

Wellington Waterfront Ltd

Draft 3 Year Waterfront Development Plan for LTP (2012/13-2014/15)

What's included here

Our aim is to develop Wellington's inner city waterfront in accordance with the fundamental principles set down in the Wellington Waterfront Framework (2001). The waterfront is not only a working wharf but is also a public recreation destination for locals and visitors to the city. Our role, therefore, is to deliver a work programme that will ensure the waterfront experience continues to be a special combination of activities, history, views and architecture to delight, challenge, entertain and educate everyone. The Waterfront Development Plan outlines the work programme to implement the objectives of the Framework over the next three years.

Why it's important

Wellington's waterfront is one of the most easily recognised and frequently photographed parts of our city, and is much changed from the bustling port of old. The waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations.

Over recent decades, Wellington City Council, together with many interested Wellingtonians, has developed a vision for the waterfront and its future. In 2001 this vision was laid out in the publication of the Wellington Waterfront Framework. This document sets down the fundamental principles for establishing development work programmes on the waterfront. The phasing of the work has been decided based on the following principles:

- Heritage buildings should be restored and reused as a priority.
- Timing of commercial development will be impacted by market conditions.
- Income should be generated upfront where possible to minimise the impact on ratepayers.
- Public confidence in the waterfront development must be maintained.

The Framework requires transparency and a willingness to engage with the public about how the waterfront is developed. A balance must be set between making good progress on the waterfront and providing the public with sufficient opportunity to be involved. As such, public submissions are sought when detailed or concept designs are proposed by WWL or developers working on waterfront projects.

APPENDIX ONE

Contribution to community outcomes

We contribute to the following goals of Towards 2040 Smart Capital:

People-Centred City: The waterfront is one of Wellington's premiere destinations for work, recreation and events.

Connected City: Wellington's waterfront is acknowledged widely as a gathering point for friends, colleagues and family, and now, with free wi-fi access across the entire space, as a place to connect globally.

Eco-city: we are helping develop Wellington as an eco-city by ensuring that all development activity on the waterfront is sustainable and strives for the highest possible environmental ratings.

Dynamic Central City: The waterfront contributes to Wellington's downtown area in numerous ways. It provides cultural, recreational, heritage and maritime activity. Opportunities for commercial and residential development add to the changing face of Wellington's central business district. By hosting events such as World of Wearable Arts, Round the Bays and other sports events, and festivals like Home Grown and Diwali, the waterfront is promoting Wellington as a vibrant, creative and multi-cultural place.

What we'll provide – our levels of service

Seven objectives have been set for the waterfront:

- The waterfront is locally and internationally recognised for its design.
- The waterfront is readily accessible to all people.
- The waterfront is and is perceived to be, safe at all times.
- The waterfront is seen as an attractive place that draws Wellingtonians and visitors alike.
- The waterfront successfully caters for a wide range of events and activities.
- Significant heritage buildings are protected on the waterfront.
- Activities on the waterfront are integrated with those on the harbour.

There are many proposed and on-going projects, all with different complexities, and in some cases, the potential to be interrelated. Some work needs to be done sequentially because of physical requirements to maintain the waterfront experience as much as possible during construction or to coincide with neighbouring development activities. There may sometimes be financial implications that justify undertaking one piece of work before another. Further, sufficient flexibility must be built in to respond to good ideas or proposals in a timely manner, should they arise.

APPENDIX ONE

Under the Wellington Waterfront Framework, Wellington's waterfront is divided into five precincts linked by the waterfront promenade, each with its own distinctive style and personality:

- Waitangi
- Taranaki Street Wharf
- Frank Kitts Park
- Queens Wharf
- Kumutoto

The following **key projects** are planned for the next three years

The Promenade: Development of the promenade as the spine that connects the waterfront is on-going. A particular focus over the next 3 years will be on the North Kumutoto connection from the Meridian building through to Shed 21 and the railway station. We will continue to address the pedestrian/cycling interface through enhanced signage and other improvements undertaken in consultation with various stakeholder groups.

Wharf pile Maintenance: The third stage of the waterfront-wide pile repair and refurbishment programme will take place in 2013/14 with the fourth and final infrastructural upgrade scheduled to be completed in 2017/18.

Projected public space development contribution (\$000):	2012/13 \$4,820	2013/14 \$0	2014/15 \$2,035
--	--------------------	----------------	--------------------

Waitangi Precinct: The redevelopment of the Overseas Passenger Terminal and public space will be the central activity in this area over the next three years. Construction began in 2012 and is expected to be completed in 2014. Work will continue on the feasibility of the proposed transition building adjacent to Te Papa. Work on the Overseas Passenger Terminal for 2014/15 includes \$2.5 million of new work on wharf and seawall upgrades.

Projected public space development contribution (\$000):	2012/13 \$100	2013/14 \$750	2014/15 \$4,440
--	------------------	------------------	--------------------

Taranaki Street Wharf Precinct: Although this area is essentially complete, we are developing a new initiative to install a diving platform in the cut-out space by the Free Ambulance building. Target date for completion is 2012/13.

Projected public space development contribution (\$000):	2012/13 \$100	2013/14 \$0	2014/15 \$0
--	------------------	----------------	----------------

APPENDIX ONE

Frank Kitts Park Precinct: WWL will continue to oversee the design development of the whole of Frank Kitts Park and work with the Wellington Chinese Garden society regarding their fundraising initiatives. It is neither practicable nor desirable to construct the Chinese Garden separately from the remainder of Frank Kitts Park. The redevelopment of the park currently has \$5 million budgeted for 2014/15, but this is proposed to be moved to 2015/16.

Queens Wharf Precinct: Master planning for this area was completed and presented to the Council in 2011. Shed 5 is being marketed ahead of its lease expiry in October 2012. Wellington Waterfront is keen to see a design concept that gives the building a new 'lease on life' and position the building for the medium term. Development concepts for sheds 1 and 6 will be progressed. \$2 million of new public space development funding is requested for 2014/15 to be offset by commercial proceeds from the site.

Projected public space development contribution (\$000):	2012/13 \$0	2013/14 \$0	2014/15 \$2,000
--	----------------	----------------	--------------------

Kumutoto Precinct: Subject to Council approval of the commercial terms and design concept for site 10 proposed by WWL, the company will progress design and resource consent planning on this project. Construction is expected to begin in 2012 and continue through to 2013/14. Subject to the outcome of District Plan variation 11, development plans for sites 8 & 9 will be progressed. In addition to Site 10, seismic upgrades are now required on Shed 11 with the work scheduled for 2012/13.

Projected public space development contribution (\$000):	2012/13 \$600	2013/14 \$1,125	2014/15 \$1,125
--	------------------	--------------------	--------------------

Other Capital Renewals:

Projected public space development contribution (\$000):	2012/13 \$384	2013/14 \$392	2014/15 \$909
--	------------------	------------------	------------------

How we'll measure our performance

We will be measured by our delivery of the principles and objectives clearly outlined in the Framework.

Design activity on the Waterfront is monitored by WCC's Technical Advisory Group (TAG), an independent provider of design advice for the Council. Drawing on the architecture, landscape architecture and urban design expertise of its members, TAG ensures that the Framework principles have been applied consistently in all Waterfront design.

APPENDIX ONE

The overall performance of WWL is monitored by the Council Controlled Organisations Performance Subcommittee that reports to the Strategy and Policy Committee .

Outcomes We Seek	Measuring Progress Towards our Outcomes					
STRONGER SENSE OF PLACE	<ul style="list-style-type: none"> • A diversity of activities including maritime, commercial, entertainment, open space, recreation and culture and heritage. • Improved access along the waterfront and between the city and the harbour. • An evolving waterfront experience that is mindful of its historic past and its future. • Urban design worthy of the waterfront setting. • A consultative process that encourages stakeholder participation. 					
Council Activity Levels of Service	Measuring our Performance	Baseline 2012	2012/13	2013/14	2014/15	2016/17-2022/23
We oversee development of the waterfront and fund the waterfront enhancement projects	Residents (%) who have experience Wellington's waterfront in the last year	90%	95%	95%	95%	95%
	Residents (%) who rate their Waterfront experience as good or very good	90%	90%	90%	90%	90%

What it will cost

	2012/13	2013/14	2014/15
Waterfront Operating costs (\$000)	6,245	5,753	4,905
Public Space Developments (\$000)	5,620	2,267	10,509

	2012/13	2013/14	2014/15
Proceeds from Operating receipts & Commercial developments	14,387	6,423	29,026

APPENDIX ONE

	2012/13	2013/14	2014/15
Loan Financing Balance (\$000)	11,670	13,620	0

How we manage our assets that support this activity

Wellington's waterfront is managed in accordance with the Wellington Waterfront Framework (2011) and the WWL Asset Management Plan (2011). We comply with all legislation and regulatory requirements, including resource consents. Waterfront assets are maintained in a condition that allows the buildings and public space to meet visitor and stakeholder expectations. WWL actively engages with other commercial operators on waterfront sites to ensure that the issues are resolved quickly and effectively, and that the waterfront remains a safe and welcoming place for everyone.