.govt.nz

Dear Sir?Madam

SUBMISSION: NORTH KUMUTOTO DRAFT DESIGN BRIEF

Thank you for the opportunity to present this submission.

We would like to speak in support of this submission.

COMMENTS

We note that the document presumes that buildings will be built on sites 9 and 10. We cannot accept this presumption, for the following reasons:

1. Buildings overwhelm people who want to enjoy the waterfront for a wide range of forms of recreation. Examples of domineering buildings erected in recent decades include the Events Centre, the Retail Centre, now an office building, and the Meridian building.
2. More buildings on the waterfront would further isolate the water's edge and adjoining open-space recreation areas from people in the CBD.
3. More office buildings and / or accommodation on the waterfront would be another step in expanding the CBD onto the waterfront.
4. More office buildings and / or accommodation on the waterfront would further jeopardise the economic viability of the CBD. We urge Council to do all it can to revitalise the CBD, which is under threat from the reduction in numbers of public service staff, the need to make buildings more earthquake-resistant, and what we consider to be the ill-advised consenting of the Harbour Quays developments.

We support the proposal that Site 8 should be open space, but cannot accept that it should be hemmed in by buildings on Sites 9 and 10. We do not believe that the High Court indicated that buildings were essential on Sites 9 and 10.

We would support the retention of some caravan / campervan parking on Site 10.

We commend to Council the idea of the construction of a kiosk at the north end of Site 10, including information about visitor facilities on the waterfront, and elsewhere in the city. This could be an "I-Site", welcoming visitors coming to the city in cruise ships, and by train, bus and car.

In addition, we commend to Council the idea of the building on Site 10 of a one-storey art gallery, where some of Te Papa's art collection could be on display.

Yours sincerely

Chris Horne and Barbara Mitcalfe