

WATERFRONT DEVELOPMENT PLAN 2014/15

(2012/13–2014/15) – YEAR 3

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 a three-year period. From 1 July 2014 the implementation of the plan will be undertaken by a Council business unit. The plan is reviewed on an annual basis. The plan has been updated this year to cover activities and expenditure within the final year of its projected three-year programme. The most significant change is with regard to the timing of receipts from the development of North Kumutoto. This project has been delayed and receipts are now forecast to be received over the two financial years 2015/16 and 2016/17.

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.

CONTRIBUTION TO COMMUNITY OUTCOMES

We contribute to the following goals of *Wellington 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.

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 year.

The Promenade: Development of the promenade as the spine that connects the waterfront is on-going. A particular focus over the next year 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 was planned to take place in 2014/15, but has now been scheduled to be completed in 2016/17.

2014/15

Projected public space development contribution (\$000): \$0

Waitangi Precinct: The redevelopment of the Overseas Passenger Terminal and public space will be all but complete as we enter the 2014/15 financial year. Construction began in 2012 and is expected to be completed in mid 2014. Work will continue on the feasibility of the proposed transition building adjacent to Te Papa.

2014/15

Projected public space development contribution (\$000): \$125

Taranaki Street Wharf Precinct: This area is essentially complete.

2014/15

Projected public space development contribution (\$000): \$0

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 its fundraising initiatives. Opportunities will be explored around whether a Chinese Garden could be developed without a full redevelopment of the Park. WWL will secure resource consent for the partial redevelopment of the park and implement its development in stages. The children's playground, now 15 years old, is in urgent need of upgrade and repair. This work was started in 2013/14 and will be completed in 2014/15. The playground design will be informed by input from the public.

2014/15

Projected public space development contribution (\$000): \$800

Queens Wharf Precinct: Masterplanning for this area was completed and presented to the Council in 2011. Options will continue to be explored with respect to opportunities around the Outer T of Queens Wharf. Development of an adventure activities area within the Shed 6 Harbour Basin that commenced in 2013/14 will continue through 2014/15.

2014/15

Projected public space development contribution (\$000): \$130

Kumutoto Precinct: Work will continue on the development opportunities for site 10 which is at an advanced stage and also site 9. However, with the delay in commencing development on these sites, the timing of upgrading the public space in the north Kumutoto precinct has been budgeted now for 2015/16 with wider works occurring in the subsequent year. This will be subject to change as plans for these sites develop.

2014/15

Projected public space development contribution (\$000): \$0

Other capital renewals: An ongoing programme of repairs and maintenance, capital expenditure and renewals has been identified in the company's asset management plan.

2014/15

Projected public space development contribution (\$000): \$909

HOW WE'LL MEASURE OUR PERFORMANCE

The overall success of the waterfront will be measured by the achievement of the principles and objectives outlined in the Waterfront Framework.

Design outcomes will continue to be monitored by the Council's Technical Advisory Group, an independent provider of design advice. Drawing on the architecture, landscape architecture and urban design expertise of its members, they ensure that the Framework principles have been applied consistently in all the design of buildings and public space.

The achievement of milestones in line with this plan and residents' use and perceptions of their experience on the waterfront will continue to be monitored.

Beyond the current Waterfront Development Plan the following activities are proposed:

- Frank Kitts Park refurbishment incorporating a Chinese Garden – 2016/17 (\$4 million)
- Wharf strengthening programme stage 3 – 2016/17 (\$2.035 million)
- Completion of public space enhancements in north Kumutoto – 2016/17 (\$5 million)
- Ongoing maintenance, renewals and management of leases (\$2.358 million over six years).

HOW WE MANAGE OUR ASSETS THAT SUPPORT THIS ACTIVITY

An asset management plan (2011) is maintained for the Waterfront. It complies 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. Active engagement is maintained with other commercial operators on waterfront sites to ensure that issues are resolved quickly and effectively, and that the waterfront remains a safe and welcoming place for everyone.

	2014/15
Waterfront Operating costs (\$000)	6,288
Public Space Developments (\$000)	1,964
	2014/15
	3,281
Waterfront Operating revenues (\$000)	2,050
Proceeds Commercial Developments (\$000)	
Loan Financing Balance	2014/15
Wharf repiling (cumulative) (\$000)	5,608 ¹
Public Space (cumulative) (\$000)	9,533

¹ Excludes the funding of \$2.9m related to the strengthening of the wharf for the Shed 6 development as this was excluded from the calculation of the loan balance.