

Kumutoto.

Wellington waterfront and the wharf activity helped build Wellington city. The city responded by helping develop the waterfront as a working port, for both recognised the financial benefit gained by doing so. As the method of cargo handling changed, the waterfront and land was no longer needed. Wise minds designated it Open Public Space. Correct me if I am wrong.

This waterfront is part of Wellington's history. A strong part of Wellington's identity. Identity is what human nature needs. It makes them proud and passionate about what they have and could have. The whole of the waterfront needs to reflect this sentiment of the historical past of Wellington's marine connection.

A floating crane, which was saved by a private trust, a container straddle lift, and a mast from the interisland ferry, Wahine, are only token gestures to wonderful past of Wellington's waterfront. How pathetic is that? Where is the imagination of the Wellington Waterfront Ltd. They have been paid millions of dollars. Where has it gone?

Kumutoto.

The proposed large buildings for this area, this Public Space, would restrict any further development with our maritime connection.

This Kumutoto area development needs an imaginative and innovative approach. Let us take the time and get it right.

How many of you have taken the time, to walk across from the railway station to actually stand in this Kumutoto area. Or walk as a cruise ship visitor, as they hurry along to see what is different about Wellington. Another office building? They can see office buildings in many other places. People desire to see something different. Something to 'Wow' about. Let's give Wellingtonians, New Zealanders, and our tourist visitors that 'Wow'. Not another office building!

Kumutoto could be developed into a gateway to Wellington. An oasis from which people could move out in several directions. For example; - along the water's edge, past or into the Portrait Gallery, (a must see) Give the Lobster Loos a miss though. Mind your Head! Then past or into, the restaurants and on to Queens Wharf. Here there is the Fine Arts Gallery and the wonderful Museum of City and Sea. I always take our visitors to this museum. It is intimate, compact and an interesting view of Wellingtons past and present.

Crossing the road of Jervois Quay leads you straight into the heart of the city. It is safe and convenient to cross the road here. Though crossing the road at this point, could be made safer with a pedestrian refuge in the roads centre. No problem.

Buildings on Kumutoto? No doubt you are all privy to the estimated financial returns, or income, derived from the ground lease of the proposed buildings. This financial return is said to be necessary boost the City coffers and help pay for the operating cost of the waterfront. A well known quote seems appropriate here. "Yea, Right"!

This must be very commercially sensitive, for we have not heard how Wellington City will profit financially from these buildings on public land. Only vague statements, that this financial boost is necessary. If it is commercially sensitive, it would indicate that a deal has already been struck with a developer and this past consultation has been a farce! These proposed buildings will have to cover the maximum area of the land available, to enable the developer to make a financial return they desire. Because of the height restriction sensibly imposed, the developer would also desire to lease the land for a very low dollar cost. Obviously you are all aware of this conundrum. How to balance the loss of Public Land with any financial return.

Waterfront Watch have never been totally opposed to buildings on the Kumutoto area. But they do require that any building erected be in keeping in the spirit of Open Public Space, provide a good emotional experience and, if of a commercial nature, provide a good financial return to compensate for the loss of the Public amenities.