

MINUTES

MONDAY 26 JUNE 2006

6.01PM

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

PRESENT:

David Gordon (Chair)
Mayor Prendergast
Councillor Armstrong
Councillor Goulden
Graeme McIndoe
Judie O'Connell
Ken Davis
Mark Te One

IN ATTENDANCE:

Councillor Ahipene-Mercer

APOLOGIES:

Councillor Ruben
Gordon Holden

011/06SW **APOLOGIES**
(1215/52/04/IM)

RESOLVED:

THAT the Waterfront Development Subcommittee:

- 1. Accept apologies for absence from Councillor Ruben and Gordon Holden.*

012/06SW MINUTES FOR CONFIRMATION
(1215/52/04/IM)

RESOLVED:

THAT the Waterfront Development Subcommittee:

1. *Approve the minutes of the ordinary meeting held on Monday 8 May 2006, having been circulated, be taken as read and confirmed as an accurate record of those meetings.*

013/06SW CONFLICT OF INTEREST DECLARATIONS
(1215/52/04/IM)

NOTED:

There were no conflicts of interests declared.

014/06SW PUBLIC PARTICIPATION
(1215/52/04/IM)

NOTED:

1. Ron England addressed the committee about the current management of the Wellington waterfront and requested that the Council adopt triple bottom line accounting practices to ensure sustainability. Mr England drew the Committee's attention to an article in 'New Scientist' magazine which showcased the environmentally sustainable Melbourne City Council buildings and suggested that the possibility of similar buildings being constructed on the waterfront be investigated.

**015/06SW ORAL SUBMISSIONS TO THE WATERFRONT DEVELOPMENT
SUBCOMMITTEE ON THE 2006/07 DRAFT WATERFRONT
DEVELOPMENT PLAN**
(1215/52/04/IM) (REPORT 1)

NOTED:

1. Craig Palmer requested that the Subcommittee monitor more closely the management of Wellington Waterfront Ltd (WWL) to avoid cost over-runs such as occurred with the Waitangi park project. Mr Palmer asked for an assurance that no such problems would occur with the Overseas Passenger Terminal (OPT) redevelopment. He highlighted some concerns he had with buildings on the waterfront and who would occupy these.

2. Craig Tweedie spoke on behalf of Con Anastasiou to his written submission. In respect of the Waterfront Development Plan, Mr Tweedie highlighted concerns regarding the Hilton Hotel proposal, financial plans and the rowing club. Mr Tweedie also drew the Committee's attention to conflicts he saw arising from the OPT redevelopment including car-parking, marina facilities and residential demands in conflict with the expectations of the public.
3. Peter Vause spoke as an individual berth-holder at the Chaffer's marina. While he agreed with the design and scale of the proposed redevelopment he believed that the technical brief for the redevelopment was flawed in that it failed to detail parking required for berth-holders. Mr Vause objected to the proposed John Wardle buildings as these would reduce access to the waterfront, block the vista across the harbour and had no identified use as yet. He suggested that a car-park similar to that at Frank Kitt's park be developed at the north end of Waitangi park to solve parking issues in the area.
4. Clive Lewis criticised WWL and the subcommittee for approving a design for the OPT redevelopment that reduced the parking available for berth-holders at Chaffer's marina. Mr Lewis compared the parking available at Chaffer's with that available at Mana and Seaview marinas. He requested that more car-parks be made available after redevelopment on the wharf or that proposed parking under the wharf be made available to berth-holders.
5. Tom Beard believed that the proposed redevelopment of the OPT would be beneficial in bringing further activity into the Herd Street area. Mr Beard also supported the idea of complementary buildings being added in the Waitangi Park area to bring more visitors to Waitangi park, and add shelter, as well as breaking up the 'barrenness' of the contemporary design. Mr Beard proposed that loading zones, rather than car-parks be used on the OPT wharf to accommodate the concerns of marina berth-holders.
6. Simon Biss criticised the OPT redevelopment proposal and WWL, stating that when he had purchased his berth at the Chaffer's marina it was on the understanding there would be dedicated car-parks available to them. He noted that the original resource consent for the marina showed a dedicated car-park for the marina. Mr Biss requested that the Council listen to the concerns of the marina berth-holders and act on those concerns.
7. Andrew Morrison congratulated WWL on their enthusiasm for the waterfront but questioned their understanding of a marina's purpose and function. Mr Morrison stated that a marina was not simply a jetty to dock boats at but also a hub for core yachting/boating amenities He requested that WWL employ specialist services to ensure that a balanced agreement could be reached between WWL and berth-holders at the Chaffer's marina regarding the redevelopment of the

OPT and to ensure that the marina continued to be managed and operated effectively.

8. Pauline Swann representing Waterfront Watch spoke against the redevelopment of the OPT as the 125 year lease proposed essentially led to the privatisation of public land. She was also concerned about the increase in traffic around the south end of Waitangi park. She requested that the committee and WWL look at different redevelopment options for the OPT such as the Marine Education Centre or Music School. Ms Swann also spoke in favour of the Chinese Garden being developed at Waitangi Park and criticised the proposed move to Frank Kitts park and the time it had taken to move forward on this idea. She asked that WWL carefully consider the implications of moving activities from Frank Kitts Park to Waitangi Park and whether this would be realistically possible.
9. Nigel Foster addressed the committee on public consultation. He questioned what the Council meant when it asked people to “have their say” when he believed that those opinions were not being listened to. Mr Foster requested that the decision-makers listen more carefully to what it was people wanted and noted his individual opposition to the proposed Hilton Hotel and the granting of 125 year leases.
10. Pauline Swann on behalf of Frances Lee spoke supporting the preservation and re-use of heritage buildings and believed this should be a priority. She also requested that the Council consult more with the public and incorporate that feedback into its decision-making. She noted Ms Lee’s support for the rowing club and opposition for the buildings proposed for Kumutoto, sites 8, 9 and 10 as well as the WillisBond proposal for redevelopment of the OPT. Ms Lee requested that that WWL be disbanded and its business be managed from within Wellington City Council.

016/06SW **TECHNICAL ADVISORY GROUP UPDATE**

(1215/52/04/IM)

(ORAL REPORT)

NOTED:

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

- Working on a design brief for the Frank Kitts park redevelopment/Chinese Garden
- Design work to improve disabled access at Taranaki Wharf
- Extension of the writers walk including 4 new plaques
- Working on the Hilton Hotel resource consent application

017/06SW **UPDATE OF WELLINGTON WATERFRONT LIMITED**
(1215/52/04/IM) (ORAL REPORT)

NOTED:

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

- Waitangi Park – practical completion certificate issued. WWL about to commission the technical advisory group to do a post construction report
- Overseas Passenger Terminal – presentation made to the berth-holders at Chaffer’s marina and a working group established to resolve car-parking issues.
- Sites 1 -4 – currently looking for tenants for the Wardle building. WWL hope to present design for the transition building at the September 2006 meeting of the Waterfront Development Subcommittee.
- Taranaki Wharf – working with the rowing club for a positive outcome
- The Hilton Hotel on the Outer T – resource consent hearing starting shortly.
- Kumutoto – design being refined for tenants with costings being approved.

018/06SW **FEEDBACK ON THE 2006/07 DRAFT WATERFRONT DEVELOPMENT PLAN**
Report of Ian Clements, Portfolio Manager, Council Controlled Organisations.
(1215/52/04/IM) (REPORT 4)

RESOLVED AND RECOMMENDED TO THE STRATEGY AND POLICY COMMITTEE:

THAT the Waterfront Development Subcommittee:

1. *Receive the information*
2. *Recommend to the Strategy and Policy Committee that it approve the draft Waterfront Development Plan ~~subject to any changes as a result of the oral submissions.~~*
3. *Approve the 2006/07 programme of work outlined in Appendix Three, **as amended**, of this report.*

NOTED:

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

The Committee deleted the text in ~~strike through~~ and added the text in **bold**.

019/06SW **FEEDBACK ON THE OVERSEAS PASSENGER TERMINAL
CONCEPT DESIGN PROPOSAL**

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

(1215/52/04/IM)

(REPORT 5)

RESOLVED:

THAT the Waterfront Development Subcommittee:

1. *Receive the information*
2. *Note that Council officers have undertaken a programme of public feedback.*
3. *Note that with the exception of the marina berth holders who have a specific issue with one aspect of the redevelopment there are mixed views on the Overseas Passenger Terminal proposal, but general support for the design concept.*
4. *Note that the **outcome of the** negotiations with the marina berth holder representatives **will be known in the near future** ~~are in progress and an oral update will be provided to the Subcommittee~~*
5. *Note that on 8 May 2006 the Subcommittee agreed that the proposal met the requirements of the design brief and the Waterfront Framework.*
6. *Note that the financial terms of the proposal have not been considered by and are outside the delegation of the Subcommittee but that WWL advise that negotiations are proceeding satisfactorily.*
7. *Note that the decision to grant a 125 year lease is outside the delegations of the Waterfront Development Subcommittee.*
8. *Agree, ~~subject to any further views raised by oral submitters and subject to the update on berth holder negotiations,~~ to recommend to the Strategy and Policy Committee **on 27 July 2006** that the Subcommittee supports the OPT proposal and ask the Strategy and Policy Committee to consider the 125 year lease, including the robustness of the commercial returns **provided the report includes an update on negotiations with marina berth-holders.***

NOTED:

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

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

2. Councillor Goulden requested that his vote be recorded against recommendation 8.

020/06SW **WELLINGTON WATERFRONT PROJECT BUSINESS PLAN
2006/07**

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

(1215/52/04/IM)

(REPORT 6)

**RESOLVED AND RECOMMENDED TO THE STRATEGY AND
POLICY COMMITTEE:**

THAT the Waterfront Development Subcommittee:

1. *Receive the information.*
2. *Recommend to the Strategy and Policy Committee that it approve the draft WWL Business Plan as **amended** for 2006/07 ~~subject to any changes resulting from consideration of Report 4 (Consultation on the draft Waterfront Development Plan).~~*

NOTED:

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

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

021/06SW **WATERFRONT "GREENING OF THE QUAYS" BRIEFING**
(1215/52/04/IM) (ORAL REPORT)

NOTED:

Jane Black addressed the Committee on the progress of the "Greening of the Quays" project. She covered the background of the project and detailed the concept plan and objectives they were hoping to achieve. Ms Black also covered the constraints on the project.

022/06SW **FORWARD PROGRAMME**

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

(1215/52/04/IM)

(REPORT 8)

RESOLVED:

THAT the Waterfront Development Subcommittee:

1. *Receive the information.*
2. *Adopt the forward programme for the Waterfront Development Subcommittee.*

The meeting concluded at 8.35pm.

Confirmed: _____

Chair

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