
ADDITIONAL SUBMITTERS

THURSDAY 15 NOVEMBER 2012

9.15AM

**Committee Room One
Ground Floor, Council Offices
101 Wakefield St
Wellington**

PLEASE INSERT INTO YOUR AGENDA

Report 1 - Oral Hearings North Kumutoto Design Brief

| Time | Name | Organisation | Submission Number | Page Number |
|-------------|--------------|---------------------|------------------------------|------------------------|
| 11.20am | Alana Bowman | | 45 | 1 |
| 11.30am | Victor Davie | | 70 | 4 |

Alana Bowman

PO Box 24332 Wellington aotearoa/New Zealand
Alana.bowman@mac.com

SUBMISSION ON NORTH KUMUTOTO DESIGN BRIEF

I request the opportunity to speak to my submission.

My appreciation to the Council for extending the timeframe for comment and submissions on the Design Brief.

I recommend that the Council

- review and amend the Annual and Long-Term Plans for the Waterfront to include options other than buildings on sites 9 and 10
- re-draft the Design Plan from that perspective

My recommendations are based on the following:

- The overwhelming majority of Wellington residents have historically and recently expressed their strong preference to retain as much open space on the Waterfront as possible since the Environment Court decision rejecting Variation 11. 3.

Public sentiment consistently, overwhelmingly, and often loudly proclaims a strong preference for open space on the waterfront - meaning no more buildings - and if any structures are built at all they should not be buildings.

- Since the last census an additional 25,000 people now live in Wellington, and the majority of those new residents live in the CBD. They require open space, and very little flat land remains in the CBD for family outings, recreation and sports.
- Since the Framework was completed in 2001 two buildings have been placed on the waterfront with yet another being discussed. These buildings absorb considerable space of the waterfront that had not been constructed when the Framework was developed.
- Since the Framework was adopted no more open public space has been created on the waterfront; only lost.

- In order to achieve the 65% open spaces required for the waterfront traffic lanes and pedestrian crossing must be included in the calculation. These spaces do not allow on-going activities because they are interrupted by traffic flow.

Public use of publicly owned land should not be confined to corridors, lanes and promenades but should be open tracts sufficiently flexible to allow multiple uses through the seasons and without obstruction for many years.

Development concepts can be expanded to consider a range of purpose that would allow public use for art, recreation, amusements.

- Neither the Waterfront Framework nor the Environment Court decision mandate buildings to be constructed on sites 9 and 10. It is permissive not mandated.
- In light of the public submissions and interest which brought out at least 60 people to the November forum, Council should revisit its earlier mandate for development on the waterfront. The Annual and Long-Term Plans for the waterfront can and should be amended to direct development toward innovative use of the sites.

Comments on Draft Design Brief items

1. Income is needed to be “generated upfront where possible to minimise the impact on ratepayers.” (1.4 Phasing)

Comment: Although income from the sites is assumed, the need for upfront income appears to be required from Waterfront properties this is not necessarily required of other city-owned properties.

Funding provided for the feasibility study for The Marine Education Centre, for example, requires no upfront income for the use of the property by private developers and income generated from the development is apparently deferred until the proposed aquarium is completed.

Recently funding was provided for the earthquake strengthening for Shed 6 and the TSB Arena but was sourced from Council accounts and the Downtown Commercial Levy. Funding provided by Council for similar work by Waterfront Ltd are attributed as loans which must then be serviced by commercial enterprise or long-term leases.

This disparity of funding creates an economic driver for uses of the waterfront that should instead be funded as a direct expense of the city, similar to other activities like parades or maintenance of the Botanic Gardens.

2. The set-back in Item 4.0 of 9 meters is inconsistent with the Environment Court decision and also does not indicate the base measuring point.

The Environment Court decision held, at item 114, that “we consider that the raw permissible footprint of building within 9m of this edge is too susceptible to an outcome which might not provide for both types of spaces. Given the length of frontage at issue we do not find the 9m setback, as it has been crafted, acceptable. We consider that a greater setback is required, given the available depth of building from Waterloo Quay. There could possibly then be a mechanism for intrusion into it as a design issue rather than provision of a minimum, which may well result in compromise.”

3. Concept for the waterfront

I agree with the general principle contained in the Waterfront Framework, the Environment Court Decision, and the Design Brief, that the waterfront is unique and a main feature of Wellington.

The statement in Item 3.1, sixth and seventh bullet points, states my view perfectly for uses for Sites 9 and 10:

“Public spaces that are flexible in design allow for multiple and changing activities. Often these activities are unforeseen. Possible activities include all those typically seen in city streets and open spaces and might also include performances art, children’s play, vending, public meetings, fishing picnicking, rollerblading and any other waterfront recreational event.” and “public spaces that are responsive to challenges in use are desirable to ensure continued activity and vitality on the waterfront.”

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* <i>Victor</i> | Last name* <i>Davie</i> |
| Street address* <i>4 Claremont Grove</i> | * Postal address: <i>P.O. Box 19091 Wellington</i> |
| Suburb <i>mt Victoria</i> | City <i>Wellington</i> |
| Phone/mobile <i>0210757747</i> | Email <i>victordavie@hotmail.com</i> |

* 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 <i>*</i> | |
| <input checked="" type="checkbox"/> Please post information to me at the above address <i>*</i> <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? <i>Leave "as is" meantime.</i> |

| 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: |
| <ul style="list-style-type: none"> ■ 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? <i>Still considering.</i> |
| Do you think the reduced scale of the building envelopes is more in keeping with the surrounding area? <i>No</i> |

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?

Still considering.

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?

Insufficient information.

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OTHER COMMENTS

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

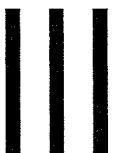
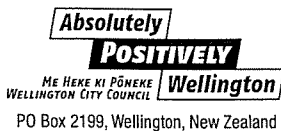
Still considering.

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

