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**MINUTES**

**MONDAY 8 MAY 2006**

**6.02PM**

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

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**PRESENT:**

David Gordon (Chair)  
Councillor Armstrong (6.02 – 7.15pm, 7.21 – 9.08pm.)  
Councillor Goulden  
Councillor Ruben  
Gordon Holden (6.02 – 8.30pm)  
Graeme McIndoe  
Judie O’Connell  
Ken Davis  
Mark Te One

**IN ATTENDANCE:**

Councillor Ahipene-Mercer

**APOLOGIES:**

Mayor Prendergast  
Councillor Shaw (in the Mayor’s absence)

001/06SW **APOLOGIES**  
(1215/52/04/IM)

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Accept apologies for absence from Mayor Prendergast and Councillor Shaw (in her absence).*

002/06SW **MINUTES FOR CONFIRMATION**  
(1215/52/04/IM)

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Approve the minutes of the ordinary meeting held on Monday 28 November 2005, having been circulated, be taken as read and confirmed as an accurate record of those meetings.*

003/06SW **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/04/IM)

**NOTED:**

There were no conflicts of interests declared.

004/06SW **PUBLIC PARTICIPATION**  
(1215/52/04/IM)

**NOTED:**

1. Dr Patrick McCombs spoke on behalf of Waterfront Watch about ownership rights of the seabed and foreshore and the various difficulties it may present in the long term with regard to the redevelopment of the Overseas Passenger Terminal.

005/06SW **ITEMS NOT ON THE AGENDA**  
(1215/52/04/IM)

**NOTED:**

The Chair proposed that oral reports be presented to the Waterfront Development Subcommittee by Wellington Waterfront Ltd and the Technical Advisory Group to update the Subcommittee on their activities. The discussion was deemed necessary at this meeting as it had been six months since the Subcommittee last received an update and the next meeting was not until June 2006. The Oral reports were proposed to be heard between reports two and three of the agenda.

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Agree to hear oral reports from Wellington Waterfront Ltd and the Technical Advisory Group.*

2. *Note that these oral reports will be heard between reports two and three of the agenda.*

006/06SW **OVERSEAS PASSENGER TERMINAL – CONCEPT DESIGN PROPOSAL**

Report of Byron Roff, Project Manager, Wellington Waterfront Ltd and Ian Clements, Portfolio Manager, Council Controlled Organisations.

(1215/52/04/IM)

(REPORT 1)

**NOTED:**

Ian Pike from Wellington Waterfront Limited introduced the project and Byron Roff, Project Manager made a presentation detailing the current condition of the Wharf and Overseas Passenger Terminal. Ian Athfield from Athfield Architects along with colleagues John Hardwick-Smith and Chris Winwood presented the design of Willis Bond's winning proposal for the redevelopment. Graeme McIndoe provided details of the Technical Advisory Group's assessment of the project. The Subcommittee was then encouraged to ask questions regarding the proposal. Adam Thornton from Dunning Thornton and a contract engineer for Willis Bond and Company was able to clarify details of the proposed under wharf parking.

(Councillor Armstrong left the meeting at 7.15pm.)

(Councillor Armstrong returned to the meeting at 7.21pm.)

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Receive the information;*
2. *Note the Technical Advisory Group's (TAG) advice on the design proposals conformance to the requirements of the design brief;*
3. *Agree that the Willis Bond and Company (WB) development proposal meets the requirements of the Waterfront Framework and the design brief;*
4. *Agree that ~~Note~~ the public feedback programme that will be carried out in May and June 2006, subject to receipt of satisfactory legal advice in respect to marina carparking; and*
5. *Agree to delegate to the Chair of the Waterfront Development Subcommittee to confirm that the legal position is satisfactory.*
6. *Note that the public feedback on the development proposal will be reported back to the Subcommittee in late June 2006.*

**NOTED:**

1. The resolution differs to the recommendations contained in the officer's report as follows:

The Committee added the text in **bold** and deleted the word in ~~strikethrough~~.

2. Councillor Ruben requested that his vote be recorded against the recommendations.

The meeting adjourned at 8.21pm for a break and reconvened at 8.30pm.

(Gordon Holden left the meeting at 8.30pm.)

007/06SW **DRAFT WATERFRONT DEVELOPMENT PLAN FOR 2006/07**  
Report of Karen Wallace, Chief Operating Officer and Ian Clements,  
Portfolio Manager, Council Controlled Organisations.  
(1215/52/04/IM) (REPORT 2)

**NOTED:**

Karen Wallace, Chief Operating Officer made a presentation detailing the contents of the report.

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Receive the information.*
2. *Approve the draft Waterfront Development Plan, **as amended**, attached at Appendix 1 to the officer's report, for consultation.*
3. *Delegate to the Chair of the Waterfront Development Subcommittee authority to approve any required amendments to the plan before it is published for consultation.*
4. *Ask officers to consult on the contents and report back to the Subcommittee's next meeting.*
5. ~~*Note that the Gantt chart setting out the individual project timelines was not available when this report was published but will be available in time for the meeting on 8 May 2006.*~~

**NOTED:**

1. The resolution differs to the recommendations contained in the officer's report as follows:

The Committee added the text in **bold** and deleted the word in ~~striketrough~~.

008/06SW **UPDATE OF WELLINGTON WATERFRONT LIMITED**  
Report of Ian Pike, Chief Executive Officer, Wellington Waterfront Limited  
(1215/52/04/IM) (ORAL REPORT)

**NOTED:**

Ian Pike discussed the progress of the work along the waterfront including;

- Waitangi Park
- Chaffers Dock
- The Free Ambulance building
- Mediation surrounding the Wharewaka site
- The Hilton Hotel on the Outer T
- Kumutoto
- The tug wharf reconstruction
- Frank Kitts Park remodelling

Mr Pike confirmed that the resolution of the legal dispute surrounding Waitangi Park could not begin until costs had been clarified. He noted that the legal process had begun but he expected it to accelerate after the park was completed in June 2006.

009/06SW **UPDATE OF TECHNICAL ADVISORY GROUP**  
Report of Graeme McIndoe, Technical Advisory Group.  
(1215/52/04/IM) (ORAL REPORT)

**NOTED:**

Graeme McIndoe discussed the current work programme of the Technical Advisory Group including;

- Working on the Overseas Passenger Terminal proposal
- Ongoing discussion surrounding Chaffers Dock and the Atrium
- The Frank Kitts Park redesign plan
- A resource consent review for the Hilton Hotel
- Kumutoto public space works
- Additional plaques for the Writers Walk

010/06SW **FORWARD PROGRAMME**

Report of Ian Clements, Portfolio Manager, Council Controlled Organisations.

(1215/52/04/IM)

(REPORT 3)

**RESOLVED:**

*THAT the Waterfront Development Subcommittee:*

1. *Receive the information.*
2. *Adopt the forward programme for the Waterfront Development Subcommittee as amended below;*

<b>Meeting</b>	<b>Report</b>
26 June 2006	<ul style="list-style-type: none"><li>• <i>Feedback on OPT redevelopment proposal</i></li><li>• <i>Feedback on draft Development Plan 2006/07</i></li><li>• <i>Wellington Waterfront Project Business Plan 2006/07</i></li><li>• <i>Forward programme for 2006/07</i></li><li>• <b><i>Briefing update on 'Greening of the Quays' project (to be determined by the Chair)</i></b></li></ul>

**NOTED:**

1. The resolution differs to the recommendations contained in the officer's report as follows:

The Committee added the text in **bold**

The meeting concluded at 9.08pm.

Confirmed: \_\_\_\_\_

Chair

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