

**Ian Clements**

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**From:** Chris Parkin [Chris.Parkin@museumhotel.co.nz]  
**Sent:** Thursday, 17 September 2009 8:03 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Submission on Wellington waterfront.

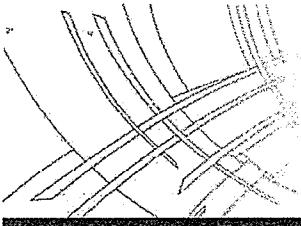
Wellington waterfront has achieved an enormous benefit for Wellington in transforming our Harbourfront, despite more than a decade of (at times petty) opposition from those who would see it as a wind swept plain of asphalt and tin sheds.

I have a more contact than most with visitors to Wellington (as well as hundreds of Wellingtonians) and they are almost universal in their praise of our waterfront development. The commercial structure responsible for this progress has been the reason for this success, especially its ability to focus on clear business objectives within the framework provided by the City Council, without the negative of having to debate each and every point with Councillors, many of whom have a distinctly political agenda.

The Council has to date shown leadership by delegating the task of waterfront development to experienced professionals. It has worked. There should be no move to dissolve this CCO until the job is completed with the development of Nth Queens Wharf, Queens Wharf and the Overseas terminal.

If volume adds weight to this submission, then I would be happy to write many more pages, however, in essence they would say little more than outlined above. Wellington waterfront is one of the most positive and effective organizations the WCC has developed to date and to truncate its existence would be short sighted in the extreme.

Chris Parkin and more than 60 members of the Museum Hotel staff.



**Waterfront Development Plan 2009/2010 Submission Form**

We want your views on the Draft Waterfront Development Plan for 2009/10.  
 Complete the form below and ensure it reaches the Council by 5pm Tuesday 13 October 2009.  
 Fold and staple this form and:  
 • post it to Draft Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, PO Box 2199, Wellington  
 • or drop it into a Council service centre  
 Alternatively you can comment online on the 'have your say' section of the Council's website at www.Wellington.govt.nz

**Submitter details** (\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\* MARVIN

Last Name\* MURRAE

Street Address\* 1016 MAKARA RD MAKARA WELLINGTON 6992

Phone 04 476 3357

Email

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one? \_\_\_\_\_

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

**Privacy Statement**  
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**Comments** (Use additional pages if required)

I TOTALLY OPPOSE ANY CHANGES TO THE WAY DEVELOPMENTS/ BUILDING AND CONSTRUCTION ARE DECIDED BY W.C.C. WHICH RESULT IN THE REDUCTION OF PUBLIC INVOLVEMENT, SUBMISSIONS AND PARTICIPATION IN WHAT IS BUILT ON WELLINGTON'S WATERFRONT. I OPPOSE ANY VARIATION OF THE COUNCIL'S DEVELOPMENT PLANS THAT RESTRICT PUBLIC INPUT, THAT SEEK TO MINIMISE THE NOTIFICATION OF DEVELOPMENTS SUCH AS THE HILTON HOTEL, THAT TRY TO IGNORE THE MAJORITY OPPOSITION OF COMMERCIAL DEVELOPMENTS, THAT

Comments continued...

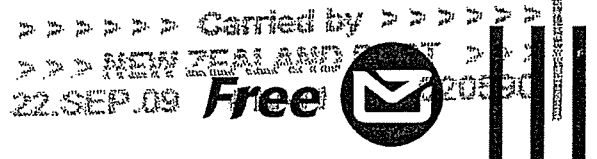
ATTEMPT TO RELAX ZONING RESTRICTIONS SUCH AS HEIGHT LIMITS OF BUILDINGS ON THE FRONT AND SEEK TO ALLOW PRIVATE DEVELOPMENTS SUCH AS APARTMENT BLOCKS ON PUBLIC LAND.

THE COUNCIL SHOULD ONLY CONSIDER DEVELOPMENTS THAT ARE FOR THE PUBLIC AND SERVE THE PEOPLE OF WELLINGTON NOT PRIVATE BUSINESSES AND NARROW SELF INTERESTS OF THE RICH. THERE ARE PLENTY PROPERTIES AND LAND AREAS THAT WOULD cater FOR COMMERCIAL INTERESTS SUCH AS A MILTON HOTEL WITHOUT TAKING PRIME PUBLIC SPACE. THE COUNCIL SHOULD BE PROTECTING THE WATERFRONT AND ENHANCING IT FOR THE PUBLIC GOOD AND THE SETTLEMENT OF THE CITY OF WELLINGTON NOT SELLING IT OFF FOR PATHETIC STATUS KINGS LIKE HAVING A LUXURY HOTEL TO ATTRACT A RUSS MINORITY.

fold here

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

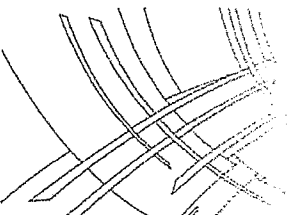
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Freepost 2199

Freepost 2199  
 Draft Waterfront Development Plan  
 C/- Council Controlled Organisations  
 Wellington City Council  
 Wellington





**Waterfront Development Plan 2009/2010 Submission Form**

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Complete the form below and ensure it reaches the Council by **5pm Tuesday 13 October 2009**.

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- or drop it into a Council service centre

Alternatively you can comment online on the 'have your say' section of the Council's website at [www.Wellington.govt.nz](http://www.Wellington.govt.nz)

**Submitter details** (\*denotes mandatory fields)

Mr /  Mrs /  Ms /  Miss /  Dr (circle which applies)

First Name(s)\* MIKE

Last Name\* HANNAWAY

Street Address\* I WISH TO WITHOLD MY ADDRESS FROM BEING PUBLISHED

Phone \_\_\_\_\_

Email \_\_\_\_\_

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one? \_\_\_\_\_

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

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**Comments** (Use additional pages if required)

SEE ATTACHED SHEET.

\_\_\_\_\_  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

I would like to support the proposition that Wellington Waterfront Limited (WWL) will continue to manage waterfront projects and developments. WWL are best placed to manage waterfront development projects and are closely aligned to the strategic development needs of such a prominent site. Maintaining WWL will also safeguard their established relationships with key waterfront stakeholders.

I would also like to respond in turn to the following proposals:

### 1. Queens Wharf Ice Skating Rink

Contextually, New Zealanders are not known for being an ice skating country so this would appear more a novelty factor rather than something which is historically popular in Wellington. As a novelty attraction this should be cheap and accessible; this may be acceptable if this facility could be proven to be cost neutral but any form of subsidisation required to allow this proposal to come forward would not be appropriate in the current economic climate.

### 2. Site 10/Kumutoto Campervan Park

I would argue there is little difference between this and the Hilton proposal. Generating traffic and creating an exclusive use on the waterfront were key concerns arising from the Hilton proposal and I feel that a campervan facility in this location would also raise these same concerns.

I would agree there is a need for this type of facility in Wellington, but this site is not considered appropriate other than possibly as a one off during the rugby world cup. This use may be better formalised in the car park next to Te Papa, given that many campervans currently use this location to park.

### 3. Kumutoto Toilet Facility

This proposal and its design led approach are both supported. However, the location presents a possible problem – a toilet in such close proximity to existing bars and restaurants has potential to be colonized and lose the balance between public and private use. The distinctive design is supported.

### 4. Site 4/Waitangi Park/Barnett Street tensile fabric structure

Conceptually this proposal is ok but I do not feel that it would strengthen linkages between Te Papa and Waitangi Park. A similar structure has been located here previously but I would argue that it was successful only because it was temporary on a short term basis and so an element of novelty was retained. Edge treatment would be a key concern here: the structure would have to maintain active edges in order to maintain interest and allow for permeability of this space. However, it may be more prudent to wait until a permanent proposal comes forward for this site.

Ultimately I feel this represents a better potential interim site for campervans than site 10 as it is closer to Te Papa, Courtenay Place and Waitangi Park.

**Ian Clements**

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**From:** David Morriss [davidmorriss@maltbys.co.nz]  
**Sent:** Thursday, 17 September 2009 5:04 p.m.  
**To:** BUS: Waterfront Submissions

To Whom it May Concern

WWL should remain outside WCC control until the various developments are completed.

Regards,

David Morriss

Director  
**Maltbys Ltd**  
Construction Cost Managers  
and Quantity Surveyors  
PO Box 1034  
Wellington 6011, New Zealand

Tel: [64] 4 499 1468  
Mobile: [64] 21 679 904  
Fax: [64] 4 499 4648  
Other offices at Auckland and Queenstown  
Website [www.maltbys.co.nz](http://www.maltbys.co.nz)

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**Ian Clements**

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**From:** Neil Harrap [neilharrap@gmail.com]  
**Sent:** Friday, 18 September 2009 7:53 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** WWL Consultation submission

Submission of Wellington Waterfront Ltd.

Dear WCC,

I wish to make a submission that the Wellington Waterfront Ltd be kept out of direct City Council control. We have seen in the past that councillors do not have the right attitude towards the waterfront development. In addition, some councillors have been captured by pressure groups such as Waterfront Watch, an unelected group who clearly do not represent most citizens of Wellington.

I urge council to vote to maintain the independent company as it is, clear of political control.

Best regards,

Neil Harrap  
11 St Mary Street  
Wellington  
New Zealand

Phone: +64 4 499 1212  
Mobile: +64 27 499 1212  
US Mobile 801 502 5088  
email: [neil@flybywire.co.nz](mailto:neil@flybywire.co.nz)  
website: [www.flybywire.co.nz](http://www.flybywire.co.nz)  
Skype address: neil.harrap



**Sarah Hope**

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**From:** ray.whelan@xtra.co.nz  
**Sent:** Sunday, 27 September 2009 4:49 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Raymond  
Last Name: Whelan  
Street Address: 24 Countess Close  
Suburb: Maupuia  
City: Wellington  
Phone: 3883667  
Email: ray.whelan@xtra.co.nz

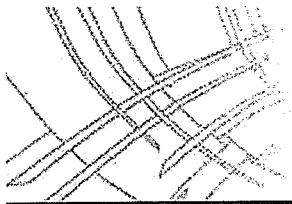
I would like to make an oral submission: No

I am making this submission: as an individual

Comments: Don't just Listen you need to take ACTION on the Public views. Get rid of WWL they are not needed, Public opinion is VERY clear we do NOT want HILTON or any other hotel on our waterfront LISTEN to the public. Public confidence does not need to be maintained it needs to be RESTORED. Public toilets should be provided by the Commercial buildings IE Pubs, restaurants, Meridian BNZ etc as part of their build contract. The suggestion of a \$400k toilet block is what we would expect from this Council in times of severe financial hardship for its ratepayers--NO to this extravagant suggestion. An open ice rink for the winter months is equally stupid and one of the Mayors swansongs. If such a rink is needed then identify a commercial operator and support them at a suitable city venue. 10 pin bowling survives very well commercially. Similarly a camper van site should be promoted to private enterprise and absolutely NOT be allowed on prime wharf frontage. The TSB Arena

and the retail space on the wharf are both non performing ventures--LEARN. A proposed bridge by the old Odlin's building would be a great idea. Traffic flow down the Quay has been severely disrupted with a never ending supply of traffic lights. Some of the inner city roads need re designing and remove 50% of these lights and get the traffic flowing and reduce stop/start driving with its increased carbon emissions.

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**Submitter details** (\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\* Stephen

Last Name\* McDugan

Street Address\* Level 2, 74 Cuba St.

Phone 802 5444

Email stephen.mcdugan@studiopacific.co.nz

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one? Studio of Pacific Architecture

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

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**Comments** (Use additional pages if required)

Refer attached pages.

## **Wellington Waterfront Limited Draft Waterfront Development Plan 2009/10**

Wellington City Council is currently seeking feedback on its draft Waterfront Development Plan for the 2009/10 year.

An important aspect of the plan is that the Council has reviewed its decision to transfer the project's development and management responsibilities to Council in July 2010. Council now believes that WWL should continue to manage waterfront projects and that this decision should be reviewed again in 2012. This decision is subject to public feedback. What do you think?

Comments:

We are very supportive of Wellington Waterfront and the work that it has undertaken over the last 30 years. The highly controversial public realm within which WWL work is a very difficult environment, particularly with the vocal minority attempting to derail the completion of this world-class waterfront. The Waterfront is very close to completion and we feel that Wellington Waterfront is best placed to carefully manage the various projects and the completion of the vision. We also feel strongly that due to the considerable experience in this environment, it is important that WWL not be transferred back within the Council in order to ensure the best possible result for Wellington is achieved.

We also suggest there is now a very strong ground swell of opinion within the Wellington public that the built projects speak for themselves and that there is the confidence in WWL to complete the entire Waterfront.

WWL will seek to pursue a number of interim projects as a measured response to the current economic climate and to ensure continued public confidence and enjoyment of a vibrant and unique waterfront.

## 1. Queens Wharf Ice Skating Rink



The Outer T ideas competition has already generated a great response and this initiative will act as a catalyst for the longer term masterplanning of this site. However, in the interim period, potential exists for a either a winter or year round ice skating facility and this is currently being investigated as a development option for Queens Wharf.

### Comments:

We support the notion of temporary structures or events on the waterfront. The ice skating rink is a perfect short term activity that would enliven a part of the waterfront during a time of year that is otherwise under-utilised.

There may be potential to share the transport and set up costs with another town centre and have the rink moved between centres.



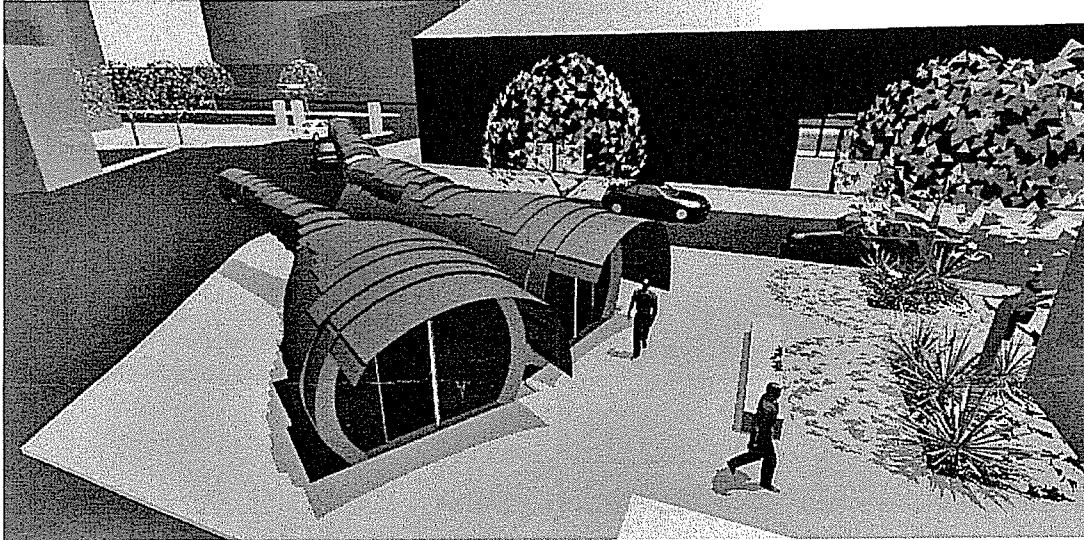
Designed to meet a need and offer facilities for campervans in the centre of Wellington, strategically located near the city's ferry, road and rail networks; this is a deliverable initiative without prejudicing longer term development options for this site. Concept planning has already taken place in collaboration with Positively Wellington Tourism and the Holiday Parks Association of New Zealand.

#### Comments:

We support the temporary campervan park location on site 10 and believe that the central city location would help to support Wellington as a tourist friendly destination. Any facilities or amenities should be designed to be relocatable.

We would also recommend that an alternative central site be located for when the site is further developed.

### 3. Kumutoto toilet facility



A response to a public need, and a point continually highlighted to Wellington Waterfront, this facility will meet a shortfall of public facilities in this area of the waterfront. Many will focus on the projected \$400,000 cost of this building but question the wider benefits of installing a high quality, designed solution to build on the existing high quality space of Kumutoto – meeting not just a need for toilets, but providing a talking point, a design feature, and a landmark contributing to the waterfront’s unique sense of place.

#### Comments:

We support the proposed toilet facilities located within the Kumutoto precinct. The provision of an ‘artwork’ which has a ‘real’ function is also supported.

Wellington has a history of supporting the arts and prides itself as being the arts and cultural centre of New Zealand. This project is very much in line with this objective position. We strongly support Wellington Waterfront as a key focus of artworks within the public realm. This structure is likely to attract people to the waterfront in its own right.

We suggest that ‘donor’ type funding may be a way of providing some of the additional cost over and above what is the standard toilet block.

## 4. Waitangi Park/Barnett Street tensile fabric structure



This site lies between Te Papa and Waitangi Park, and the development of a semi-permanent structure in this space would not only create stronger linkages between Te Papa and the park, but would also act as a venue for a range of activities.

### Comments:

We support the location of the temporary interim structure on the car park south of Te Papa. Wellington is very short of event spaces and our weather is such that exterior spaces are under-utilised for much of the year. The potential to house part of the Sunday market, that is flourishing, would ensure that the market is a great asset to central Wellington all through the year.

The space could be shared with many other activities throughout the other days of the week, including indoor football, the festival of the arts, conferences and special functions.

There is an opportunity to include bathroom facilities that could also be open for general public use.

174 Melbourne Road  
Wellington 6023

22-09-09

Waterfront Development Plan,  
c/o Wellington City Council

**OUTER 'T', Shed 1, QUEENS WHARF.**

I would like to suggest that you consider retaining Shed 1, and fitting it out as the Maritime Annex of the City & Sea Museum.

At present the Museum Trustees are renting space in Ngauranga Gorge, which has housed the WHB collection of paintings, models and other maritime objects as well as a nautical library and photos for the last 10 years.

Apparently there are problems in finding a suitable rental space and when the space is found there will no doubt be substantial costs in fitting out, plus the ongoing rental as well as the possibility that the contents will be buried for another 10 years as there is insufficient display area available.

As money has to be spent on the retention and preservation of these artefacts, why not spend it in displaying the larger part of the collection in a space already owned by the City and greatly reduce the amount of outside storage space required.

I envisage a second floor be fitted to the Shed and the current 'maritime' section from the Bond Store plus most of the objects that are now in Ngauranga to be displayed in this maritime annex. The second floor of the Bond Store would then be available for none maritime displays. Somewhere in this enlarged complex there would be room to provide office space and a research area.

Attached, is a Critique of the museum that appeared in the 1990 Pacific Marine Museum Review which shows that the material held in store has the makings of a "premier marine museum". Displaying this material once more could be more cost effective than storage and attract more visitors to the City and the waterfront.



I. B. Owen.

Cc Greater Wellington Council  
Museum Trustees  
Maritime Friends of the Museum  
Waterfront Watch  
Ship & Marine Soc.



# PACIFIC MARINE MUSEUMS

AND

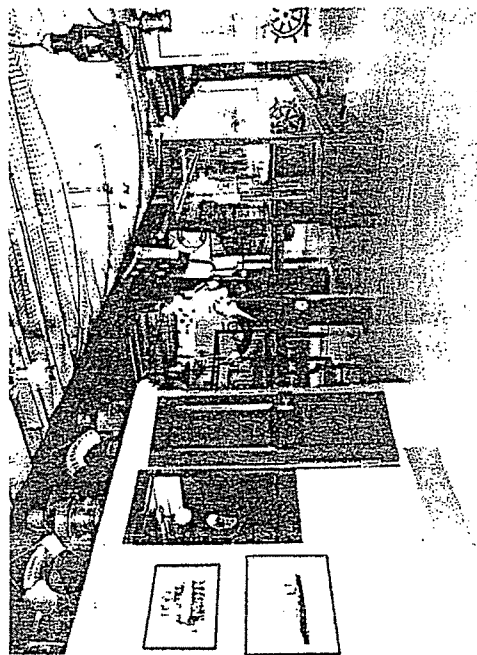
DATA/RESEARCH CENTERS

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Compiled by  
**LYNDALL B. LANDAUER & DONALD A. LANDAUER**  
for the  
**INSTITUTE FOR MARINE INFORMATION**  
Editors of the  
**Journal of Marine Museums**

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## WELLINGTON HARBOUR BOARD MARITIME MUSEUM

Wellington

Here is certainly one of the premier maritime museums in the Pacific and the only exclusively maritime museum in New Zealand. It is located on Queen's Wharf, Jervois Quay. Mr. Jack Churchouse, the curator, has assembled a vast collection of maritime relics and artifacts of 19th and 20th century ships. There are models, bells, figureheads, seamen's gear, and much more. Among these treasures is a complete Captain's cabin from an old (1879) steam vessel.

All items are displayed with uncommonly impeccable taste and sensitive care for their historical value and visibility. This alone would qualify this museum for world class status, BUT, Mr. Churchouse has also collected the most amazing archive of documents, line flags, ship plans, menus, sailing orders, personal naval papers, and photographs that we have seen in the entire Pacific. Other museums own a few important papers and frame or display them individually; here they are far too numerous to do so. They are, instead, carefully protected, preserved, catalogued, and filed. It is a nautical researcher's heaven.. If you want a feel of the sea and times past, here is an excellent place to experience it.

Mail: Box 893, Wellington, New Zealand.  
Tel: 728-899.  
M-F 9-4:30; Sa,Su 1-4:30. Free.

**Ian Clements**

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**From:** Nicky Chalker [Nicky.Chalker@museumhotel.co.nz]

**Sent:** Thursday, 17 September 2009 2:36 p.m.

**To:** BUS: Waterfront Submissions

Hi Neill

I support your submission

N

Nicky Chalker  
Finance Manager

**Museum Hotel**  
90 Cable Street  
Wellington  
New Zealand

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Reservations: [info@museumhotel.co.nz](mailto:info@museumhotel.co.nz)  
Website: [www.museumhotel.co.nz](http://www.museumhotel.co.nz)

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**Ian Clements**

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**From:** coburn\_mark@hotmail.com  
**Sent:** Wednesday, 23 September 2009 11:01 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Mark  
**Last Name:** coburn  
**Street Address:** 1/56 elizabeth street  
**Suburb:** Mount victoria  
**City:** Wellington 6011  
**Email:** coburn\_mark@hotmail.com

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** Key point for me is that the promenard is kept wide so a large number of people AND cyclists can easily travel along. Do not do anything to restrict this. I support the redevelopment of Frank Kitts park but not the Chinese Garden - I don't see the "fit" with the city and think we could have something better. I do not support the Hilton being built on the outer T but I'm happy if it is elsewhere. I like the idea of temporary use of the area for things like a campervan park and Ice skating rink. I think the Kina sculpture would be a great asset to the city and would look very cool.

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**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Thursday, 24 September 2009 12:46 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Grant

**Last Name:** Watkins

**Street Address:** Level 1 Appraisal House, 279 Willis Street

**Suburb:** Te Aro

**City:** Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the draft plan's proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington Waterfront Limited has proven experience and knowledge of the waterfront and is therefore well placed to continue managing its development.

The following proposals contained within the draft plan are all supported and all have key benefits in terms of attracting people onto the waterfront. It is essential for appropriate development to take place and infrastructure be provided in order to attract and encourage people to use and enjoy the waterfront. Specifically, I would like to outline my support for the following:

1. Queens Wharf Ice Skating Rink

This proposal is fully supported, and has the important benefit of attracting people to the waterfront. An ice rink will provide people an alternative to existing bars and restaurants, and so increases the diversity of groups able to enjoy the waterfront.

2. Site 10/Kumutoto Campervan Park

This proposal is supported, and benefits from proximity to the city's transport network, the city centre, and the stadium. As a short stay facility, this will encourage more tourists to stop and stay in Wellington. The site is also close to an existing police station so already benefits from a degree of surveillance.

3. Kumutoto Toilet Facility

The design element of this proposal gives it the potential to become an iconic structure. This is a prominent waterfront site, and as such, a standard design would not be appropriate. For this proposal to succeed, it must be a special design or nothing at all. The extra expenditure over a standard toilet facility will be justified for the added value gained from bringing a unique structure to the waterfront.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is supported and could lend itself well to providing a covered market space, as well as providing various uses for other community groups.

**Sarah Hope**

---

**From:** barrn@ap.aurecongroup.com  
**Sent:** Wednesday, 30 September 2009 3:58 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the www.Wellington.govt.nz website:

First Name: Neil  
 Last Name: Barr  
 Street Address: 102 Customhouse Quay  
 Suburb: Wellington Central  
 City: Wellington  
 Email: barrn@ap.aurecongroup.com

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Aurecon Group

**Comments:** The draft plan's proposal that Wellington Waterfront Limited continue to manage waterfront projects is supported. This will maintain Wellington Waterfront Limited's active focus on the waterfront and will allow for an important degree of autonomy rather than operating as part of Wellington City Council.

The following proposals contained within the draft plan are all supported:

**1. Queens Wharf Ice Skating Rink**

This proposal is supported as a seasonal facility. While the popularity of a year round ice rink would arguably wane, a seasonal ice rink would retain a certain novelty factor needed to sustain interest and will allow this space to continue to be used for alternative events during the rest of the year. During winter it will act as a destination to help bring people onto the waterfront in what can otherwise be an underused area of space.

**2. Site 10/Kumutoto Campervan Park**

This proposal is supported and offers potential to alleviate demand for accommodation in time for the world cup. This is a high profile site and a gateway into Wellington so appropriate planting and landscaping treatments should be central to this proposal. The site's maintenance, surveillance and provision for passive security should also be integral to the design. This represents a good interim use without prejudicing longer term development options for this site.

**3. Kumutoto Toilet Facility**

This proposal is supported and will meet an identified need for toilets in this location. The creative design is supported, and a design led approach will generate discussion and is preferable to a plain, conservative design. Any design in this location which makes a statement should be supported.

**4. Site 4/Waitangi Park/Barnett Street tensile fabric structure** This proposal is supported but it is essential that the proposed materials be correct. Use of an innovative, modern, light transmitting material (such as PTFE) would lend this proposal even more potential to act as a versatile venue space. Versatility and functionality of the design should also be encouraged – potential for easy internal sub division of space and the ability to open or close the sides of the structure according to the weather will further improve its appeal. The location benefits from being in close proximity to the city centre and existing entertainment attractions, existing parking, and is easily accessible on foot.

## APPENDIX 2

Effective management and a structured timetable of events would be essential to ensure this facility attracted maximum use by a range of community groups and therefore delivered best value. As a venue it has great potential to act as a concert or exhibition space, and also offers potential for collaborative use with Te Papa for exhibition or educational use. The design itself will also add interest to this area.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Wednesday, 30 September 2009 9:39 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Barbara  
 Last Name: Bercic  
 Street Address: 18A Wood Leigh  
 Suburb: Paraparaumu Beach  
 City: Paraparaumu

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington's waterfront is a unique and high profile public space, and Wellington Waterfront Limited offers a unique skill set of commercial acumen combined with an indepth awareness of the important role and potential for the waterfront as a public space and the high value placed upon it by Wellingtonians. The waterfront itself is used and enjoyed by a diverse range of Wellingtonians and so needs a sufficiently high calibre body specifically focussed on managing its ongoing development. The separate, distinct identity of Wellington Waterfront from Wellington City Council is also considered advantageous: one distinct body dealing with the waterfront is more visible and therefore more accessible as a point of contact for developers and potential tenants, and can advise on the appropriate stakeholders to engage with to secure new business proposals and investment. Wellington Waterfront Limited's staff has a passion for the common goal (i.e. the development of the Waterfront experience) and each team member is clear about how their role contributes. The teams' clearly defined roles mean customer enquiries can be dealt with quickly and efficiently. A distinct body managing the waterfront's development will also allow robust political discussion on the waterfront to continue, without stifling or impeding progress of work underway. The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal is supported in principle as a seasonal attraction. While a year round ice rink in this location may disrupt alternative uses of this space during the summer months, a seasonal ice rink has potential to stimulate other associated activities and will act as a unique tourist attraction. If developed to a sufficiently high standard, its uniqueness and waterfront setting will also generate publicity and tourism benefits for Wellington.

2. Site 10/Kumutoto Campervan Park

This proposal is supported and the site already benefits from close proximity to both ferry terminals as well as the scenic beauty of the waterfront. Any associated facilities such as toilets should be developed to a high standard to match the high quality of the urban environment and discourage abuse of the facilities as they are unsupervised.. However, provision of only the essential facilities (i.e. toilets and waste dumps) will ensure this succeeds as a short stay facility – medium to long term accommodation for campervans is not considered appropriate for this site.

Because there will be no on-site supervisor, noise and overall management of the site should be considered as a key part of this proposal in order to mitigate any potential negative impact on

## APPENDIX 2

neighbouring apartments or campers. This may mean special noise restrictions enforceable by WCC noise control officers.

If this is to succeed as an interim proposal then the site's interim nature should be made clear from the outset and continuously reinforced, so the facility does not become a waterfront 'icon' meaning and future development of the site becomes controversial because it is displacing an essential city and waterfront facility.

### 3. Kumutoto Toilet Facility

The proposal for toilets and their proposed location is supported. However, although the design for toilets in this location should be adventurous and creative, the proposed design is considered completely unsympathetic with surrounding buildings. A less utilitarian appearing design (i.e. looking less like a stormwater outfall) to one more influenced by the surrounding architecture or marine life nature would be preferred for this location.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This is supported especially with a view to its potential for use at the weekends. It also has potential as a venue or event space to complement Waitangi Park and offer a wet weather alternative to the park. The proposed design is supported but its maintenance (and the associated costs of this) should be considered as part of the proposal (i.e keeping the white fabric clean and not covered in detritus that can be viewed from above or the sides).

During the week however any loss of parking resulting from this proposal is a real concern; on week days, it is considered that there is a more of a critical need for parking than event space in this location.

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**Sarah Hope**

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**From:** andybogacki@bogacki.co.nz  
**Sent:** Thursday, 1 October 2009 11:36 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the www.Wellington.govt.nz website:

First Name: Andrew  
 Last Name: Bogacki  
 Street Address: 1 Queens Wharf  
 Suburb: Wellington Central  
 City: Wellington  
 Email: andybogacki@bogacki.co.nz

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Bogacki Property Consultants Ltd

**Comments:** Bogacki Property Consultants Limited fully support the principle that Wellington Waterfront Limited should continue to manage waterfront projects. It is important that the managing body of these projects has a degree of independence from the Council. Wellington Waterfront Limited not only has a proven track record in delivering high quality projects to the waterfront such as the Meridian building, but also benefits from independent commercial thinkers with top business and industry acumen at Governance and management levels, and so is considered better positioned to manage and deliver waterfront development. A semi independent entity such as Wellington Waterfront Limited is able to facilitate future projects such as Meridian, Council would find it politically very difficult to do so.

Specifically, Bogacki Limited would like to respond to the following proposals:

1. Queens Wharf Ice Skating Rink

Fully supportive of having an ice rink in Wellington. However, potential exists for further site analysis to select the most appropriate site for this use. Other sites on the waterfront such as Frank Kitts Park, Taranaki Wharf, Chaffers Park or Kilbirnie could also support an ice skating rink and are arguably better locations. Ice skating is generally a children's/ young adult activity and requires good low cost carparking which is not available at Queens Wharf. Queens Wharf is too close to the Queens Wharf Office apartments for continuous music and noise generated by an ice skating rink. Better uses for the predominantly adult population of the CBD should be facilitated at Queens Wharf Square. Bogacki consider that potential exists to further develop a European "City Square" cafe style culture on Queens Wharf to bring people onto the waterfront.

2. Site 10/Kumutoto Campervan Park

This site benefits from proximity to the Bluebridge ferry terminal, is not a significant departure from its existing use, meets an existing demand, and will encourage tourists to come to Wellington. It also benefits from close connection to the city centre, and takes the problem of campervan parking off the streets of Wellington. Potential also exists here for further study as to whether this is the most effective site for this use. The rider to this is that any campervan park here would have to be carefully controlled to ensure that there are no "outdoor" activities permitted in the campervan park such as tent awnings, tents, outdoor barbeques etc unless the area is fenced/screened off from view. These

## APPENDIX 2

activities are often associated with campervan activity. Potential may exist for late night noise conflict with the permanent residents in the Shed 22 apartments. Potential also exists for abuse of the facility by some “campervans” who may look to become permanent residents.

Problems will occur in defining what constitutes a campervan – a house truck, a “Wicked” van with no facilities, an ordinary commercial van etc.

### 3. Kumutoto Toilet Facility

Support both the proposal for public toilets and their proposed location. This is a high quality design from an architect who knows and understands this particular urban space. The ultimate success of this facility will hinge on its management, maintenance and provisions for security, which should all be considered as part of the proposal.

4. Waitangi Park/Barnett Street tensile fabric structure Support this in principal. It is considered that there is also potential for further site analysis to establish whether this is best use for this site, and whether some other proposals such as the ice rink for example may be better suited to this location.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Thursday, 1 October 2009 2:04 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Rachel  
 Last Name: Roff  
 Street Address: 28 Rangoon Street  
 Suburb: Khandallah  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** The draft plan's proposal that Wellington Waterfront Limited continue to manage waterfront projects is strongly supported. The waterfront is a unique, very significant and highly political part of Wellington that requires a dedicated, specialist team of professionals to manage it. The existing Wellington Waterfront Limited team has a proven history of delivering outstanding results that balance the needs and desires of the ENTIRE population. A key reason the company has been able to achieve much of the success to date is its arm's length relationship with the council enabling both parties to have clearly defined roles. The board of directors bring very strong commercial leadership and direction to the development team that is unlikely to happen if it was managed within Council.

The existing company also has potential to provide further development services to the City Council utilising their specialist skills.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal is supported and will provide a much needed focal point to benefit what is currently an underutilised dead space during winter. It will provide a low cost recreational activity which will complement other adjacent recreational activities such as Ferg's kayaks and indoor soccer in Shed One. Provision of recreational activity in this area will attract people to stay and use the space; currently this is a very transient space which is open and exposed.

Limiting this to a seasonal facility will allow this space to be used for alternative events during the rest of the year.

2. Site 10/Kumutoto Campervan Park

This proposal is supported. Its ability to revert back to use for standard car parking during low season should also be supported. The site is currently underused out with office hours so any additional use will ensure a more efficient use of this space.

3. Kumutoto Toilet Facility

This proposal and its location are both supported, as is the bold, brave design. The design adds character and interest to the waterfront, and will act as a talking point. The waterfront needs to remain edgy and the interest generated over this proposal to date justifies the choice of this design. Toilets do not need to be square or boring so this design led approach is fully supported.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is fully supported and is an outstanding idea in this location. It will help transition the existing space between Te Papa and

## APPENDIX 2

Waitangi Park, and also has potential to benefit the farmers market along with other community groups.

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**Sarah Hope**

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**From:** wale@xtra.co.nz  
**Sent:** Thursday, 1 October 2009 12:57 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Annette  
Last Name: Wale  
Street Address: 201/28 Waterloo Quay  
Suburb: Pipitea  
City: Wellington  
Phone: 473 4134  
Email: wale@xtra.co.nz

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to comment about the proposed Campervan Park at Site 10 adjacent to the Waterloo Apartments where I am a resident/owner. I think it is a very acceptable idea, and one needed for central Wellington for camper vans in summer in particular - it will make life much more enjoyable for our young tourists. It won't impact on our building at all - and I am very pleased that you will be fencing it in from the road with the same fencing we have around us.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Thursday, 1 October 2009 2:20 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Sue

Last Name: Paterson

Street Address: Level 2 Anvil House, 138-140 Wakefield Street

Suburb: Wellington Central

City: Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: New Zealand International Arts Festival

Comments: NZ International Arts Festival supports the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and development.

Specifically, NZ International Arts Festival would like to respond to the following proposals:

1. Queens Wharf Ice Skating Rink

This idea is supported in principal, and has potential if well managed to link in with other events on the waterfront. The costs of this and associated infrastructure should be thoroughly investigated to ensure it is commercially viable, and the ice rink should be large enough to have sufficient impact and act as an attraction. This proposal will also broaden the range of activities currently on offer on the waterfront.

2. Site 10/Kumutoto Campervan Park

This is a good interim use for this site, which will help alleviate accommodation issues during large events such as the World Cup, and will encourage people to stay longer in Wellington. Key issues to its success will be the site's maintenance; also, any loss of car parking should be negated by highlighting alternative parking in the vicinity.

3. Kumutoto Toilet Facility

This proposal is supported, and will meet a need for public conveniences on the waterfront. The design approach taken by the architect in this instance is preferable to a standard toilet facility in this location.

4. Waitangi Park/Barnett Street tensile fabric structure This proposal is supported and its success will lie in ensuring the structure is versatile enough to be used by as wide a range of groups as possible, rather than being biased towards just a sporting facility – this facility should aim for multi use as much as possible in order to deliver the best value.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Friday, 2 October 2009 3:08 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Margarete

Last Name: McGrath

Street Address: 16 North Terrace

Suburb: Kelburn

City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and development. Wellington Waterfront Limited's capabilities, experience and objectivity all strengthen their ability to effectively manage waterfront development. The following proposals are all supported:

1. Queens Wharf Ice Skating Rink

This is a great concept which would work well in a currently underutilised space. It would attract more people to an under used area of the waterfront, and there are examples of how similar attractions in other cities also generate significant revenue and benefit the local economy.

2. Site 10/Kumutoto Campervan Park

This proposal is supported for meeting current un-met demand for camper van accommodation in Wellington. The site's location is also supported for its close proximity to ferry terminals, the train and bus stations, and the city centre.

3. Kumutoto Toilet Facility

This is supported and is a much needed facility which will cater for a wide range of waterfront users. Not convinced on the cosmetic design and colour of the toilets.

4. Waitangi Park/Barnett Street tensile fabric structure This proposal is supported and has huge potential benefits for a wide number of uses, including a craft market, night food markets, indoor eating areas, as well as creating a versatile space for entertainment and educational use. It has potential to act as a smaller scale alternative venue to the TSB arena and could host smaller scale arts and music events. Multi use should be central to the design of this structure in order to ensure maximum benefit and community use.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Friday, 2 October 2009 3:10 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Steve  
 Last Name: O'Malley  
 Street Address: 22 Harland Street  
 Suburb: Brooklyn  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Maintaining the existing status quo will allow for continuity on existing proposals but a regular review process of this arrangement is also supported.

I will respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal is supported as a seasonal facility on the basis that it is cost neutral. It is considered that seasonal use would be preferable to year round use. However, the climate during winter is a key consideration as to the viability of this.

2. Site 10/Kumutoto Campervan Park

This proposal and its location are supported and will bring tourism benefits for the city. It meets a need for campervan accommodation close to the CBD which is not currently being met, and has been lacking for a long time. If being presented as an interim proposal, an alternative site should also be identified for when this site is re-developed.

3. Kumutoto Toilet Facility

The need for toilets in this location is supported, as is spending money to deliver a high quality, attractive, well maintained facility. I would prefer, however, a less 'out there' design.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are supported. It would offer shelter from both rain and sun and has potential to benefit the existing market as well as other community groups. It also offers potential to create better linkages between Te Papa and Waitangi Park.



**Sarah Hope**

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**From:** robert.cameron@wcc.co.nz  
**Sent:** Friday, 2 October 2009 1:07 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Robert  
 Last Name: Cameron  
 Street Address: 17 Pitt Street  
 Suburb: Wadestown  
 City: Wellington  
 Email: robert.cameron@wcc.co.nz

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the draft plan's proposal that Wellington Waterfront Limited will continue to manage waterfront projects and developments. The status quo model has been reasonably successful in delivering to date and the redevelopment of Wellington's waterfront compares favourably to other cities such as Auckland. A separate waterfront entity at least gives the perception of having removed a layer of council bureaucracy, so offers potential for faster delivery of projects. Wellington Waterfront Limited also benefit from a clear focus on the waterfront, which reduces potential for distraction.

I would like to respond to the proposals as follows:

1. Queens Wharf Ice Skating Rink

A more strategic, longer term re-think of this space would be preferred to the proposed short term ice rink facility. Exposure to the elements means an ice rink may not be viable in this location and it would arguably need to be covered due to the exposed nature of this site. It would be preferred if this space was sub divided into smaller spaces to reduce its exposed feel.

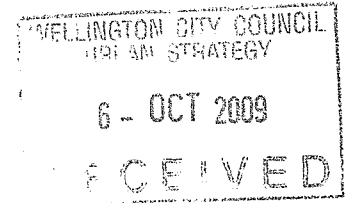
2. Site 10/Kumutoto Campervan Park

This proposal and its location are both supported. The site itself benefits from being within easy walking distance to civic square and Te Papa. Adequate planting and landscaping should be central to this proposal.

3. Kumutoto Toilet Facility

The concept of toilets in this location is supported; however, the proposed design is not supported. It does not represent value for money, would look out of place in the existing public space, and a lower cost toilet facility could have been more discretely integrated into an adjacent building.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported.

**DON CARMAN**

44 Ellesmere Ave., Miramar, Wellington, N.Z. 6022  
Phone/Fax 04-388-4119  
doncarman@ezysurf.co.nz

Wellington City Council,  
Wellington.

1 October, 2009

Dear Sir/Madam,

I have just heard that the agreement the Council made in December, 2008, to transfer the projects on the Waterfront from Wellington Waterfront Ltd. back to Council control has been overturned. This despite many public submissions proving that the move back to Council was the best option. Not to mention the fact that over 1 million dollars of tax payers money could be saved by such action. It seems to me that again there has not been any notice taken of public submissions. Once again, calling for public submissions is a complete farce.

With the current economic climate, one would like to think that the Council would want to make savings where and when they could. With some of the big building ideas and plans for the waterfront region now on hold for a few years, and hopefully never reinstated, now isn't the time for reckless spending. I'm dead against our rate payer money going into grandiose, temporary schemes such as ice skating rinks and high tensile tents.

With the population of the inner city steadily growing though apartment blocks, many of which are in the waterfront region, the need for open spaces in the waterfront area appear to be most necessary. And what do we hear – that the council plans to use the open areas like Frank Kitts park and near the old Ambulance Station for other things which will give a financial return to the Council. This is wrong and not what the public want. How many times have the Council been told this in the many submissions made over the years? Again, all a complete farce. I would love to see a Council doing more than just going through the motions and see examples of meaningful changes to its plans as a result of public opposition.

Yours faithfully,

A handwritten signature in cursive script that reads "Don Carman".

A. D. Carman

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Friday, 2 October 2009 3:15 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Greg  
 Last Name: Thomas  
 Street Address: 38 Hobson Street  
 Suburb: Thorndon  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington Waterfront Limited has previously taken over waterfront development, so maintaining working arrangement will enable development to continue in a holistic fashion.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal is supported as a seasonal facility, subject to its cost not exceeding approximately \$2 million. If this is achievable then it would represent a good interim use for this site. However, it is considered that this should remain an interim proposal and should not be a long term fixture on the waterfront.

2. Site 10/Kumutoto Campervan Park

This proposal is supported subject to the provision of toilet and ablution facilities but is otherwise an excellent idea for this site.

3. Kumutoto Toilet Facility

This proposal is supported and any extra expenditure associated with this design over a standard toilet facility can be justified in terms of the added value gained from securing a permanent art work for the waterfront. The design led approach will make these toilets a tourist destination in their own right, just like the Hunderwasser toilets in Kawakawa.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure Subject to costings, the notion of covered public space in this location is supported as an interim use. In the longer term, it may be a good precursor to an alternative building in this space of a more permanent nature which is appropriate for this site.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 29 September 2009 11:16 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Andrew  
 Last Name: Brockway  
 Street Address: 259 Wakefield Street  
 Suburb: Wellington Central  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington's waterfront is a high profile, well used site which is important to the city. Wellington Waterfront Limited offers significant experience of waterfront development. A separate autonomous entity also has greater visibility and accountability, and acts as a focal point/point of contact for waterfront stakeholders and lobbyists to engage with.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal is supported as a seasonal attraction. Its novelty in Wellington will attract more people onto the waterfront onto a relatively underused space and will offer a recreational facility to complement Ferg's Kayaks and the indoor soccer in Shed One.

2. Site 10/Kumutoto Campervan Park

This proposal is supported – the site itself is well located for such a use due to proximity to the city centre, both ferry terminals and the train station and will have tourism benefits for Wellington. Accommodating camper vans in this location will provide for an un-met demand for this type of accommodation in Wellington and does not represent a marked departure from the existing use of the site. The site and proposed use would also be versatile, so that if a large scale development proposal is approved in the future then the site can quickly be brought forward for development.

3. Kumutoto Toilet Facility

The proposal for toilets in this location is supported and is long overdue. The waterfront currently has a lack of toilets and those in existence currently are outdated and not of the highest standard. The adventurous, artistic design proposed fits in with and complements other public art on the waterfront as well as the adjacent buildings. A bland toilet facility would not complement this space so this design led proposal is fully supported.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal has benefits of offering covered space which would benefit a number of users such as the farmers market and offers potential to complement Waitangi Park as an events space for the city. Its permeability should be considered and the structure should allow free movement of pedestrians around and through this space. Also, the proposal should take care not to threaten the adjacent areas of open space.

**Sarah Hope**

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**From:** kenasquith@xtra.co.nz  
**Sent:** Monday, 5 October 2009 12:07 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: ken  
Last Name: asquith  
Street Address: 187 tutaenui rd  
Suburb: marton 4778  
City: Marton  
Phone: 063274264  
Email: kenasquith@xtra.co.nz

I would like to make an oral submission: Yes

I am making this submission: on behalf of an organisation

Organisation Name: habourside markets

Comments: The proposal to provide a covered area where the existing habourside markets are at present would have the following advantages for stall holders and public.  
1/ Provide year round protection from the weather. This would encourage better patronage during wellington's wet and windy weather which happens regularly  
2/ Help preserve food from weather elements and keep the sun from spoiling perishable items such as dairy and meat products  
3/ Help to define the identity of the market place.  
4/ Give the market opportunity for additional times to trade other than sunday, for example special seasonal markets such as xmas or twilight trading.  
5/ As chair of the market stall holder advisory team I know I speak with confidence that all stall holders would be in support of the covered area.  
6/ A structure that is flexible to allow for different events on the site I think would be utilised by other groups such as minor sport activities, clubs and concerts. I think the proposed structure would add value to the waterfront not just for habourside market but for the general public benefit and the character of the waterfront itself.

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**Sarah Hope**

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**From:** Ian Clements on behalf of BUS: Waterfront Submissions  
**Sent:** Tuesday, 6 October 2009 8:55 a.m.  
**To:** Sarah Hope  
**Subject:** FW: Draft Waterfront Development Plan

Ian Clements  
Portfolio Manager  
Council Controlled Organisations  
Finance Directorate  
Wellington City Council  
Ph: 64-4-803 8116  
Mob: 021-227 8116  
Email: [ian.clements@wcc.govt.nz](mailto:ian.clements@wcc.govt.nz)  
Fax: 64-4-801 4261  
<http://www.Wellington.govt.nz>

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-----Original Message-----

**From:** [doug@optimax.co.nz](mailto:doug@optimax.co.nz) [<mailto:doug@optimax.co.nz>]  
**Sent:** Monday, 5 October 2009 5:05 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Doug  
**Last Name:** Buchanan  
**Street Address:** 66 Orangi Kaupapa Road  
**Suburb:** Northland  
**City:** Wellington  
**Email:** [doug@optimax.co.nz](mailto:doug@optimax.co.nz)

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. If this is devolved back to the council then there would be potential for the waterfront's development to be either sidelined or to become overly politicised.

Wellington's waterfront is an exposed site and is not without difficulties, but its development to date

## APPENDIX 2

under Wellington Waterfront has been successful. The Meridian building and its surrounding areas of public space are key examples of how the waterfront has been improved. Development by way of the sale of leasehold sites has also helped ensure that the waterfront's development remains commercially viable.

I would like to add that I am supportive of additional buildings being constructed on sites 8, 9 and 10. The following proposals contained within the draft plan are all supported:

### 1. Queens Wharf Ice Skating Rink

If this is financially feasible then this proposal and its location are both supported. It will have the benefit of attracting people onto the waterfront. It is considered that this would work best as a seasonal facility and so can allow this space to continue to be used for alternative events throughout the rest of the year.

### 2. Site 10/Kumutoto Campervan Park

This proposal and its location are both supported as a short stay facility for campervans. The site's management and effective marketing should be key considerations for taking this proposal forwards. My support for the Campervan Park is for it to be temporary until the economy and property market recover to make development of these sites become commercially viable. At that point the Campervan Park might move to the north into the Centre Port land perhaps.

### 3. Kumutoto Toilet Facility

This proposal and its location are both supported. The original design approach is also supported. The management and surveillance/security of these should be central to the final design if approved in order that these are maintained and not vulnerable to vandalism.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported. The only concern here would be any loss of car parking resulting from this proposal, so provision of sufficient alternative parking would be a consideration.

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**Sarah Hope**

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**From:** Ian Clements on behalf of BUS: Waterfront Submissions  
**Sent:** Wednesday, 7 October 2009 9:52 a.m.  
**To:** Sarah Hope  
**Subject:** FW: Draft Waterfront Development Plan

Ian Clements  
Portfolio Manager  
Council Controlled Organisations  
Finance Directorate  
Wellington City Council  
Ph: 64-4-803 8116  
Mob: 021-227 8116  
Email: [ian.clements@wcc.govt.nz](mailto:ian.clements@wcc.govt.nz)  
Fax: 64-4-801 4261  
<http://www.Wellington.govt.nz>

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-----Original Message-----

**From:** [patrick.geddes@ihug.co.nz](mailto:patrick.geddes@ihug.co.nz) [mailto:[patrick.geddes@ihug.co.nz](mailto:patrick.geddes@ihug.co.nz)]  
**Sent:** Wednesday, 7 October 2009 3:10 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Patrick  
**Last Name:** Geddes  
**Street Address:** 11/1 Tasman St  
**Suburb:** Mt Cook  
**City:** Wellington  
**Phone:** 04 3844655  
**Email:** [patrick.geddes@ihug.co.nz](mailto:patrick.geddes@ihug.co.nz)

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** Generally agree with it. Believe a postponement of projects due to the current financial situation is sensible. Ultimately finances will dictate the timing. My gut feeling is that the recession will end quicker than expected and renewed momentum in development will ensue. Agree

## APPENDIX 2

that the mandate of Wellington Waterfront Ltd be extended. In fact, I would be critical of this function being subsumed by the Wellington City Council. The separation is positive in my opinion and works well and avoids it being politicised. Interim uses suggested are sensible, particularly the campervan park, although i would have thought it better to establish this facility closer to Waitangi Park being closer to restaurants and a supermarket. Also, it would probably be a quieter place to camp. This draft Waterfront Development Plan is generally very short on detail and this would be needed (particularly in the case of the Queens Wharf development) in order to be considered genuine public consultation. However, as a 'draft' it is on track.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Wednesday, 7 October 2009 1:39 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Stuart  
 Last Name: Gardyne  
 Street Address: 49 Maida Vale Road  
 Suburb: Roseneath  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments at this time. This allows for a unique focus to be maintained which may not be the case under council control. It will retain the existing knowledge base of existing Wellington Waterfront Limited staff and ensures that any final developments are ultimately safeguarded by the checks and balances of the council. The waterfront may be amalgamated under council control in due course but at this point in time, maintaining Wellington Waterfront Limited as a separate, distinct waterfront entity is supported.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal and its location are both supported. A seasonal ice rink may be preferable as it will allow this proposal to retain its novelty factor. Seasonal use will also enable this space to be retained for alternative uses during the rest of the year.

2. Site 10/Kumutoto Campervan Park

I have no fundamental problems with this proposal so would support this idea being developed further for this site. Convenient facilities for visitors to the city need to be provided and a Campervan Park is a much better use of the site than the current carparking.

3. Kumutoto Toilet Facility

This proposal is conditionally supported pending a better understanding of its final location. However, the site offers limited function for other uses, and the distinctive nature of the building means people should be able to locate them easily. However, will people be able to identify these easily as toilets? I have some concern that the design and associated expense of the construction will be seen as indulgent. Whilst this may be acceptable when funded by a private individual or organisation it will legitimately attract negative opinion being funded by a public body. If the design was exceptional it could withstand such criticism, but I'm not sure it is. Wellington Waterfront may find it hard to justify fighting this battle and weathering the criticism. A beautiful, but simple design may be a better result.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This represents a very interesting proposal and is a better use of this site than the existing car park. It potentially opens up a number of far more positive uses of space than being used for car parks during the week. Key considerations will be how the costs stack up against benefits gained; also, the functionality of the building design – it must be fit for purpose and sufficiently versatile in order to offer best value for money.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Friday, 9 October 2009 11:10 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Vaughan  
 Last Name: Wilson  
 Street Address: 38 Miromiro Road  
 Suburb: Normandale  
 City: Lower Hutt City

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Retaining a specialist, autonomous waterfront body is preferable to having a waterfront department contained within the council. Independence from the council in this respect retains a dedicated focus on the waterfront.

I shall respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal is a good concept and would be supported as a seasonal installation. Seasonal use will allow this space to continue to be used during the rest of the year for alternative events. The proposal has potential to act as a hub and pull more people onto the waterfront.

2. Site 10/Kumutoto Campervan Park

This proposal is supported and is a good use of this site. The site itself is well located and close to the city centre, youth hostel, stadium and the waterfront. It has potential to alleviate some of the demand for this type of accommodation during large events such as the 2011 rugby world cup.

3. Kumutoto Toilet Facility

This concept is supported but may represent better value if located closer to the children's park at Frank Kitts Park. If Frank Kitts Park is being redeveloped then this might represent a better opportunity to integrate a new toilet facility in this area.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This is a great idea and the proposal and the site are both supported. The proposed design would not dwarf Te Papa and would complement Waitangi Park. More activities in this area also complement existing activity on Courtenay Place.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Thursday, 8 October 2009 11:55 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Peter David  
Last Name: Scholes  
Street Address: 2 Makererua Street  
Suburb: Ngaio  
City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington Waterfront Limited has a unique focus on the waterfront, where as if the waterfront was the sole responsibility of the council then this focus may be lost. Retaining Wellington Waterfront Limited also keeps the knowledge and development experience of the existing board members.

I will respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

The overall concept of this proposal is supported and there are no other existing ice rinks in the city. However, the proposed location is not supported – this site acts as an important gateway to the waterfront which should be retained for smaller events. The site is also very exposed and so may not support an ice rink. An ice rink could be better sited either on the Outer T, within an existing Shed or further round the waterfront towards Te Papa. If a year round ice rink was being considered then an enclosed rink would be preferable in order to provide shelter from the elements.

2. Site 10/Kumutoto Campervan Park

The concept of a caravan park in the city centre is supported, but is not considered the most optimal use for this site. Campervans may be better accommodated further round the waterfront next to Te Papa, or by the Overseas Passenger Terminal until this is redeveloped. These alternative sites would offer better shelter and are closer to the city centre facilities such as shops, restaurants and bars likely to be used by tourists.

This site could also offer a more suitable site for an ice rink, as it benefits from good transport links and close proximity to the railway station.

3. Kumutoto Toilet Facility

Toilets are needed in this area and the location of this proposal is supported. The design should be iconic but should also fit in with the existing architectural style of the its surroundings; a design which draws more on the area's historical past would be preferred to the design which is currently being proposed.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported, and could be used by a wide range of groups including the existing markets. This would also create an indoor area to complement the existing outdoor space at Waitangi Park.



**Sarah Hope**

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**From:** tregonning@xtra.co.nz  
**Sent:** Thursday, 8 October 2009 9:48 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the www.Wellington.govt.nz website:

**First Name:** russell  
**Last Name:** tregonning  
**Street Address:** 5 anne st.  
**Suburb:** wadestown  
**City:** wellington  
**Phone:** 04-4995668  
**Email:** tregonning@xtra.co.nz

I would like to make an oral submission: Yes

I am making this submission: on behalf of an organisation

**Organisation Name:** Great Harbour Way Coalition Founding Members

**Comments:** SUBMISSION FROM THE GREAT HARBOUR WAY ( GHW) COALITION FOUNDING MEMBERS TO THE DRAFT WATERFRONT DEVELOPMENT PLAN ( THE PLAN)

#### CONCEPT OF GREAT HARBOUR WAY

The Great Harbour Way is a proposed continuous, safe, signposted 60&#8722;70 kilometre route for walkers, cyclists, runners and others around the perimeter of Te Whanganui a Tara/Wellington Harbour from Pencarrow in the east to Red Rocks in the west.

It will present a unique (possibly in the world) opportunity to safely walk or cycle the entire coastline of a major city harbour, continually touching the water's edge. Users will pass wild shipwreck shores, rocky headlands and sandy beaches, as well as parks, marinas, museums, cafes, theatres, seaside suburbs and Wellington's inner-city waterfront.

#### THE GREAT HARBOUR WAY COALITION (GHWC)

This represents individuals responsible for the GHW concept and other groups ie Living Streets Aotearoa, Cycle Aware Wellington, Rotary, and Wellington Waterfront Ltd. Wellington's inner-city waterfront promenade is a key part of the GHW route. It is envisioned that most tourists will start on the route from here as Wellington city will be the main portal for visitors to GHW.

The Wellington Waterfront Promenade (the Promenade) GHWC has concerns about further developments on the Waterfront which may result in increased numbers of cars and other service vehicles causing interference and danger to other users of the Promenade. The WCC's Waterfront Framework clearly spells out the intended function and importance of the Promenade and the need to separate it from cars-“ The promenade should be a shared pathway designed to accommodate a range of non-motorised uses”.

The Promenade, day in and day out, is the part of the waterfront most used by the public. Despite this, the description of intended work on the Promenade in the Plan is restricted to one sentence “any enhancement of this high-use area will be undertaken mainly as part of the development of

At present, there is considerable variation in the useable width of the Promenade as many bottlenecks restrict the free flow causing conflict between pedestrians and cyclists. There are several places where the effective width is narrowed down to between approx 1 and 1.5 metres: usually there are a number of such passages across the total width where it is this narrow (eg across the cut-out in front of Circa, at the North side of Frank Kitts park between the chains, and at the Whitmore entrance on North Queens Wharf). There is, however, only one narrow passage of approx 1.5 metres in front of Shed 5. Also, the alternative route around the back via the entrance to Shed 5 is often obstructed on the pathway by moveable signage for the restaurant.

Parking of cars on the Promenade is also a hazard to other users. Taxis and other service vehicles park across the narrow strip between sheds 5 + 6 and outside shed 6 itself. Most cars, and taxis, in particular, could be required to park elsewhere to encourage better flows.

### ENGAGING WITH THE PUBLIC

The Plan outlines the need for a willingness by WCC to engage with the public about waterfront development. Consistently, the public has spelt out its opposition to many new and high buildings in its submissions to variations to the District Plans affecting the waterfront.: eg in its rejection of variation 17, and in the recent submissions to Variation 11 which overwhelmingly oppose the restrictions on public input to building heights. Despite this, one of the assumptions outlined in the Plan is that "the development of commercial property generates proceeds of highest and best use". The GHWC is concerned that further commercial building development on the waterfront will inevitably produce more motorised traffic around the water's edge and thereby interfere with the promenade and the GHW. We believe that this is not "best use" of this publically-owned and much-loved part of Wellington with such potential to attract increased numbers of visitors to the beauty of the waterfront.

Development of the waterfront has been dogged by controversy involving lengthy and expensive appeals to the Environment Court by the public to stop WCC building plans. The GHWC asks for a more collaborative approach with the public from WCC. The newly-formed GHWC includes a wide cross-section of those Wellington's citizens who support walking and cycling as a form of commuting and recreation, The Council in supporting the concept of a carbon-neutral city publically supports cycling and walking plans. We possess expertise in this area and ask for consultation with the Council about all future development plans affecting these active form of transport and recreation on the waterfront.

### FRANK KITT'S PARK

The need for development here seems highly doubtful as it is already a very popular area with the public. Any changes to it should not interfere with the width of the promenade between it and the sea. The currently erected barriers across this part of the promenade which restrict smooth traffic flows could be abandoned if a better barrier between park and promenade was built to protect children wandering from the play area.

### QUEEN'S WHARF

The choice of the winning design in the outer-T competition should consider the impact of any increase in car traffic crossing the Promenade. A large part of the Environment Court's decision to reject the Hilton Hotel here was the impending clash of motor vehicles with other users of the Promenade.

The commercial negotiations for building redevelopment of Sheds 1 and 6, and any proposed so-called "interim uses" here should also take into account any possible increased car presence. The GHWC approves of any proposal to decrease "vehicular movement" eg that proposed in the Plan



around Shed 6 in the Hunter St traffic control project.

## KUMOTOTO

The GHWC believes that the prevailing economic downturn reducing the possibility of commercial high-rise building development on sites 8 – 10 is a blessing in disguise. The “positive dialogue” with the Hilton developers about the proposal siting of the hotel on site 10 is of major concern to us. Such a development will only increase waterfront motor traffic and should be abandoned as it was for the outer-T site.

## INTERIM USES

The Plan’s suggestion of more car parking should not be allowed to occur in such a way that it brings more cars into conflict with promenade users. The same argument for the campervan park proposal for site 10 applies. Although a campervan park might be tolerated as a short term measure around Rugby World Cup time, the increased motor traffic around site 10, right on the waterfront, is inappropriate as a permanent solution.

## IN CONCLUSION

The GHWC requests that the Plan address the deficiencies in the Promenade which is the most popular part of the waterfront, and an important and integral part of the GHW. Any proposed new developments on the waterfront involving any permanent increase in motorised traffics should be reviewed. The GHWC wishes to be represented to make submissions in any oral submission process on the draft Plan.

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# APPENDIX 2

**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Thursday, 8 October 2009 3:38 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Guy  
Last Name: Cleverley  
Street Address: 28 Raroa Road  
Suburb: Kelburn  
City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Separation in this regard is imperative. However, if development is to be led by a private limited company, care should be taken to ensure that a competitive, transparent selection and tendering process is in place which does not favour particular contractors. This will mitigate the potential for development work to only be given to a select minority. Maintaining the quality of work on the waterfront is essential, particularly where the proposals will have either a long term effect or the detail can detract from overall quality. It is essential that the Technical Advisory Group reviews ALL proposals on the waterfront for design quality. The success of the waterfront depends on this process that is currently in place.

I will respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal would be supported in another location. The proposed site is not appropriate as it would dominate an existing area of public space as well as entrance ways to adjacent buildings. In addition, it should be investigated whether an open air ice rink is viable given Wellington's climate. Having a structure to enclose the rink would create significant issues visually and functionally.

2. Site 10/Kumutoto Campervan Park

This proposal and its location are both fully supported. An effective landscaping proposal should be central to the final design.

3. Kumutoto Toilet Facility

This is considered to be an inappropriate design for this location. The design will arguably date, and is overpriced for what it represents. Potential exists with this proposal for selection by way of an open design competition to encourage smaller architectural practices and new talent. This would be a more competitive and transparent tendering process, and may offer a better value solution than the existing

proposal. Other issues to consider in relation to this proposal are whether this is the correct location for toilets, and whether the money might be better spent on renovating existing toilet facilities on the waterfront.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure It is considered that the draft plan contains insufficient detail about this proposal. More concise information is needed on end uses envisaged for this facility and the key user groups being targeted in order to fully appreciate who will benefit from this proposal. The following should also be considered as part of this proposal: impacts on pedestrian flow; impact on farmer's market; edge treatment/permeability of the structure. Clarity is also sought on how this will affect the longer term viability of this site for further development given the 'interim' nature of this proposal.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Thursday, 8 October 2009 2:12 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Michael & Jeannie  
**Last Name:** Warnock  
**Street Address:** 62 Waitohu Road  
**Suburb:** York Bay, Eastbourne  
**City:** Lower Hutt City

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** On the continuation of the role of Wellington Waterfront Limited:  
 We fully support the proposition that Wellington Waterfront Limited should continue to manage waterfront projects and developments.  
 This will allow the existing skills and knowledge of the Wellington Waterfront team to be retained, as well as maintaining continuity of development of the Waterfront.  
 An entity, whose sole focus is the Waterfront's development and which is removed from political processes associated with council led projects, is beneficial.

**Proposed Interim Uses:**

We support the interim uses proposed within the draft Waterfront Development Plan provided that these uses do not inhibit more sustainable long term development on those areas as economic conditions permit.

**Queens Wharf Ice Skating Rink**

We see this as a positive attraction during the winter months and which may encourage other winter festivities to the Waterfront. Our preference would be for the ice skating rink to be limited to the winter months to allow the Queens Wharf Square to be available for summer activities. It will also ensure that the ice rink is a novelty attracting visitors to the Waterfront rather than as a sporting facility which would be better suited to a larger and less significant area.

Consideration could be given to ensuring the rink is designed in a manner which allows it to be used for other activities such as curling, ice hockey etc. Alternatively a permanent ice rink facility could be considered for the Outer T.

**Site 10/Kumutoto Campervan Park**

We support the proposal for a campervan park, as a temporary facility, on Site 10 on the basis that:

- suitable and well designed landscaping, including planting and screening, is undertaken;
- the park is well managed;
- adequate and well designed infrastructure is provided; and
- a safe public walkway around the water's edge is retained.

A campervan facility in central Wellington would be unique and would add to the vibrancy of the inner city and the Waterfront.

We support the concept that the area will expand and contract to allow public parking during off peak or shoulder seasons.

**Kumutoto Toilet Facility**

We support additional toilet facilities on the Waterfront and, in particular, the chosen location and its

Maintenance and surveillance/security will be integral to the final design, and the interior should be suitably robust.

Site 4/Waitangi Park/Barnett Street Tensile Fabric Structure We support the construction of a semi-permanent structure in the location between Te Papa and Waitangi Park.

It will provide a useful all-weather venue for the harbourside market and may attract additional concerts, sporting events and festivities (including, of course, the Festival of the Arts).

We assume that the proposed design is conceptual only and that the design will be developed further if the proposal is progressed. The structure must be well designed and constructed of substantial materials to withstand the weather and vandalism.

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**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Thursday, 8 October 2009 2:08 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Julian

Last Name: Smith

Street Address: 5 Finnimore Terrace

Suburb: Vogeltown

City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I fully support the proposition that Wellington Waterfront Limited should continue to manage waterfront projects and developments.

This will allow the existing skills and knowledge of the Wellington Waterfront team to be retained, as well as maintaining continuity of development of the Waterfront.

An entity, whose sole focus is the Waterfront's development and which is removed from political processes associated with council led projects, is beneficial.

I support the interim uses proposed within the draft Waterfront Development Plan provided that these uses do not inhibit a more sustainable long term development on those areas as economic conditions permit.

1. Queens Wharf Ice Skating Rink

I see a positive attraction during the winter months and which can encourage other winter festivities to the Waterfront. My preference would be for the ice skating rink to be limited to the winter months to allow the Queens Wharf Square to be available for summer activities. It will also ensure that the ice rink is a novelty attracting visitors to the Waterfront rather than as a sporting facility which would be better suited to a larger and less significant area.

Consideration could be given to ensuring the rink is designed in a manner which allows it to be used for other activities such as curling, ice hockey (if there is room) etc.

Alternatively a permanent ice rink facility could be considered on the Outer T.

I assume Queens Wharf Square is large and secure enough for the rink and no weather canopy is needed.

2. Site 10/Kumutoto Campervan Park

A campervan park, as a temporary facility, on Site 10 is supported on the basis that:

- Suitable and well designed landscaping including planting and screening is undertaken;
- The park is well managed;

- Adequate and well designed infrastructure is provided; and
- A safe public walkway around the water's edge is retained.

A campervan facility in central Wellington will be unique and will add to the vibrancy of the inner city and the Waterfront.

I support the concept that the area will expand and contract to provide public parking during off peak or shoulder seasons.

### 3. Kumutoto Toilet Facility

I support additional toilet facilities on the waterfront and in particular the chosen location and its design led approach to improve the overall built environment.

The novel design is appealing but I believe some differences are required to differentiate it from the airport terminal expansion, eg in colour.

Maintenance and surveillance/security will be integral to the final design, and the interior should be suitably robust.

### 4. Site 4/Waitangi Park/Barnett Street tensile fabric structure I support the construction of a semi-permanent structure in the location between Te Papa and Waitangi Park.

It will provide a useful all-weather venue for the harbourside market and may attract additional concerts, sporting events and festivities (including, of course, the Festival of the Arts).

I assume that the proposed design is conceptual only and that the design will be developed further if the proposal is progressed. The structure must be constructed of substantial materials to withstand both the weather and vandalism.

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**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Thursday, 8 October 2009 1:27 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Dianne

Last Name: Buchan

Street Address: 5C Kate Sheppard Apartments, Molesworth Street

Suburb: Thorndon

City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support that draft plan's proposal to maintain Wellington Waterfront Limited (WWL) as a separate, autonomous body in charge of waterfront development providing this working structure remains publicly accountable. There are benefits of retaining a degree of separation between WWL and the Council, including keeping a unique focus on the waterfront as the city's premier public space, retaining the skills of existing staff, and removal from the political sphere. However, it is important that a degree of political and public accountability remains, and that this is sufficiently open and transparent to ensure that WWL's direction is not subject to interference by particular individuals - including business interests, councillors or the mayor. Any directions to WWL should be agreed in full council meetings that are open to the public.

Sufficient, robust operating guidelines should exist to facilitate WWL's role; these guidelines should include requirements for any developments to be open to public scrutiny using best-practice consultation methods. The guidelines should be set by the Council, but once a development plan has been approved, then WWL should be left to implement this using the procedural guidelines without unnecessary interference from the politicians. It would be the Council's responsibility to monitor compliance with the guidelines as they do with other aspects of WWL's operations.

I shall respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal is supported on the basis that it be cost neutral, and seasonal. Seasonal use will allow this space to be retained for alternative events during the rest of the year and can help support a seasonality of events on the waterfront.

2. Site 10/Kumutoto Campervan Park

This proposal is supported if the promenade character along the site's edge is not compromised. The proposal will add interest to this area, is an excellent gateway site for tourists, and development in this location will prepare people for further future

development of this site. Cleanliness and maintenance of the site should be key considerations to this proposal.

### 3. Kumutoto Toilet Facility

I feel that the proposed site for these toilets should be retained as open space and that any new toilets could be incorporated into an existing building, or located beside shed 13 in line with the existing character of the surrounding buildings. Current toilet facilities are not well sign posted on the waterfront. There are public toilets in shed 6 for example which is a central location and could benefit from upgrading and better signposting and if this was done, would obviate the need for a stand-alone vicinity in the Queens Wharf/Kumototo area.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is a fabulous idea and would also get people used to the idea of a building footprint in this location. It also shifts the focus away from its current car parking use. This might also help to stimulate activities in the adjacent area such as Chaffers Dock building.

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**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Thursday, 8 October 2009 11:56 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Brent Raymond

Last Name: Michie

Street Address: 171 Wilton Road

Suburb: Wilton

City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington Waterfront Limited has a unique focus on the waterfront, where as if the waterfront was the sole responsibility of the council then this focus may be lost. Retaining Wellington Waterfront Limited also keeps the knowledge and development experience of the existing board members.

I will respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

The overall concept of this proposal is supported and there are no other existing ice rinks in the city. However, the proposed location is not supported – this site acts as an important gateway to the waterfront which should be retained for smaller events. The site is also very exposed and so may not support an ice rink. An ice rink could be better sited either on the Outer T, within an existing Shed or further round the waterfront towards Te Papa. If a year round ice rink was being considered then an enclosed rink would be preferable in order to provide shelter from the elements.

2. Site 10/Kumutoto Campervan Park

The concept of a caravan park in the city centre is supported, but is not considered the most optimal use for this site. Campervans may be better accommodated further round the waterfront next to Te Papa, or by the Overseas Passenger Terminal until this is redeveloped. These alternative sites would offer better shelter and are closer to the city centre facilities such as shops, restaurants and bars likely to be used by tourists. This site could also offer a more suitable site for an ice rink, as it benefits from good transport links and close proximity to the railway station.

3. Kumutoto Toilet Facility

Toilets are needed in this area and the location of this proposal is supported. The design should be iconic but should also fit in with the existing architectural style of the its surroundings; a design which draws more on the area's historical past would be

preferred to the design which is currently being proposed.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported, and could be used by a wide range of groups including the existing markets. This would also create an indoor area to complement the existing outdoor space at Waitangi Park.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Friday, 9 October 2009 5:38 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** John  
**Last Name:** Milford  
**Street Address:** 165-177 Lambton Quay  
**Suburb:** Wellington Central  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

**Organisation Name:** Kirkcaldie & Stains

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. A third party managing the waterfront brings a good natural tension into the process, and although Wellington Waterfront Limited is ultimately a council controlled entity, this offers a more robust working structure than the waterfront being contained within council offices. This allows for a better working dynamic which is not affected by any negative connotations of council run organisations.

A strong, healthy, vibrant waterfront must have a diverse approach to development and offer a balance between commercial, recreational and heritage uses.

The following proposals contained within the draft plan are all supported and I will respond to these as follows:

**1. Queens Wharf Ice Skating Rink**

This proposal is fully supported and an ice rink represents a great use of a currently underutilized, desolate space. It will bring people onto the waterfront; its location is easily accessible; and it will strengthen in particular the northern end of the waterfront.

**2. Site 10/Kumutoto Campervan Park**

This proposal is fully supported especially in light of the imminent rugby world cup, when there will be a huge demand for this type of accommodation. Revenue and people need to be retained in Wellington rather than being allowed to pass through. The site itself is a strategic one and is not only close to ferry terminals but acts as a gateway between the North and South Islands, so a facility of this nature will help to encourage people to stay longer in Wellington city. In this sense it is also important that any longer term site must be well connected to the city centre.

**3. Kumutoto Toilet Facility**

This is a fantastic proposal – providing toilets in this location is worth doing well and with a sense of style. Wellington as a city is renowned for doing things well, not least arts, sculpture and architecture. This proposal delivers a potentially iconic building, and any additional cost of this over a standard toilet facility should be offset by the added value gained (both architecturally and in terms of PR for the city) from such a unique structure.

**4. Site 4/Waitangi Park/Barnett Street tensile fabric structure** This proposal is supported providing it is constructed in materials which are robust, in keeping with surrounding architecture, and will not deteriorate over time. This is a very prominent site beside Te Papa, so appropriate design standards

should be used to ensure that this proposal improves this site and does not detract from its surroundings.

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**Ian Clements**

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**From:** webcentre@wcc.govt.nz  
**Sent:** Friday, 9 October 2009 2:49 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Malcolm  
Last Name: Watson  
Street Address: 37 Pipitea Street  
Suburb: Thorndon  
City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I fully support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. This represents a logical way forward; if the waterfront was merged back under council control then there is a danger of losing direction, and the momentum behind current developments of could be quickly lost. Council still retain control in terms of a presence on Wellington Waterfront Limited's board.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This proposal is supported – it would bring colour and life to the waterfront, and will attract people to make this a destination in its own right. Seasonal use may be most appropriate as this will allow this space to continue to be used for alternative events during the rest of the year.

2. Site 10/Kumutoto Campervan Park

This proposal is supported, if managed correctly, as an interim use for this site. Campervans need to be accommodated and do bring important tourism benefits for the local economy. Screening and appropriate landscaping should be central to this proposal to negate any negative visual impact of this proposal.

3. Kumutoto Toilet Facility

This proposal is supported – toilets in this location are very necessary and making an architectural feature of the building is a good idea in this location. Wellington is short of high quality public conveniences so this would go some way to redress the balance, and making them visually distinctive will also make them easy to find.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is supported and has potential to benefit markets especially in poor weather, but could equally be well used in summer to provide shade or be partially used by market stallholders as appropriate. A structure in this location would give the market a focal point, and also has potential to host concerts, indoor soccer, and a wide range of other

users. The location is also easily accessible by pedestrians from the city centre.

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10th October 2009

~~Draft Waterfront Development Plan – 2009/10~~  
Council Controlled Organisations  
Wellington City Council  
P O Box 2199  
Wellington

Attention Ian Clements, Portfolio Manager, C.C.O's.

This submission is made on behalf of Pauline and Athol Swann and we wish to be heard.

The submission is in response to the latest proposals and to confirm that our previous submissions to the Waterfront Development Plan, the Draft Annual Plan and the LTCC still stand and the following is not a replacement.

As the document does not have page numbers will quote from subjects.

#### **1. Introduction and Background**

We note that the decision by the Council in December 2008 to extend the implementation of the waterfront project over a 10 year period was agreed but we oppose the reviewed decision not to transfer the project's development and management responsibilities to Council until July 2012. (which goes against the Council Officers' earlier recommendation) and ask that it be reviewed by Council.

#### **2. Principles – 4. Project Process**

The points we made 14<sup>th</sup> March still stand.

**- 5 Engaging with the public – All the roles and structures set up to govern the waterfront must be open to public scrutiny. This principle is a right of Wellingtonians as "owners" of the waterfront through the City Council, but is also a response to the interest they take in the waterfront as a special part of the city.**

#### **6. The Projects**

We consider the maintenance of the entire **waterfront promenade** should have high priority.

Berthage: Pleased to see acknowledgement that Boating and Shipping movements are important to the Waterfront (and to follow up on this, on Saturday 10th there was a visit to Queens Wharf of the new Navy's Patrol Boats, Taupo and Pukaki, which will be open to the public.)

**Wharf Pile Maintenance.** We would like to refer here to Page 42 of Wellington Waterfront Review 2009 where it is stated as follows “Following a comprehensive survey of Wellington Waterfront Limited’s wharf piles by Holmes Consulting Limited, and an estimate of the expected costs to repair/replace, WWLtd has budgeted for these costs to be expended over a ten year timeframe. The total wharf repiling costs of \$9,77 million is quoted. This is not in accord with Report 2 to the S and P meeting 14<sup>th</sup> May 2009.

### **Overseas Passenger Terminal**

With the project not scheduled to commence until 2012/13 we have concerns over who will be responsible for maintenance, repairs etc as apart from all the associated industries related to the Marina activities the Function centre is well used and a popular venue for many functions, exhibitions etc.

### **Taranaki Wharf and Lagoon**

Once again would refer you to our submission 14<sup>th</sup> March 2009 ie if there are any changes to the current designs a new Resource Consent must be applied for and a full report to the S & P committee justifying such action.

We also remain opposed to the construction of an additional bridge from Civic Square. Any further landscaping should ensure that the public’s safety is paramount as the current walk across to the Boatsheds via the grassed mound has been the scene of several accidents which we understand are being followed up by the Health and Safety Division of the Labour Department .

### **Frank Kitts Park**

We do not support any additional expenditure on Frank Kitts Park. This is not a high priority area and continues to host many successful and varied events throughout the year and especially during the Festival of the Arts and Summer city. Only minor improvements are needed with the provision of more play equipment. The current works at the Hunter Street entrance to the TSB Event Centre appear to be encroaching on Frank Kitts Park and we trust the grass will be replaced.

As already stated we do not support the location of a Chinese Garden along the Quay side and it should be relocated to Waitangi Park, east of Te Papa where it was included in the original design brief for the Waitangi/Chaffers Park competition.

**Queens Wharf.....**Until the Blue Skies Competition “preferred” entries are known we will await with interest further information on the M aster Plan.

**Kumutoto -** As \$11.5 million has already been spent on landscaping this area we do not consider the sculpture planned should proceed until such time as the future development of this area is finalized. (We note in The Dominion Post “Indulgence”

section 10<sup>th</sup> October that there are plans for Mansfield memorial Statue on Wellington's waterfront, with which we are in agreement.)

We support the use of the "old" Eastbourne Ferry Terminal Building by the NZ Police and the National Maritime Dive Squad. However, as a Heritage building any alterations or the construction of a "small" adjacent building should be subject to public notification.

### INTERIM USES

**Campervan Park....**We support the decision to consider using Site 10 for a campervan park during the Rugby World Cup and the later conversion into an indoor/outdoor recreational area for young people which the inner city does not provide for.

We do not support the suggestion of the so called "**designer**" toilet block (at an estimated cost of over \$400,000) in the position suggested between Shed 11, the Loaded Hog and Fronde. There are many toilets in the area which should be better sign posted...the Museum of City and Sea, the Academy of Arts, TSB Event Centre, Shed 6 and the various restaurants. When the Meridian Building was granted consent we understood there were to be "public toilets" made available and certainly could be provided for there or in the "Shell" building for considerably less money and would not be an "eyesore".

We do not support the proposal for a temporary open air ice skating rink on **Queens Wharf** and as stated in the document consideration to the delivery of this recreational facility has been put on hold until the result of the Outer T Ideas competition so one has to question the inclusion in this INTERIM USES section. We would consider support for the right location on Waitangi Park in conjunction with the other outdoor activities.

### Temporary Tensile fabric structure

As in past Festival of the Arts and Summer City programmes, there has been provision made for various forms of entertainment on both Frank Kitts Park, Waitangi Park and Queens Wharf, so we cannot understand the **suggestion that a development of this type could be financially viable and would add a significant venue space for a variety of uses when it already happens.** The report continues that it would provide an architectural solution anticipated in the original design for Waitangi Park in the Transition Zone! Again we would repeat this is where the Chinese Garden should be not a temporary tent

Thank You



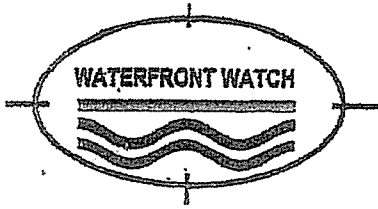
Pauline and Athol Swann

47 Mairangi Road

Wellington 6012

email: [Athol.swann@paradise.net.nz](mailto:Athol.swann@paradise.net.nz) phone: 4728417





# WATERFRONT WATCH INC

PO Box 19045, Courtenay Place, Wellington 6149  
waterfrontwatch@xtra.co.nz

## **Draft Waterfront Development Plan 2009/10**

Wellington City Council  
Freepost 2199  
WELLINGTON

9 October 2009

### **Detail of Applicant:**

Waterfront Watch Inc  
P O Box 19045, Courtenay Place  
Wellington 6149.  
Email: waterfrontwatch@xtra.co.nz  
Contact Phone: 4728417 (Pauline Swann)

**We are making this submission as an organisation .  
We wish to speak to our submission.**

**This submission does not replace previous submissions to the Waterfront Development Plan, the Draft Annual Plan and the LTCC which still stand. Please refer to submissions 12<sup>th</sup> March 2009, 14<sup>th</sup> May 2009, oral submission to Council Meeting -March 2009.**

We support the December 2008 decision by Council to extend the implementation of the waterfront project over a 10 year period. However, we oppose the reviewed decision to transfer the project's development and management responsibilities to the Council from July 2010 to 2012. We ask that this decision is reviewed by Council and we support the Council Officers earlier recommendation that management responsibilities are returned to Council.

### **The Projects:**

**Frank Kitts Park:** We do not support any additional expenditure on Frank Kitts Park as we do not consider this a high priority area. Many successful and varied events are hosted there during the summer and at this stage we consider that only minor improvements are needed ie more equipment in the Children's play area. We do not support a Chinese Garden along the Jervois Quay side of this park and ask that it be relocated to Waitangi Park, east of Te Papa where it was included in the original design brief for Waitangi/Chaffers Park competition.

**Waitangi Park:** There is no reference to the further buildings planned for Waitangi Park over the next decade. We support some low cost landscaping (especially in the Transition Zone). We oppose a temporary tensile fabric structure - refer to **Interim Uses**. The original design plan for the Chinese Garden in the Transition Zone should still be considered.

**Overseas Passenger Terminal:** We ask that responsibility is taken by the appropriate body to maintain reasonable levels of repair to this heritage wharf and building until the project 2012/13 commencement date, particularly as it is still being used as a Function and Exhibition Centre, Ships' Chandler, etc and is a great wharf for fishing.

**Taranaki Wharf:**

If there are any changes to the design for Wharewaka/Wharekai, a new Resource Consent must be applied for and a full report provided to the S and P committee in public session.

**Queens Wharf:** We support attempts to revitalize this shabby precinct and expect to see an excellent master plan formulated from creative ideas from the Outer-T competition. However, we oppose the installation of an open air temporary ice-skating rink. Refer to **Interim Uses**.

We support the Hunter street traffic control project which will reduce vehicular movements and enhance safety for pedestrians around the TSB building, Shed 6, and Queens wharf.

**Berthage:** Waterfront Watch continues to promote the importance of wharves at Queens Wharf and the Overseas Passenger Terminal for shipping and boating purposes. We support the use of Queens Wharf by Navy vessels and Cruise ships.

**Kumutoto:**

We are opposed to a private enterprise like the Hilton hotel being considered for site 10 when the land belongs to the people of Wellington and should be used for their benefit. We support the use of the "old" Eastbourne Ferry Terminal Building by the NZ Police and the National Maritime Dive Squad. However, as a Heritage building any alterations or the construction of a "small" adjacent building should be subject to public notification. Until such time as future development of this area is finalized, particularly as \$11.5 million has already been spent on landscaping, we consider that plans for the sculpture "Kina" should be put on hold.

**Wharf Pile Maintenance:**

We are pleased to see there are plans to renew the piles around Queens wharf as we consider this to be a top priority and consider that part of the \$11.5 million spent on public space around the Meridian should have been allocated to the Outer T as a priority.

We refer to Wellington Waterfront Review 2009, pg 42, which quotes from Holmes Consulting Ltd that the total re-piling costs are \$9.77 million. We urge that re-piling at a cost of \$9.77 million be undertaken over a 10 year timeframe as recommended. We do not understand how the figure of \$40 million keeps appearing in publications.

**Interim Uses:** We support a temporary campervan park within the Site 10 area in the short term and when it is no longer needed would like to see it replaced by a recreation area designed with young people in mind. We consider that the waterfront should provide open space, as well as Waitangi Park, to cater for the projected increases in families living in city apartments. The existing play areas are geared for very young children and are too small.

We are opposed to a proposal to building a 'designer' toilet block (quoted at \$400,000) between Shed 11, the Loaded Hog and the Fronde harbourside building. As there are toilets located in that area, we consider they should be better signposted, i.e. the Museum of City and Sea, Academy of Fine Arts, TSB Bank Arena, Shed 6 and restaurants. In principle, we oppose the expense of a temporary outdoor ice-skating rink that will only be used for 3/4 months of the year but it is difficult to comment when we do not know the precise location. It would be preferable to provide a permanent outdoor roller/blade skating rink in conjunction with other facilities in Waitangi Park.

During Summer City and the Festival of the Arts, provision for various forms of entertainment is provided on Frank Kitts Park, Waitangi Park and Queens Wharf. In this time of recession the addition of a temporary tensile structure is unnecessary and appears to be an "architectural solution" anticipated in the original design as a transition between the height of Te Papa and Waitangi Park

As indicated above, Waterfront Watch does not support proposals to build the designer toilets, the temporary ice skating rink, the temporary tensile structure and cannot understand why these developments are under discussion when the Outer-T ideas competition results have not been released and the Variation 11 decision is not known.

We thank you for this opportunity to present our submission.

Yours sincerely,  
  
Pauline Swann for Waterfront Watch.





**Sarah Hope**

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**From:** darryl.sara@slingshot.co.nz  
**Sent:** Sunday, 11 October 2009 10:39 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Sara  
 Last Name: Pivac Alexander  
 Street Address: 9A Hewett Way  
 Suburb: Ngaio  
 City: Wellington 6035  
 Email: darryl.sara@slingshot.co.nz

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Disability Reference Group (DRG)

Comments: SUBMISSION

Disability Reference Group (DRG) advises Wellington City Council on issues that concern people with disabilities in Wellington. We would like to raise a few main points about the Draft Waterfront Development Plan 2009/10:

- 1) Principle (no.2): The principles for establishing development work programmes should include a statement about accessibility for all people, including people with disabilities.
- 2) Engaging with the public (no. 5): When detailed or concept designs are proposed, DRG should be involved in formal consultation process to give feedback on the designs from a disability/accessibility perspective. DRG can be contacted via the Accessibility Advisor at WCC.
- 3) We note that a temporary ice-skating rink; public toilets and campervan area are being proposed for development in the short term. We stress the importance that any development (including short term and temporary plans) must ensure that all areas of the development must be useable and accessible by all members of our community.

For example, if there are steps then there must be ramps. Steps and ramps must have handrails and colour contrast on edging of steps and sides of ramps. Even if it is only one step there must be an alternative option like a ramp and colour contrast on the edging.

Also we need easy to see and good colour contrast signage including both Maori - English and Braille. If the signage is more of a narrative then again it should be in Maori - English, Braille and plain language.

If we are talking about buildings then yes we would expect them to comply with building standards, but would want to see any development to be fully accessible even if it is more than what the

standard requires.

These examples provided highlight the importance of including DRG in formal consultation process regarding Waterfront designs. We look forward to being contacted in due course.

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**Ian Clements**

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**From:** pwarren58@yahoo.co.nz  
**Sent:** Monday, 12 October 2009 4:13 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Paula  
Last Name: Warren  
Street Address: 2/1 Wesley Road  
Suburb: Kelburn  
City: Wellington  
Phone: 471 3118  
Email: pwarren58@yahoo.co.nz

I would like to make an oral submission: Yes

I am making this submission: as an individual

Comments: The plan overall  
The plan should include some clear principles that will underlie all developments.  
Those should be:

- There will be an attractive, safe pedestrian/cyclist route along the waterfront. Where the space along the immediate water's edge is too narrow for a shared pedestrian/cyclist space to safely accommodate likely volumes of users, an alternative additional cycling space will be provided in the short term, and cyclists wishing to move rapidly through the area will be encouraged to use that.
- People will be encouraged to connect with the water, as well as to walk beside it. Connections will be provided through safe access to the water, services that help people use the water, and areas immediately adjacent to the water where people can comfortably sit and watch the marine environment.
- The design of the area will recognise two primary uses – movement through the area to other destinations by walkers and cyclists, and the recreational use of the area as a harbour edge. All other uses will be adjusted to prevent compromising those primary uses.
- The waterfront will be an important section of the Great Harbour Way, and continue to be an important node for harbour activities, including the harbour ferries.
- The historic heritage of the waterfront will be protected and interpreted.
- The visual and pedestrian connections between the waterfront and the city will be enhanced, so that the waterfront becomes an integral part of the wider area, and

pedestrians are encouraged to move to and from the waterfront area.

- Motor vehicles on the waterfront will be minimised, including by ensuring that new developments do not require significant vehicle servicing. Only essential service vehicles will be permitted, and the areas they use will be designed to ensure that vehicle movements do not endanger other users or reduce the attractiveness of the area to pedestrians.

## Car parking

I'm not sure where the plan author got the idea that car parking has been an acceptable use of the waterfront. On the contrary, it is a blight that greatly reduces the usability and appearance of the area, and everyone I have spoken to opposes that use of the area (at ground level). Even the entrances to the underground parking cause significant problems for other users.

I can, however, understand the attraction from a financial point of view. So the plan needs to ensure that if there is to be any use of spaces for carparking, it will be managed to minimise impacts.

In relation to permanent parking, the plan should ensure that:

1. Parking is only underground, except for very limited bus parking spaces on the edge of the waterfront.
2. There must be no disruption to pedestrian movements by cars entering and leaving the area. That means that pedestrians must be either given a route that is unaffected (e.g. by pushing the entrance underground) or be given priority (by a zebra crossing, not lights with an infrequent pedestrian phase).
3. The use of the spaces should be for activities related to the waterfront (e.g. Te Papa visitors), not for commuting carparks.
4. No new developments should be allowed that require significant car parking or service vehicle space (unless that can be provided without any disruption to the waterfront area).

In relation to temporary use of spaces for carparking:

1. There must be good evidence that the use will generate significant income that will be used to provide public benefits within the waterfront.
2. There must be no disruption to pedestrian movements by cars entering and leaving the area. That means that pedestrians must be either given a route that is unaffected (e.g. by pushing the entrance underground) or be given priority (by a zebra crossing, not lights with an infrequent pedestrian phase).
3. Where pedestrians are likely to want to move across the parking area, they must be provided with a clearly marked route that doesn't have cars on it. For example there should be pedestrian routes across the area between Te Papa and Waitangi Park, allowing pedestrians to move from the end of the waterfront promenade to the crossing to Chaffers, and from the Te Papa exit across to Waitangi Park. A painted route would work.
4. There must be some form of screening to make the car parks less of an eyesore - plants, sculptural structures, a photographic exhibition of the sort they had during the Arts Festival, seating and shelters, etc.

## Promenading versus enjoying the sea

I have written a number of submissions/letters arguing for designs that facilitate people's access to the water. I get very positive responses each time, but nothing

happens. We still have rock edgings that are impossible for the average person to cross. We still do not have any interpretation of the water environment itself. We have a lovely hole in the wharf near Te Papa, but you still can't actually get into the water, or see any of the encrusting organisms that are under the wharves. The artificial rock pools by the boatshed have not been enhanced and are not regularly cleaned of rubbish, and there are no other facilities that allow people to see marine animals. There are no artificial penguin nests with nest cam (or even any signs to tell people what that horrible braying noise is). There are no underwater viewing facilities, despite there being very exciting things down there. And there is no marine reserve where fish can safely huddle away from the constant fishing pressure.

Can we please, please stop treating the waterfront as if it were a promenade along the edge of an area that is so awful and unsafe that no-one should be allowed into it.

### Connections to the city

All the developments, including the proposed Chinese garden, must encourage movement across the waterfront from city to sea. That means having walking routes, visual connections, and signage to encourage movements.

There are some significant problem areas that should be explicitly listed in the plan for fixing:

### The north end

1. Shorten the waiting phase at the lights outside the Railway Station.
2. Provide a safe, attractive pedestrian connection from there to the Police wharf area, so that pedestrians don't have to interact with cars on their way from the station towards the south.
3. Provide shelter at the lights for pedestrians waiting.
4. Provide a wheelie-bag friendly pedestrian route from the lights to the ferry terminal.

### Queen's wharf

1. Shorten the waiting phase at the lights.
2. Provide shelter at the lights.

### Te Papa/Chaffers

I'm not sure what the best solution is there, but at the moment it is very difficult for pedestrians to cross Cable Street in a reasonable timeframe, except at the south end. Perhaps just shortening the light phases would work. Ideally, you would do a cut and cover to push the cars underground. That would be more affordable if the pedestrian route was a hump, which would be fine if well designed and long enough so that the "hill" wasn't an impediment.

Connection to the Interislander ferry terminal It is vital that the lack of a suitable walking connection to that terminal is fixed. It is currently unsafe and unsavoury to walk.

### Queen's wharf

Any redevelopment needs to fix two problems – the narrow width of the promenade, and the ugly face the Events Centre presents to the water (side and bottom of the building).

## Market

There needs to be some serious thinking about the best location for a market long term. I would favour the use of the Stadium/railway station area if the market is to be just Sundays. Another option that I think is worth exploring is to develop a full time market designed to bring together small suppliers of fruit, veges, fish, flowers, meat, bread, etc, so that people have an attractive place to shop for lunches and for food to take home for dinner. That sort of arrangement is a wonderful feature of cities like Bologna, and provides a focus for people to mingle and socialise as well as an important outlet for good food. Perhaps a good use of the outer T?

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# Living Streets Aotearoa



## Submission from Living Streets Wellington

### on Draft Waterfront Development Plan 2009/10

**Organisation:** Living Streets Wellington  
**Contact person:** Paula Warren  
**Email:** pwarren58@yahoo.co.nz  
**Phone:** 471 3118  
**Date:** 12 October 2009

#### About Living Streets

Living Streets Aotearoa is New Zealand's national walking and pedestrian organisation, providing a positive voice for people on foot and working to promote walking friendly planning and development around the country. Our vision is "More people choosing to walk more often and enjoying public places".

The objectives of Living Streets Aotearoa are:

- to promote walking as a healthy, environmentally-friendly and universal means of transport and recreation
- to promote the social and economic benefits of pedestrian-friendly communities
- to work for improved access and conditions for walkers, pedestrians and runners including walking surfaces, traffic flows, speed and safety
- to advocate for greater representation of pedestrian concerns in national, regional and urban land use and transport planning.

Living Streets Wellington is the local walking action group based in the Wellington region, which is working to make city and suburban centres in the region more walking-friendly.

For more information, please see: [www.livingstreets.org.nz](http://www.livingstreets.org.nz)

#### Introduction

This submission focuses on those aspects of the waterfront that are most important for walkers. It identifies a number of additional work areas that need to be included in the plan.

#### Waterfront as a whole

Living Streets Wellington supports the aim of making/retaining the waterfront as a major pedestrian area for through-walking and recreation walking, as well as for access to the sea. The overall design of the area, plus the detailed features within the overall design, will

determine the extent to which people are attracted to the area as a recreational destination, the way people interact with the area, the degree of conflict between different users (e.g. between walkers and service vehicles), and the usefulness of the waterfront as a transport route for walkers (e.g. between the Railway Station and Te Papa).

To achieve a walk friendly environment pedestrians require:

- access along the waterfront that is safe and comfortable e.g. well designed footpaths, safety from wheel transport, safe surfaces for walking;
- access to the waterfront through ways that are safe/quick/easy e.g. pedestrian priority at crossings, visible and enticing entry points. There has been some excellent work done on this;
- access to the water, e.g. through steps, floating jetties, beaches.
- signage and other information, particularly for people unfamiliar with the area;
- facilities for users (see below);
- amenities to make the experience more enjoyable, such as the poetry and sculptures already provided.

### **Shared space**

Living Streets supports in principle the concept of shared spaces (between walkers and cyclists, and between active modes and motor vehicles), but these must be well designed and have sufficient width to accommodate the allowed modes, and space design to ensure appropriate behaviour by vehicles and fast cyclists. There should be no further development that leaves only narrow paths that have to handle purposeful fast walkers and runners, cyclists, and perambulating tourists and children. The width of Taranaki wharf and the waterfront promenade of Frank Kitts area should be the standard minimum. There should be no further development of 'narrow necks' such as the bridges at either end of the Taranaki Wharf, or in front of Shed 5.

Vehicle access to the waterfront should be limited to essential service vehicles, and entry to the parking buildings. Taxis and buses should be required to drop passengers at the edge of the area, and be provided with clear and suitable areas for doing this (as is the case next to the Museum of City and Sea).

Any further developments should be of a type that do not require large numbers of service vehicles, unless these can be routed under the pedestrian/shared spaces (e.g. through existing underground carparking spaces).

### **Personal safety**

It is vital that the waterfront is attractive and safe at night. Lighting, the encouragement of activities that increase pedestrian numbers, and detailed design features will all increase the perception of safety. There should be restrictions on the consumption of alcohol in the public spaces.

### **Urban design**

The design of the area should be focused on creating attractive, comfortable public open spaces. Carparking (other than underground carparks) should be removed, with the spaces re-designed as public open space. Any new buildings should be the same scale as the existing sheds, and designed to ensure that adjacent public spaces are enhanced rather than adversely affected (e.g. the edges should be designed to provide attractive sheltered areas for pedestrians rather than create shaded, windy tunnels.)

The sense of the waterfront as a single area, with coherent connections between the different parts, must not be lost. Buildings should also not reduce the connection between the waterfront and the rest of the city – something that needs to be enhanced.



It is also important that the area retain its open space character. For example if areas are to be covered over to increase shelter (e.g. for the Chaffers market), this should be designed to retain the open space feel of the area (as was done with the sails at Queen's wharf).

## **Comfort**

The overall plan needs to provide not just walking routes, but also the basic facilities to make the use of the area for pedestrians comfortable -

- sufficient seating to allow people with poor mobility to rest frequently, and to encourage people to stop and enjoy the area
- drinking water
- shelter. Ideally there would be one sheltered direct route along the waterfront for commuters to use, and some sheltered seating closer to the water for people wishing to enjoy the views.
- lighting to ensure that the area feels safe
- toilets – we particularly welcome the proposal for toilets at the north end

## **Navigation-signage**

There is a need for better signage and other measures (e.g. maps, stencilled routes on the pavement) to help people find their way around the area.

## **Correcting past errors**

There are a number of features of the area that are generally agreed to be undesirable, and opportunities should be taken to correct these past errors. One example is the narrow route near Shed 5.

## **Access onto waterfront**

A number of access routes from the city to the waterfront are not well designed for pedestrians. The major roads that border the waterfront area create a significant barrier to pedestrian movement. The Bridge to the Sea shows that this problem can be solved by imaginative investment. In the short term, increasing the frequency of pedestrian phases on major crossing points, and ensuring that pedestrians crossing at those points can enter a safe pedestrian space, are vital. We would note in particular the unsatisfactory and unsafe conditions faced by pedestrians crossing from the Railway Station to the Blue Bridge Ferry.

Any new developments in the waterfront area itself and the areas adjacent should increase rather than inhibit the movement of people into and across the area. We are concerned, for example, that the development of Chinese gardens in Frank Kitts Park could restrict the free movement of people across that area.

## **The North End**

There should be a plan to extend an attractive and safe walking route all the way along the sea side of the roads to the Picton ferry terminal, and immediate actions to create a clear pedestrian route from the Railway Station to the area south of the Police wharf.

## **Great Harbour Way**

The waterfront will be a core part of the Great Harbour Way. The Plan should identify this as a key project.



**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 10:21 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: David

Last Name: Perks

Street Address: Level 28 Grand Plimmer Tower, 2-6 Gilmer Terrace

Suburb: Wellington Central

City: Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Positively Wellington Tourism

**Comments:** Positively Wellington Tourism supports the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. A dedicated waterfront entity benefits from a clear focus on waterfront development and is less likely to be sidetracked on other issues. This working relationship also aids objectivity, as development options can be put to council having been independently considered.

Positively Wellington Tourism will respond in turn to the following proposals:

**1. Queens Wharf Ice Skating Rink**

The notion of an ice rink in Wellington is supported. Something such as an ice rink in this location would also help transition the existing open space between the TSB Arena and Queens Wharf North. It would be positive in terms of tourism but most likely only in conjunction with other activities rather than as a standalone attraction. However, this site is an exposed location especially during winter months so it would need to be considered whether this would support an ice rink. Screening and protection from the elements would be key considerations to this proposal being developed further.

**2. Site 10/Kumutoto Campervan Park**

This proposal is wholeheartedly supported as Wellington City currently has no campervan facilities, and as a result campervans either freedom camp, limit their stay in Wellington, or miss Wellington altogether. The proposal also offers potential to alleviate demand for this type of accommodation during the rugby world cup. Security from the roadside, and the provision of appropriate screening should be considered in line with this proposal.

**3. Kumutoto Toilet Facility**

This proposal and its location are both supported. It is appropriate that the design is an original and modern one, which will give some contrast to the existing architecture as there is no one distinct architectural style at the moment. Sufficient numbers of toilets should be provided to offer best value.

**4. Site 4/Waitangi Park/Barnett Street tensile fabric structure** This proposal and its location are both supported. The proposal itself offers huge potential for events and could act as a wet weather alternative to outdoor events spaces in Waitangi Park for example. There is also potential for this to benefit existing farmers markets by creating an all weather market venue, and the structure could in fact also be considered as a site to host the ice rink on a seasonal basis as shelter from the elements will be provided.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 11:20 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Richard  
Last Name: Coupe  
Street Address: 30a Seatoun Heights Road  
Suburb: Miramar  
City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Wellington's waterfront compares favourably with other cities such as Auckland for example.

I would also like to respond to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal is supported and has potential to bring people onto the waterfront, especially during winter.

2. Site 10/Kumutoto Campervan Park

I am neutral on this proposal but support its potential to reduce free camping by providing campervans a designated site with appropriate facilities.

3. Kumutoto Toilet Facility

This proposal is supported and its design will make it a talking point and a feature of the waterfront.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is supported especially in light of the popularity of the markets in this location.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 3:42 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Mark  
Last Name: McGuinness  
Street Address: Level 2, 5 Cable Street  
Suburb: Wellington Central  
City: Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Willis Bond

Comments: Willis Bond & Co would like to fully support the draft plan's proposition that Wellington Waterfront Limited should continue to manage waterfront projects. Wellington Waterfront Limited has an excellent, high quality team of staff and retaining them will allow their existing experience and skills in waterfront development issues to be maintained. Retaining Wellington Waterfront Limited as a designated waterfront development body will ensure momentum is maintained in terms of current developments such as the Overseas Passenger Terminal. Ceasing Wellington Waterfront Limited's current role would have adverse effects in terms of delaying existing projects and breaking current working relationships and established networks of knowledge and understanding.

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**Sarah Hope**

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**From:** pgraham@paradise.net.nz  
**Sent:** Monday, 12 October 2009 9:01 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Peter  
Last Name: Graham  
Street Address: 19 Beazley Avenue  
Suburb: Paparangi  
City: Wellington 6037  
Phone: (04) 4786108  
Email: pgraham@paradise.net.nz

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: 1. The proposal for an ice skating rink on Queens Wharf is ridiculous. It is a totally inappropriate place for it and it will cost the ratepayers a lot of money.  
2. For the Waitangi Park area the Council should be pursuing the original idea of putting a Chinese Garden there. What's the tent for!  
3. OK for the toilets as long as they are practical but modest. Shouldn't require a lot of money.  
4. OK for the temporary caravan park.  
5. Re-piling has to go ahead as long as its needed. There seems to be some controvisty about this.  
6. Development of the Wharewaka is fine as long as it doesn't go on forever and doesn't cost too much. Consult on a plan and timetable are essential.

Frank Kitts Park should left alone apart from maintenance and general tidying up.

Its great that the high-rise buildings proposed for the Kumutoto area are not going ahead in the meantime at least. They should in any case be scaled back to be better in keeping with their environment and there needs to be a substantial open space provided for and developed in the area. Currently there is only token open space in the Kumutoto area.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 11:33 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Drew  
**Last Name:** Herriott  
**Street Address:** 3D, 39 Taranaki Street  
**Suburb:** Te Aro  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. This will maintain the existing single focus on the waterfront as well as the development skills of the current waterfront staff team.

I would also like to respond to the following proposals:

**1. Queens Wharf Ice Skating Rink**

This is a good concept which has potential to bring people onto the waterfront. However, the proposal raises a number of points to consider, including an appropriate cost benefit analysis to assess whether this is economically viable, and the health and safety/risk management associated with an activity such as this close to the harbour. Any cost benefit analysis should also allow for non cash benefits resulting from this proposal such as the additional foot traffic generated onto the waterfront.

One concern would be that an ice rink in this location may disrupt the area under the sails, which currently has a relatively high level of foot traffic, so an alternative waterfront site might be better suited to this proposal.

**2. Site 10/Kumutoto Campervan Park**

This is a fantastic idea and represents an excellent interim use of this site, so this proposal and its location are both fully supported. It has potential to alleviate demand for this type of accommodation and to be very popular for large events such as the rugby world cup. The site itself is well located close to both ferry terminals, and this facility may in fact have merit to be considered as a longer term proposition. Screening and planting should be central to the overall design in order to mitigate any negative effects for residents in adjacent apartment buildings.

**3. Kumutoto Toilet Facility**

There is a general need to have more toilets on the waterfront to encourage greater all day use of the area. The design is not to my personal taste but it does represent a distinctive building. Any cost benefit analysis would be hard to quantify the additional expenditure over a standard toilet facility but it may in fact represent added value in terms of spending more to have a unique building which makes a statement. It is essential that the design be practical and functional internally as well as visually distinctive from the outside.

**4. Site 4/Waitangi Park/Barnett Street tensile fabric structure** This proposal raises some key questions: if being used to host events then will this be a revenue generator? And depending on how long this structure is expected to remain in place, will it represent value for money? Overall cost and maintenance should be considered – a better understanding of intended user groups will better

inform whether the costs justify moving this proposal forwards for development.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 10:26 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Alistair  
**Last Name:** Aburn  
**Street Address:** Level 5, 82 Willis Street  
**Suburb:** Wellington Central  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

**Organisation Name:** Urban Perspectives Limited

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. The current model is an appropriate one and allows a degree of separation from the council to be maintained. It is apt that whilst the council sets out development plans, Wellington Waterfront Limited should be the body who implement waterfront development.

Wellington Waterfront Limited has additional benefits in terms of maintaining the development skills of existing staff. The development of the waterfront is not yet complete, so continuation of the current status quo is appropriate at this time. A regular review period is also supported to ensure this working structure maintains efficiency.

The following proposals contained within the draft plan are all supported:

1. Queens Wharf Ice Skating Rink

This concept is supported and has important benefits in terms of attracting people onto the waterfront and improving the range of existing activities. This proposal will help increase the mass of activity on the waterfront and will encourage people to stay and spend more time rather than simply pass through. A temporary ice rink located at Waitangi Park has already been proven to be popular, and an ice rink in this location would also support existing cafes and bars around Queens Wharf. Compatibility of this use with any proposals for the Outer T should be considered, but overall this proposal is consistent with the waterfront's vision of drawing people onto the waterfront.

2. Site 10/Kumutoto Campervan Park

This proposal is supported and represents a good interim use of this site. The site itself is located close to the ferry and the waterfront, and this has potential to alleviate demand for this type of accommodation especially in view of the 2011 rugby world cup. Although being proposed as an interim facility there could also be potential for a more permanent designated campervan facility on the waterfront.

3. Kumutoto Toilet Facility

Introducing more toilets onto the waterfront is fully supported, as is the design led approach of this proposal. Toilets in this location will be closer to the existing hub of activity, and a standard toilet facility in this location would not work. The waterfront should be about encouraging iconic, excellent architecture; although this can sometimes be controversial, extra expenditure may in fact translate into more added value in terms of adding a unique design to the waterfront. There is no reason why

public infrastructure and architecture shouldn't be of just as high a standard as successful private sector designs such as the Meridian building.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported. The proposal would increase the versatility of this space and could support a whole range of activities especially during bad weather, and would also encourage more people to use the waterfront. It would also help continue the move away from car parking on the waterfront, and is consistent with the overall vision for the waterfront.

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**Sarah Hope**

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**From:** leftmyhusband@yahoo.com  
**Sent:** Monday, 12 October 2009 11:56 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: van Schaik

Last Name: Maria Christina

Street Address: 2/20 Trent Street

Suburb: Island Bay

City: Wellington 6023

Phone: 3834993

Email: leftmyhusband@yahoo.com

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: The Waterfront is an open space and open spaces according to council's own plans should be preserved and improved along with trees and parks.

However with the changes in climate and the sure to rise sea-levels it might pay to study these predictions before we go ahead with anything else.

There is plenty of expert advice on the matter so I won't bore you with mine.

The harbour in any case will be one of very few points of entry giving access to the outside world when a disaster strikes and emergency measures for the health and safety of your citizens surely must be paramount. In the ideas competition for the Outer-T suggestions to float it could be a step in the right direction.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 13 October 2009 11:42 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: David  
Last Name: Wood  
Street Address: 28/5 Eva Street  
Suburb: Te Aro  
City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. WWL has demonstrated good progress to date and their retention is supported.

I would also like to respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This is a great idea and is fully supported. It works in numerous other cities on an international level, and would attract people including families and children to the waterfront. This can be a desolate underused area especially during winter so an ice rink would bring more people to this site.

2. Site 10/Kumutoto Campervan Park

This proposal is supported and Wellington needs a facility of this nature, sooner rather than later. It would help reduce the number of people free camping. A longer term site should also be identified.

3. Kumutoto Toilet Facility

This proposal and its location are both supported. The design is interesting and will help maintain the uniqueness of the waterfront.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal is a great idea and will potentially benefit the existing market. Its location and exposure to the elements mean that the structure will need to be sufficiently robust to work in this location.

**Sarah Hope**

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**From:** alana.bowman@mac.com  
**Sent:** Monday, 12 October 2009 5:17 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Alana  
Last Name: Bowman  
Street Address: 2/20 Thompson St  
Suburb: Mt Cook  
City: Wellington  
Phone: 04 384 4324  
Email: alana.bowman@mac.com

I would like to make an oral submission: Yes

I am making this submission: as an individual

Comments: I have reviewed the current City Council's proposals for development of the waterfront.

I cannot support any of the proposals but for upkeep of the property.

I propose a 5 to 15 year moratorium for any further development of the waterfront. This Council has been too active with proposals for further buildings on this very limited and precious space. Let others, later, have an opportunity to bring ideas for preserving the space that remains.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 3:35 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Mark  
 Last Name: McGuinness  
 Street Address: 50 Cashmere Avenue  
 Suburb: Khandallah  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the proposal that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Maintaining Wellington Waterfront Limited is critical to ensure the existing experience and knowledge of their staff is retained, and will maintain the momentum and accumulated knowledge crucial to the success of ongoing developments.

I will respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

The concept of an ice rink in Wellington is supported but this is not considered the most appropriate location. The impact of noise would have to be considered as the site is within close proximity to existing offices and apartments. An ice rink in this location may also block entry into the events centre. The area underneath the sails currently performs a function as an area where people congregate, especially when large events are being held at the TSB Arena, so an ice rink might be better located elsewhere on the waterfront in an enclosed space such as Shed One.

2. Site 10/Kumutoto Campervan Park

This proposal and its location are both supported. Appropriate screening and landscaping would be the main concern in order to mitigate any negative visual impacts.

3. Kumutoto Toilet Facility

This proposal and its location are both supported, as is the design led approach which will stimulate interest in this area of the waterfront. However, copper would be the preferred exterior material for this design.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported and it represents a very good interim use for this site. The site could also lend itself to accommodating an ice rink.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 11:00 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Richard  
**Last Name:** Findlay  
**Street Address:** Level 10, 36 Customhouse Quay  
**Suburb:** Wellington Central  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

**Organisation Name:** Colliers International

**Comments:** Colliers International supports Wellington Waterfront's continued management of waterfront projects and developments. Decision making under council control can become overly politicised, whereas a designated waterfront entity offers faster delivery and decision making. A dedicated entity for the waterfront is needed to facilitate rather than hinder development. Our experience with Wellington Waterfront Limited has been positive. All recent waterfront developments are high quality as is the landscaping and street furniture.

Colliers supports some commercial development of the waterfront, and the implementation of this by a dedicated waterfront entity.

**Queens Wharf Ice Skating Rink**

A good concept but given Wellington's climate, cover and shelter would be required. As an internal facility it is best located in a less prime location.

**Site 10/Kumutoto Campervan Park**

A good interim use for this site. Currently campervans park in inappropriate locations round the bays or in residential areas. A dedicated park would meet some of the demand for this type of accommodation. Planting and landscaping should be integral to offset negative visual impacts.

**Kumutoto Toilet Facility**

A great idea! To make a feature out of a functional building is fully supported and a good way to complement the existing high quality architecture of the waterfront. Functionality, design and maintenance should all be considered as central to this proposal to maintain the appearance and long term condition of these toilets. The location and surrounding uses will provide for a degree of natural surveillance but security should also be considered. There may also be a need for toilets close to the play park at the other side of the TSB Arena.

**Site 4/Waitangi Park/Barnett Street Tensile Fabric Structure** This proposal and its location are both strongly supported. It will complement Waitangi Park with its high quality skate park. A high quality, versatile structure in this location could accommodate a wide range of users including food markets, indoor sports, and offers a far more intensive use of this space than car parking. It will also be more attractive than the current site and add to the general ambience of the waterfront.



**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Monday, 12 October 2009 10:12 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Martin  
 Last Name: Turner  
 Street Address: 22 Duthie Street  
 Suburb: Karori  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. I consider this would maintain an active focus on the waterfront by a dedicated body.

I also support the following proposals contained within the draft plan:

1. Queens Wharf Ice Skating Rink

I support this proposal and its location. An ice rink that was previously located at Waitangi Park proved very popular and I think Queens Wharf would be an even better location. This would also benefit surrounding cafes in this area, and is well connected to existing recreational facilities. This proposal would also attract people onto the waterfront and provide a facility which does not currently exist in Wellington, so offers potential to be hugely popular and well used.

2. Site 10/Kumutoto Campervan Park

The landscaping and planting associated with this proposal would improve the appearance of the existing site, so a campervan facility in this location represents a good temporary use of this site. This proposal also benefits from good existing transport connections.

3. Kumutoto Toilet Facility

I also support this proposal and its location. If people are to be encouraged to use the waterfront then adequate facilities must obviously be provided. There is currently a lack of toilet facilities in this part of the waterfront. I also like the concept of the toilets being different and original – the waterfront is a high profile space so any new development should aim to make a positive impact. Any extra cost associated with this proposal should be balanced against the added value of having an original and innovative design to complement the existing range of architecture on the waterfront.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure I also support this proposal, which I consider has potential to improve this site and better link Te Papa with Waitangi Park. Planning would, of course, be a key factor if the proposal is approved; a well planned timetable of events should be maintained with enough regular fixtures to ensure the structure is efficiently used. The proposal represents a good interim use for this site which has both visual and community benefits. Potential for indoor soccer in this location would be a great use for this site.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 13 October 2009 2:23 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Alexander  
 Last Name: Mitcalfe Wilson  
 Street Address: 4 Hadfield Tce  
 Suburb: Kelburn  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:**

I support the submission of Ann Mitcalfe, in its entirety.

I believe the waterfront should be a space managed to give the greatest opportunities for simple, non-motorised and non-polluting recreation possible.

It must be an environment where commercialisation and the exclusivity associated with extended commercial leases over public land are minimised, so as to allow for the enjoyment of this city's precious waterfront resource by the greatest number of people.

Any development on the Waterfront must be publicly designed and specifically chosen as an asset for the people of Wellington, in perpetuity, rather than a means of generating revenue for WLL or private interests.

It is important that all efforts are made to remediate existing pollution of the waterfront and to minimise the potential for future pollution. It is for this reason that developments that will increase motorised traffic to the waterfront, such as the proposed caravan park, must not be allowed to proceed.

The waterfront must be, to the greatest extent possible, a natural, open space, supported by this region's endemic flora.

I DO NOT wish to be heard in support of this submission.

Alexander Mitcalfe Wilson

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**Sarah Hope**

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**From:** nicgaston@gmail.com  
**Sent:** Tuesday, 13 October 2009 1:50 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Nicola  
**Last Name:** Gaston  
**Street Address:** 3U Walter St  
**Suburb:** Te Aro  
**City:** Wellington  
**Phone:** 02102799624  
**Email:** nicgaston@gmail.com

I would like to make an oral submission: Yes

I am making this submission: on behalf of an organisation

**Organisation Name:** Cycle Aware Wellington

**Comments:** Cycle Aware Wellington (CAW) is the cycling advocacy group for the Wellington region, with a particular focus on the bicycle as a means of transport and recreation. Our goal is more people biking more often.

We believe that the Wellington Waterfront is an important space for Wellington cyclists, and are pleased that this has been acknowledged in the draft plan, which mentions management of the "pedestrian-cyclist interface". We agree that this needs to be well managed, and would like to suggest that significant improvement could be made simply by the use of increased signage in certain areas. This would be consistent with the development of the Great Harbour Way, a walking and cycling path to be developed around Wellington Harbour which will have significant benefits for businesses on the waterfront.

In particular, the use of the waterfront area by slower, recreational cyclists should be encouraged, and we believe that this is entirely compatible with use by pedestrians - designation of an area as a "slow cycling area" would be reasonable in some areas. In particular, it is important to note that the waterfront is one of the few places in the city where children can practice their cycling skills in a traffic-free area. However, since the waterfront neighbours the CBD and is therefore in use as a commuting route, there are areas (for example, at the interface with Jervois and Waterloo Quays) where signage to indicate a better route allowing continuity for faster commuter cyclists may also be appropriate.

We also note the suggestion that parking at the northern (Kumutoto) end of the waterfront be replaced by a campervan park. We would like to suggest that as any redevelopment of this area is done, consideration be given to the way in which cyclists use this area and the difficulty that campervans may have in seeing cyclists as they reverse. We would suggest that it may be feasible to include a painted cycle track along a (the safest) side of any redeveloped area here, at the time of

redevelopment at no significant additional cost.

Finally, we would like Wellington Waterfront to consider what development can be done to maximise the benefit to local businesses of the development of the Great Harbour Way - in particular, that additional areas of cycle parking along the waterfront might encourage cycle tourists to stop and visit local attractions. There are currently 3 cycle hire businesses along the waterfront (Fergs, Frank Kitts and Crocodile bikes), and cycling does make an important contribution to the economic viability of the Waterfront.

We hope that our suggestions are useful to you in finalising the 2009/10 plan, and will be happy to come in to present our submission in person.

Best regards,  
Nicola Gaston

-----

Absolutely

POSITIVELY

Wellington City Council

RECEIVED

13 OCT 2009

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL

Wellington

**Waterfront Development Plan 2009/2010 Submission Form**

We want your views on the Draft Waterfront Development Plan for 2009/10.

Complete the form below and ensure it reaches the Council by **5pm Tuesday 13 October 2009**.

Fold and staple this form and:

- post it to Draft Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, PO Box 2199, Wellington
- or drop it into a Council service centre

Alternatively you can comment online on the 'have your say' section of the Council's website at [www.Wellington.govt.nz](http://www.Wellington.govt.nz).

**Submitter details**

(\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)

Ron

Last Name\*

ENGLAND

Street Address\*

47 Salford St. Newlands 6037

Phone

04/973-2405

Email

I am making this submission (please tick):



as an individual



on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission



yes



no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

**Privacy Statement**

All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will be used for the administration of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

**Comments**

(Use additional pages if required)

An up-to-date, looking-ahead set of values is the Waterfront's urgent need. It is an interface between land and water, quite different from the built-up area. It has its own climate, weather, plants, animals and human habits. To be valued, enjoyed to the full, and safeguarded requires definition as a special, ECOLOGICAL ZONE, with unique planning parameters. (Wellington, Capital of New Zealand is worth "expressing" as a Maritime Capital.)

Comments continued...

The WATERFRONT could be a pilot area for the whole city, whereby the self-sufficiency of users and the environment is paramount. (Towards a NEW DISTRICT PLAN.) shouldn't we aim at ~~city~~ cities that are health-giving, self-sustaining habitats.

Some Principles:

Ease of access and use, for all. (P.20 Framework)

This is worth much careful thought. (All projects begin here.)

There is great scope for improving pedestrian experience

Walking surfaces expect research (fitness/medical) for materials and patterns that encourage easy movement, through their variety, with routes/paths, that invite exploration - that tell stories. (Not hectares of black bitumen.)

Only the best heritage buildings should be restored. Some should be elsewhere (the Loaded Hog, is Meridian a Waterfront building), some are rubbish.

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

Second Fold here

**Absolutely**  
**POSITIVELY**  
ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL **Wellington**

**Free** 

Freepost 2199

Freepost 2199  
Draft Waterfront Development Plan  
C/- Council Controlled Organisations  
Wellington City Council  
Wellington

Comments continued...

Special values of older buildings can be re-interpreted  
in new buildings

Waterfront projects should be evaluated on the  
basis of Triple Bottom Line Accounting (or Equivalent)  
i.e. Social, Environmental, Financial. Plus Life Cycle  
Costing, Carbon & Ecological Footprints. (If this  
city is to be "internationally competitive")  
The Wellington Region's Ecological Footprint  
is in deficit.)

Wall Street has trashed any other values.

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

R. W. England Newlands 13.10.09

Second Fold here

**Absolutely**

**POSITIVELY**

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL

**Wellington**

**Free**



Freepost 2199

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Draft Waterfront Development Plan  
C/- Council Controlled Organisations  
Wellington City Council  
Wellington





## Waterfront Development Plan 2009/2010 Submission Form

We want your views on the Draft Waterfront Development Plan for 2009/10.

Complete the form below and ensure it reaches the Council by **5pm Tuesday 13 October 2009**.

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- or drop it into a Council service centre

Alternatively you can comment online on the 'have your say' section of the Council's website at [www.Wellington.govt.nz](http://www.Wellington.govt.nz)

### Submitter details

(\*denotes mandatory fields)

Mr / Mrs / Ms  Miss / Dr (circle which applies)

First Name(s)\*

Frances

Last Name\*

Lee

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Phone

4792 600

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frances@clean.net.nz

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

#### Privacy Statement

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### Comments

(Use additional pages if required)

See attached -

## COMMENTS ON WATERFRONT DEVELOPMENT PLAN 2009/10

1. **I do not support rescinding** WCC's earlier decision to remove all ongoing waterfront development plans to the Strategy and Policy Committee from June 2010. This transfer should remain as earlier agreed. Far too much funding is being approved for developments within this whole project –so many not 'in tune' with the general public –including the expense of retaining WWL
2. **Waterfront as a whole. Parking:** I am not keen on keeping parking above ground and this should be reviewed. Providing yet more carparking areas only discourages greater use of public transport, eg proposal for Waitangi Park. **Berthage Strategy:** It is vital that sufficient provision is made for boats and ships. This is the 'lifeblood' of acceptable activities on the waterfront. **Wharf Pile Maintenance:** This an essential/core WCC activity and it should have ensured this was done over past years instead of letting so many sections deteriorate to an appalling state.
- 3 **Taranaki Street Wharf and Lagoon:** I note the "resource consent variations" for the wharewaka complex expected in 2009. Will the public have the opportunity to comment on these? – also on the scaled back landscaping solutions??
- 4 **Frank Kitts Park:** It is noted that WWL plans to apply for a resource consent for the redevelopment of the Park in its entirety in the first half of 2010. I presume this will be publicly notified. Surely the original cost for the redevelopment of the Park - with which I totally disagreed to cover unnecessary alterations – was \$4m. Now I see reference to WCGS achieving its approximate \$5m with an 'equivalent' which WWL will fund. Is an extra \$1m to be taken out of WCC's budget??
- 5 **Queens Wharf:** With various plans still to be developed, my main concern is that the public will have the chance to comment at a later stage..
- 6 **Kumutoto:** With the report on Variation 11 still awaited, any discussions on the permanent development of this whole area should wait until this is resolved. Therefore, comments on developments such as the Hilton Hotel should be delayed. I totally disagree with the design proposed for the toilets. It is inappropriate and freakish. Surely public toilets could be incorporated into a separate section of a new building where they would be inconspicuous.
- 7 **Interim Uses:** Only three interim uses are described. What others might have been suggested which might be more appropriate. **Carparking :** As mentioned above I do not agree with yet more above ground parks being made available on the waterfront. Even if only temporary, people get used to them and will resist change. Far better to encourage public transport. **Campervan Park:** a temporary park on Site 10 is acceptable. **Temporary tensile structure:** I do not support this on the basis of information provided and the costs. **Ice Skating Rink:** I do not support this on Queens Wharf – it is not a suitable spot and the costs not justified. If a rink is considered elsewhere on the waterfront, it would be better to have a year round facility for roller/blade skating.

12 October 2009.

**Sarah Hope**

---

**From:** amitcalfe@hotmail.com  
**Sent:** Tuesday, 13 October 2009 11:46 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Ann  
**Last Name:** Mitcalfe  
**Street Address:** 4 Hadfield Terrace  
**Suburb:** Kelburn  
**City:** Wellington  
**Phone:** (4) 920-9404  
**Email:** amitcalfe@hotmail.com

I would like to make an oral submission: Yes

I am making this submission: as an individual

**Comments:** I shall separately email this submission to you at [info@wcc.govt.nz](mailto:info@wcc.govt.nz) in order that the original layout can be incorporated when you process them. Thanks (:

I love Wellington's waterfront. I walk and bike and play there frequently, alone and with friends and colleagues, throughout the seasons, and I feel safe there day and night. Sometimes I approach our waterfront from the harbour, kayaking or canoeing, and I would like to continue to do that also.

Wellington's water edge is an essential part of my Wellington life.

I believe that the waterfront and our hilly, native tree planted Town Belt provide the unique heart which characterises Wellington, distinguishing it from other cities around the world.

I believe that our waterfront should be predominantly open space, free of new buildings.

I do not want to see more new buildings on the Waterfront. It is disturbing to continue to read official documents which consider the waterfront as a source of "income", from which further "developments" can be funded.

To do this end, I do not want to see private ownership opportunities on the waterfront, either, nor their equivalent - 99 year leases and similar. There are precious few publicly owned open areas left in Wellington and I do not want to see one of the most beautiful of them effectively "sold off", even in part.

I believe we have asphalted too much of our city's natural areas and that we should not continue to provide car-parking on the waterfront. Instead, any management of the the waterfront should be prioritising a more comprehensive and inexpensive Public Transport system throughout the city, so that we do not need to bring cars in on a daily basis. Dedicating more and more of our natural and beautiful spaces simply to the parking of cars is a short-sighted waste.

## APPENDIX 2

Similarly, Caravan Parks and their associated amenities, management buildings and ablution blocks etc could further "privatise" the waterfront. Such caravan parks often exclude the general public from access. They also clutter up a valuable walk and exercise space with noisy and polluting vehicles. Once again the sea air becomes tainted and the sea water even less appropriate for recreation. Non-motorised forms of recreation and business should be our priority there.

Already, the approved building of apartments on the old Overseas Passenger Terminal site necessitates more new carparks beneath, with resultant increased traffic on the waterfront. I hope the "recession" provides time to reflect and reconsider this. I am glad the proposed Hilton Hotel on the waterfront did not acquire planning approval. I do not want to see another building on the Outer T of Queens Wharf after the existing shed expires. Otherwise it is our limited remaining opportunities for public open space which expire.

We are not thinking in a sufficiently long-term way in our planning. As long as we intend to have a growing population for Wellington, demand for open space and pressure on existing natural parks will increase. We should not be building on our existing open spaces, particularly not on the waterfront.

Yes, our waterfront can have public facilities, such as the existing "rustic" bench seating and natural pathways and plantings, producing natural arenas. Yes, we need wind-proof litterbins and 24-hour public toilets there (as well as more of both throughout Wellington). Public toilet structures with 24-hour access should be designed into the ground floor rims of existing buildings. Facilities such as these are of benefit to the greatest range of Wellingtonians and visitors. They need not be costly and they do not justify the separate and expensive bureaucracy of Wellington Waterfront Limited (WWL).

I would like to see the waterfront directly under the control of Wellington City Council (WCC) rather than continuing with the added expense and bureaucracy of Wellington Waterfront Ltd (WWL).

Council and therefore ratepayer funds should be directed instead towards the long-term sustainable aspects of managing a priceless "asset" to our city. Examples of these (as well as others mentioned above) are:

- \* continuing to clean up our harbour verges and water - reduce city-sourced discharges into the harbour; enforce sanctions for discharges from shipping; accelerate a Wellington packaging accord to reduce the source of wind-blown litter. Imagine being able to swim and boat close to the city in clean sea water, for ever. That's a long-term project we could dedicate funds to, starting now.

- \* keeping Wellington's fresh sea air clean by creating such a comprehensive network of frequent, reliable, inexpensive public transport that we don't have to bring a car into the city (and wouldn't want to). We can reduce pollution now.

- \* ensuring views, rather than simply "view shafts", are maintained!

- \* allow Frank Kitts Park to survive as a big open space and play area, containing natural arenas. Improve pedestrian and public transport access to and past it. Ensure clean public toilet facilities are provided within the existing built edge to the park, which the public can still access throughout the 24-hour day.

- \* employing staff to do a more frequent and effective job of clearing wind-blown litter and provide wind-proof litter bins in more places.

## APPENDIX 2

\* providing budgets to extend the native plantings on the waterfront and training for staff to manage these planting, in particular physically weeding them.

WWL has requested submissions from the public very frequently in these last few years. I have made submissions when I can - often offering constructive ideas and practical suggestions, rather than simply opposition to more and more new buildings and costly development on our waterfront. Please ensure you re-read those previous submissions for guidance in response to your request for input.

I support the submissions of Waterfront Watch Inc.

Ann Mitcalfe  
13 October 2009

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**Sarah Hope**

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**From:** Ian Clements  
**Sent:** Tuesday, 13 October 2009 9:54 p.m.  
**To:** Sarah Hope  
**Subject:** FW: Submission - DRAFT WATERFRONT DEVELOPMENT PLAN 09/10  
**Attachments:** Draft Waterfront Development Plan 09-10 Submission sent 13 Octc Trust.doc

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**From:** Kathleen Borrows On Behalf Of Info at WCC  
**Sent:** Tuesday, 13 October 2009 9:49 p.m.  
**To:** Ian Clements  
**Subject:** FW: Submission - DRAFT WATERFRONT DEVELOPMENT PLAN 09/10

Hello,  
Are you able to help with the enquiry below?  
If you are able to help, and can respond to their email directly, could you please CC the [info@wcc.govt.nz](mailto:info@wcc.govt.nz) email address as well.  
We have responded to their original email and advised them to expect a response within 3 – 5 working days.

Kind regards,

Kathleen Borrows  
Online Information Co-ordinator  
Customer Contact Centre  
Citizen Engagement Directorate  
Wellington City Council  
101 Wakefield St.  
Wellington  
New Zealand

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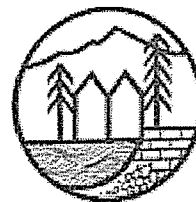
**From:** alan smith [mailto:alanesmith@xtra.co.nz]  
**Sent:** Tuesday, 13 October 2009 20:52  
**To:** Info at WCC  
**Subject:** Submission - DRAFT WATERFRONT DEVELOPMENT PLAN 09/10

## Wellington Civic Trust

P O Box 10183

Wellington

[www.wellingtoncivictrust.org](http://www.wellingtoncivictrust.org)



12 October 2009

**Draft Waterfront Development Plan 2009/10  
Submission from The Wellington Civic Trust Incorporated.**

### Submitter details

14/10/2009





# Wellington Civic Trust

P O Box 10183

Wellington

[www.wellingtoncivictrust.org](http://www.wellingtoncivictrust.org)



12 October 2009

## **Draft Waterfront Development Plan 2009/10 Submission from The Wellington Civic Trust Incorporated.**

### **Submitter details**

**Wellington Civic Trust:**

**Contact person:**

Alan Smith

**Street Address** P.O. Box 10183  
The Terrace P.O.  
Wellington 6011

**Phone** 566-3034

**Email** [alanesmith@xtra.co.nz](mailto:alanesmith@xtra.co.nz)

The Trust wishes to make an oral submission.

### **The Civic Trust submission on the Plan**

#### **Plan Overview**

1 In December 2008 the Council agreed that it should take over responsibility for implementing the waterfront project as from July 2010, subject to a review closer to that date as to whether market conditions justified that transfer of responsibilities. When the decision was submitted for public consultation it was strongly supported. The Trust is therefore surprised that a Council proposal that was endorsed by public submissions should have been reversed so soon. It appears that the basis for the decision is not any change in market conditions, but that the Council believes that there is sufficient work to justify the continuation of a dedicated implementer. Reference to that as the main factor is made in the final paragraph of the introduction to the plan.

2 However, all the activities now listed in the work programme for the next two financial years were, apart from the Kumutoto toilets, on the agenda much earlier in the year. The Trust had drawn attention to the need to find new and appropriate uses for the large open spaces in and around the designated building sites and we were told in April that the company was considering temporary uses. If anything the company's work programme has shrunk. It no longer intends to undertake the very substantial work associated with seeking resource consents for the North Kumutoto sites, which the Council had asked it to do by 1 July 2010.

3 The Council's decision to reverse a decision which had received strong support when the public was consulted a mere six months earlier does not foster confidence in the Council's approach to public engagement.

4 The Trust has no quarrel with Wellington Waterfront Ltd. Indeed we believe that much of the criticism of the company in the past has been misdirected. If sections of the public do not like the direction the project has taken its quarrel should be with those who drafted the Waterfront Framework, the Council which approved it and the Waterfront Development Subcommittee which has been largely responsible for interpreting it. The company's responsibility has been to implement decisions made through the appropriate political and consent processes.

5 Our support for the transfer of functions was because of the expenditure savings that would be made, which were not inconsiderable over a ten year period. Nothing in the revised plan suggests that the need for such prudence has past. The financial problems facing the project are as grave now as they were late last year. For that reason we wish to comment first on the proposed financial plan and its implications.

## **Financial Plan**

6 When the earlier draft waterfront plan was submitted to the Strategy and Policy Committee on 3 September it was accompanied by an officers' report which under the heading Financial Risk set out the implications for the Council (and its ratepayers) if one or none of the proposed commercial developments did not proceed. In the former case the additional borrowing required is estimated at \$9m, and in the latter case \$41.1m.

7 Such figures will have been estimated on the basis of various assumptions and the higher figure is not only a 'worse case scenario', but an unrealistic one. The waterfront sites have a high market value now, just not as high as the company believes can be realised in the longer term. Even so, realistic market expectations have to be a major factor in considering policy options, including those in this plan. We are disappointed that more financial information was not included in the material supplied for this consultation. One of the major contentious points in respect of the Kumutoto development is the number and size of new buildings proposed. Those wishing to consider their position on such matters should be aware of the financial implications for the citizens of Wellington of the number and size of new buildings proposed for North Kumutoto.

8 Although this is a development plan and not a financial statement, it would have been helpful if the plan had given more information on the financial situation of the company. Our understanding is that the Company's current borrowings are under \$5m, but by next year they will have doubled and that in 2011/12 they may well exceed the current limit of \$15m. We believe that the implications of this situation must influence our discussions on the company's activities in the coming year and beyond.

## **The Projects**

### ***Waitangi Park***

9 Throughout the debates on the waterfront the public has demonstrated a particular concern for the development of this site. The statement is made that WWL “will continue to explore and investigate the financial viability of the development of the UN Studio design for the transition site”. As the potential users of a gallery building in Wellington must be strictly limited, we would have thought that after nearly four years of trying to market that concept, it should now be clear whether or not it had any promise. If there is no prospect of finding a developer should not other long term options be considered for both the transition site and sites 1- 3? The Trust urges the Council to make a clear statement about the current status of the concept designs for the Waitangi sites and options for the longer term.

### ***Overseas Passenger Terminal***

10 The OPT redevelopment is not scheduled to commence until 2012/13. That delay is disappointing because the state of the current building does not enhance the presentation of the waterfront. We had understood from statements made by the Council, the waterfront company and the developers that opposition to the resource consent application was a cause of serious problems for WWL. It is therefore surprising that, having secured the necessary consents, the work will not start for another two to three years.

### ***Taranaki St Wharf and Lagoon***

11 Construction of the wharewaka complex will commence early in 2010 subject to ensuring that design amendments remain within the scope of the resource consent that has been granted. Our understanding is that this is a sensitive site with potentially conflicting uses. The new design is substantially different from that for which the original resource consent was granted. The decision on whether or not a new consent will be required will be determined by Council officers exercising their statutory functions under the Resource Management Act. The Trust has been promised copies of any officer reports prepared in relation to the wharewaka complex and we trust that the Council will ensure that a consent process which was open and public retains those qualities.

### ***Frank Kitts Park***

12 The Trust is in favour of the redesign of Frank Kitts Park including the Chinese Garden. Our doubts relate to the further expenditure on public open space when it is clear that such spending has outstripped the project's revenue-earning capacity. If it is neither practical nor desirable to untie the remodelling of the park from the construction of the Chinese garden, work should not start on either the garden or the park until both elements can be satisfactorily funded. The scheduling of this work for 2015/16 should therefore be considered as tentative and reviewed closer to that date in the light of the project's financial situation. It should not be a commitment that has to be borne by the ratepayer.

### ***Queens Wharf***

13 The statement is made under the heading ***Project Progress*** that design briefs have now been completed for each of the waterfront precincts. We were not aware that this was so in respect of Queens Wharf. Most of the planning and development of that area, apart from the Outer-T, was

completed before the Waterfront Framework was approved (Dockside restaurant 1991, Shed 5 Restaurant 1992, Wharf Office Apartments 1994, Queens Wharf Retail and Events Centre and Queens Wharf Square 1995). We understand that a master plan is to be developed for Queens Wharf. Design briefs have always been referred for public consultation. We assume that the Master Plan for Queens Wharf will also be referred, not just to so-called stakeholders, but to the public in general.

14 In respect of the Outer-T, the Council may recall that the Trust considered that a public ideas competition should be followed up by a professional design competition. We ask that provision for the drafting of a design brief and rules for such a competition should be undertaken in 2009/10 with the competition held as soon thereafter as practical. We would expect the results of the ideas competition to be made available to the entrants.

### *Kumutoto*

15 The Trust supports the proposed buildings on sites 9 and 10 at North Kumutoto, provided the building heights are within the maximum stated (i.e. not including the additional 15% sought in Variation 11). We also agree that site 10 is appropriate for a hotel. It has none of the major disadvantages regarding access, pedestrian conflict and bulk in relation to surrounding structures that made the Outer-T site so unsuitable. We are concerned about the relationship between the building and the heritage Shed 21, but consider that if the building is no higher than 30m the relationship, while strained, is acceptable.

16 We do have a concern about site 8. This site was designated for a building in the 2002 Draft North Queens Wharf Brief and the Athfield concept design is complementary to the design for the site 9 building – they are a matching pair. Also the revenue from a site lease would help redress the financial problems faced by the waterfront company – and also faced by Wellington ratepayers. From the information supplied in the Variation 11 hearings it would seem that design values played their part in the location of this building. It would give an edge to the promenade, while also defining the edge of that part of the Kumutoto plaza, and it would frame entry into the lane from the north. On the other hand this site is triangular and not ideal for a building. It is also the closest of the three North Kumutoto buildings to the harbour edge. At certain times of the day it will cast its shadow over the promenade, as well as the public open space between site 8 and the Kumutoto Stream. The site would make an excellent public open space, and the opportunity might be taken to provide an area with a different character from the rather severe open spaces characterised by the Kumutoto Plaza. It would provide a space not only with fine views of the harbour but also of the heritage Sheds 11 and 13 enhanced, we trust, by the presence of the new building on site 9.

17 In this submission the Trust has noted with concern the difficult financial situation facing the project. Much as we would wish that site 8 was not used for a building we have to recognise that a decision to dedicate it to public open space would result in a loss in income. As noted earlier in this submission, in the officers' report considered by the Council on 3 September it is estimated that if one commercial building did not proceed “the borrowings position is forecast to be \$9m worse”. However, the Site 8 building is the smallest of the three proposed for Kumutoto and its uses would be more restricted. Moreover, it would block harbour views from the site 9 building and therefore impact on that site's value. We ask that the Council and the company reappraise the options for this site with an open mind and seriously consider its use as public open space.

18 The Trust does not support the expenditure of a further \$400,000 on building a toilet facility near Shed 11 and the Loaded Hog. The project's financial basis is unbalanced with expenditure on public

open space being substantially in excess of revenue from commercial developments plus the committed (and spent) contribution from the Council. To add to that imbalance by building a desirable, but not essential facility at this time is imprudent.

### *Interim Uses*

19 The Trust supports the interim uses proposed at Waitangi Park and North Kumutoto and for further investigations to be made into other possible temporary uses. We note that the Queens Wharf and Waitangi Park uses will be recreational, and we applaud that. We would, however, cavil with the description of site 10 “as an ideal site for a campervan park”. The use of public waterfront open space for a campervan park is far from ideal and it can only be tolerated as a temporary expedient to provide a needed facility and to earn revenue while a permanent use for the site is negotiated. Our understanding is that the likely period of use as a campervan park is about three years.

### **Summary**

20 The Trust is in broad agreement with the draft waterfront plan for 2009/10 our qualifications are:

- A concern that the Council's commitment to adjust expenditure to meet revenue concerns, evident in its December 2008 decisions, appears to have waned;
- the absence of any clear statement from the Council, or the company, on the current status of the concept designs for the Waitangi sites and the options for the longer term;
- if officers determine that the existing resource consent for the wharewaka can cover the new design, full details of the report, or reports, justifying such action are made available to the public;
- the scheduling of the work on Frank Kitts Park for 2015/16 be regarded as tentative and be reviewed closer to that date in the light of the waterfront project's financial situation;
- provision be made for a design competition for the Outer-T with a design brief and competition rules being drafted in 2009/10 with the competition held as soon as possible thereafter;
- development options for site 8, North Kumutoto be reappraised, including its use as public open space;
- the construction of toilets on Kumutoto, planned for 2010, be deleted from the draft plan.

[signed for the Wellington Civic Trust]

Alan Smith  
Deputy Chair & Secretary  
The Wellington Civic Trust Incorporated  
P.O. Box 10183  
WELLINGTON  
Phone Home: 04-566-3034  
Mobile: 027-285-6304  
e-mail: [secretary@wellingtoncivictrust.org](mailto:secretary@wellingtoncivictrust.org)  
Civic Trust url: [www.wellingtoncivictrust.org](http://www.wellingtoncivictrust.org)



Submission: Draft Waterfront Development Plan 2009/10  
Additional Submission – Due 13<sup>th</sup> October 2009

Ian Clements: Portfolio Manager -Council Controlled Organisations  
Wellington City Council CAB,  
Wakefield Street,  
Wellington.

Rosamund Averton,  
12/17 Brougham Street,  
Mount Victoria,  
Wellington.

13<sup>th</sup> October 2009

I write this submission as an individual and do wish to be heard\*.

The submission below responds to the document circulated in September 2009 which contains specific new proposals. My submissions to Waterfront Development Plan 2009/10, the Draft Annual Plan and also the Long Term Council Community still stand and the following is an additional submission not a replacement.

The ordering of my response follows that of the "Mark 2" 2009/10 plan.

I again note that there is no pagination the headings used therefore refer to major topic headings and sub-headings.

1. Waterfront as a whole:
  - a) The promenade:

I support the proposal to deal with the "enhancement" of high use areas piecemeal.
  - b) Parking:

It appears that access and parking matters have been regularised to comply with consents already granted for the development of the "events" and also the former "retail" centres.
  - c) Berthage:

It appears that acknowledgement has been given to the importance of providing berthage at the end of Queens Wharf. Regard should also be paid to the impact of berthage on those dwelling in Shed 21 who experience the transferred amenity effects caused by the "bumping" of vessels against the wharves and the vibration noise of idling ships engines.
  - d) Wharf Pile Maintenance:

My previous comments stand.
2. Waitangi Precinct:
  - a) Waitangi Park:

I oppose the proposal to erect a temporary "tensile fabric structure" and will return to this matter when making comments about "interim uses". Suffice to say "temporary" is a nebulous term. A finite term should be set before consideration is given to any "tensile fabric structure".

- i) The proposal to continue the "investigation" and "exploration" for the building on the transition site alongside Te Papa should be abandoned.
- ii) The decision not to locate the Chinese Garden on the park should be reviewed.

b) Overseas Passenger Terminal:

I note that there is no reference to who will fund any inspections, maintenance, repairs or pile replacement during the interregnum prior to the "scheduled" 2012/13 redevelopment of the site. Clarification on this matter is sought.

3. Taranaki Street Wharf and Lagoon:

- a) The proposals for the erection of a wharewaka as a replacement for the original design proposal and consented "Wharewaka – Wharanui Kai" should be publicly notified to ensure that the new design is consentable as representations seem to bear little resemblance to the original.
- b) I support the grassing of the "mound" but remain opposed to the construction of an additional bridge.

4. Frank Kitts Park:

- a) I understand that rationale behind the proposal for the development of the Chinese Garden on this site. I note that the fundraising required will post-date the public notification.
- b) I oppose the "re-development" of the "remainder" of the Park. The present configuration seems to meet public expectations of a public space on the waterfront.
- c) I note the comments in regard to combining the two projects and oppose this proposal.

5. Queens Wharf:

- a) The comments made seem to anticipate the outcome of deliberations in regard to the "ideas competition".
- b) I note that there seems to be a proposal lurking to vary the District Plan to incorporate any changes that will contribute to "the master plan". I seek further information on this "proposal".
- c) I submit that there should be no "re-vitalisation" without there being some opportunity for the public to contribute, especially in regard to Shed 6.
- d) I oppose the proposal to erect an ice skating rink anywhere on Queens Wharf. However, I would support consideration being given to erect an ice skating rink within the "events centre" if it was privately funded.

6. Kumutoto:

- a) The proposed "sculpture" seems the epitome of kitsch matching that of the shell "sculpture" on the corner of Lambton Quay and Abel Smith Street.
- b) I applaud the decision to consider converting Site 10 to a caravan park.
- c) I support the use of the ex Eastbourne Ferry Terminal building by the NZ Police and the National Maritime Dive Squad. The construction of any "small" adjacent building should be subject to public notification and



resource consent procedures regardless of who will pay (ie: taxpayers/ratepayers) for the additional building.

- d) In principle I support the erection of public lavatories. However, there are many lavatories in this area, albeit within the various restaurant premises.
- e) I had understood that there were to be "public lavatories" available under the Meridian Building as part of the conditions for consent. I note that there is no signage indicating this facility and am unsure whether the conditions set are being met.
- f) I oppose the erection of the proposed cornucopia like lavatorial structure which is incongruous and appears to be related to the Wellington International Airport "pumpkin". I also note that such an erection will obscure and diminish the impact of the heritage Shed 11.

#### 7. Interim Uses:

- Carparking where easily accessible (eg:Site 10) is supported.
  - I submit that together with the Regional Council and NZ Bus, consideration be given to introducing a regular waterfront mini-bus service that travels the entire coastline from Jervois Quay – Oriental Parade – Evans Bay – Cobham Drive – Shelly Bay –Breaker – Brandas Pass – Lyall Bay – Owhiro Bay returning directly to the City via Happy Valley Road. A minimal flat fee charge would make this coastal route appealing to a wide range of people.
- a) Wellington Campervan Park: I support this proposal.
  - b) Temporary tensile fabric structure: See comment at 2.a) above.
  - c) Ice Skating Rink: See comment at 5.d) above.

Additional Comment: I note that Item 1- Introduction and Background proposes that Wellington Waterfront Limited should continue to manage waterfront project rather than allowing the project to be managed by Wellington City Council as was previously decided. I oppose this decision and ask that it be reviewed by Council subsequent to the receipt and consideration of submissions on this revised plan.

Thank you.

Rosamund Averton,  
12/17 Brougham Street,  
Mount Victoria,  
Wellington 6011.

NB: I consider it derisory to provide submitters with less than 10 minutes to present their carefully crafted submission and not in the spirit of ensuring that community engagement is paramount.



Absolutely

POSITIVELY

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL

Wellington

**Waterfront Development Plan 2009/2010 Submission Form**

We want your views on the Draft Waterfront Development Plan for 2009/10.

Complete the form below and ensure it reaches the Council by 5pm Tuesday 13 October 2009.

Fold and staple this form and:

- post it to Draft Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, PO Box 2199, Wellington
- or drop it into a Council service centre

Alternatively you can comment online on the 'have your say' section of the Council's website at [www.Wellington.govt.nz](http://www.Wellington.govt.nz)

**Submitter details**

(\* denotes mandatory fields)

Mr /  Mrs /  Miss /  Dr (circle which applies)

First Name(s)\*

IAIN

Last Name\*

SOUTHALL

Street Address\*

71 TODMAN STREET

Phone

0212631517

Email

iair-southall@hotmail.com

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

**Privacy Statement**

All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will be used for the administration of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

**Comments**

(Use additional pages if required)

It is a shame that it appears sites 8 and 9 and 10 will not be developed for a while.

Long term planning for Queens Wharf precinct is well overdue and I look forward to that.

I don't really like using the waterfront for car parking although I do understand that it provides some return to the Council. Would agree that uses other than car parking might be more appropriate.

I have mixed views on the companion park idea so would like more information.

Comments continued...

I would also like more detail on the tensile fabric structure idea  
Ice skating rink sounds like a great idea - reminds me of Somerset  
House in London.

Kina also sounds good and am in favour of more ~~sculptures~~ sculptures  
around town in general

A toilet facility seems like a useful idea but not sure about  
the designs circulated.

look forward to seeing the public space developments around Taranaki  
Street Wharf.

Fold here

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

Second Fold here

**Absolutely**  
**POSITIVELY**  
ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL **Wellington**

Free   
New Zealand Post  
31 SEP 2010  
Freepost 2199

Freepost 2199  
Draft Waterfront Development Plan  
C/- Council Controlled Organisations  
Wellington City Council  
Wellington

**WATERFRONT DEVELOPMENT PLAN 2009/2010 SUBMISSION FORM****SUBMITTER DETAILS**

Mr. Colin Blair

5A Hay Street

Oriental Bay, Wellington

Tele. 04 385 6466

Email. [cgblair@xtra.co.nz](mailto:cgblair@xtra.co.nz)

I am making this submission on behalf of: **THE ORIENTAL BAY RESIDENTS ASSOCIATION INC.**

I do not wish to make an oral submission.

**SUBMISSION**

The Association's submission is that provision and plans for further buildings to be erected in the area of Waitangi Park and Herd Street should be eliminated from the Waterfront Development Plan.

The Plan map currently shows that three sites, designated as Sites 1, 2 and 3 are earmarked for future development. We submit that those sites should be permanently retained as open spaces.

We note the proposal to investigate the potential for a semi-permanent high tensile tent in the public space between Te Papa and Waitangi Park. We look forward to the opportunity to comment once the results of the investigation are available.

**Reasons**

1. On page 6 of the Council's brochure relating to the Wellington 2040 Project it is stated that **"with a growing population calling Wellington's central city home, demand for open space and parks will increase. We want guidance on where and how we might create more."**

It seems obvious that if creation of further open space is seen as an important long term objective, then priority should be given to protecting the limited amount of existing open space in the central city area. Removing sites 1, 2 and 3 from areas designated for future commercial development is an obvious and desirable move.

2. The areas of Waitangi Park, Herd Street and the Overseas Terminal represent the entrance way to Oriental Bay from the city centre and are of significant interest to our members. They are areas frequented for recreation and shopping, they feature in the views enjoyed by many residents, and activities in these areas have an influence on traffic movement and parking in Oriental Parade.

The approved substantial development on the site of the existing Overseas Terminal Building will itself adversely affect views and traffic movements. Any further development in the area will further detract from views and add to the traffic problems on an already congested Oriental Parade. In this area the granting of further commercial concessions will have significant negative consequences. Without a clearly apparent upside in terms of improved public amenities to be enjoyed by those who live in or visit this popular location we strongly oppose further commercial development in the area.

Note: The Association's membership covers approximately one-third of the population of the suburb of Oriental Bay. While members obviously have an interest in all matters concerning the Wellington Waterfront, the Association's main focus is on matters directly affecting the suburb.

C G Blair

President, Oriental Bay Residents Association Inc.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 13 October 2009 11:45 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: John  
 Last Name: McIntyre  
 Street Address: 105 Amritsar Street  
 Suburb: Khandallah  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

Organisation Name: Athfield Architects Limited

Comments: Athfield Architects Limited supports the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. This support is based on the following issues:

- Continuity of client / key stakeholder / landowner representation on existing waterfront projects is important.
  - WWL provides a valuable continuity of approach on long term projects that exceed the term of Council and Councillors.
  - A degree of independence from Council is important in commercial negotiations around development on the waterfront.
  - WWL in association with TAG and WCC provide a rigorous and multi-faceted review and approval structure for proposals.
  - This model of an independent development authority monitored by both Local Government and an independent technical review panel is established and successful internationally.
- AAL would also like to reiterate our continuing support for the role that TAG plays in design assessment, quality assurance, and the protection of public interest in waterfront developments. AAL support the idea of robust interim uses being introduced onto the waterfront. This will maintain the waterfront's active use and will stimulate activity, as well as maintaining the development of the waterfront in an evolutionary fashion. It is important however that these uses:
- Avoid the requirement for expensive sacrificial or redundant infrastructure.
  - Are expressed clearly as interim and / or temporary elements within the broader waterfront context.
  - Are robust and of sufficient quality that they contribute to and enhance their surroundings.
  - Are structured and developed carefully to manage expectations regarding the future conditions of the sites that they occupy.

Athfield Architects seek to respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

We support this proposal as it has been presented but have some concerns over the servicing and conditioning requirements of an open ice rink in the Wellington environment.

This proposal as it is represented as an open air rink within the proposed photomontages presents a compelling image of seasonal inhabitation for the waterfront. It would bring people onto the

waterfront and complement existing recreational uses, while making good use of a currently underutilised space during winter.

Our support for this use in this location however is conditional on the ice rink not requiring a fully enclosed and conditioned environment for operation. We would not support an enclosed icerink occupying this site within the waterfront and if a conditioned environment was required we would suggest that alternative sites are investigated.

### 2. Site 10/Kumutoto Campervan Park

Positive elements of this proposal include the provision of public amenities, an improvement in use to the existing carparking, an increase in people occupying the waterfront on a 24hr basis and an improved interim landscape condition for Site 10.

We would note that planting and infrastructure on the site should not compromise the future development of Site 10 and that large scale relocatable planter elements could provide a suitable means of ensuring that trees and landscape elements can be repositioned in the future.

### 3. Kumutoto Toilet Facility

We do not understand this proposal as an interim use and understand that it would be a permanent addition to the waterfront.

The concept of improving public amenities in this location is supported. In our opinion however facilities such as this should be integrated within a larger building or structure, rather than celebrated as isolated objects. These facilities should be sited carefully in relation to their surrounding context and respond to the structure of the landscape within which they are sited.

It is worth noting that there is an established architectural 'palette' for these type of facilities that extends around the waterfront from the Oriental Bay redevelopment, through Waitangi Park, and is now being proposed for Site 10. This approach has advantages in terms of legibility and continuity of waterfront elements and until now has been supported as an approach by WWL, TAG and WCC.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure Further information on the proposed scale of this is required in order to make informed comment. We would also require a better understanding on the user groups being targeted, as this will define the building's function and purpose.

Any structure in this location would have to be sufficiently versatile to accommodate a variety of one off events, and it is essential that the building also be of sufficient quality and design standards to support continued use and transformation according to the demands of various groups. A high level of occupation and management/timetabling of events would be central to ensuring this facility benefits from as much use as possible; if underused then semi permanent structures such as this can have a detrimental effect on the surrounding urban environment.

A stretched fabric solution will require significant structural support. In our opinion if a structure of this type is fabricated then it should be relocatable and able to be used on a variety of sites and for a variety of events across the city.

The broader concept of bringing additional built elements onto the waterfront in this location is generally supported, and this proposal may act as a precursor to get people used to the idea of an established building footprint. A structure of this type and in this location may be a more suitable location for an ice rink if that use requires a conditioned environment in which to function.

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**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 13 October 2009 11:40 a.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Paul  
**Last Name:** Butchers  
**Street Address:** 61 Karepa Street  
**Suburb:** Brooklyn  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** I would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. This allows Wellington Waterfront Limited to retain their sole focus on the waterfront, where as if the waterfront was under sole control of the council there would be potential for the waterfront to be sidelined among other projects. Wellington's waterfront is an important asset to the city, and the waterfront's development to date has been done in a progressive, well planned manner.

I will respond in turn to the following proposals:

**1. Queens Wharf Ice Skating Rink**

This is an innovative proposal and the general concept is supported if financially feasible, and would act as a draw card to pull people onto the waterfront. The design and presentation would have to be of a high standard in order to look visually appealing. The structure would also have to be sufficiently versatile to allow for re-location if required and to enable this to be constructed and assembled for seasonal use.

However, there may be other sites on the waterfront which would be more appropriate such as further round towards Te Papa where the wharf is wider, or at the end of Shed 6 to benefit from some shelter. Locating an ice rink in between the TSB Arena and Queens Wharf North may restrict the ability for people to congregate underneath the sales and the impact on neighbouring buildings would need to be considered.

**2. Site 10/Kumutoto Campervan Park**

This proposal and its location are both supported as a short stay facility, and it would be great for Wellington to have a designated site for campervan use to meet rising demand for this type of accommodation. The location is good, central and easily linked to the city centre, and this proposal would also be relatively easy to implement on the ground. Adequate toilet facilities and rubbish bins should be provided.

**3. Kumutoto Toilet Facility**

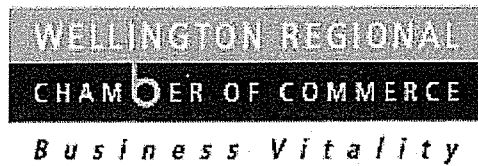
The concept of bringing additional toilets on the waterfront is supported, as is anything which enhances the waterfront as a whole. The surveillance, maintenance and general cleaning of toilets in this location should be central to this proposal to ensure they are maintained to a high standard and not allowed to deteriorate. However, a more central location (i.e. closer to Frank Kitts Park or the TSB arena for example) may mean they are closer to the busiest most used stretches of waterfront land.

**4. Site 4/Waitangi Park/Barnett Street tensile fabric structure** This is conceptually a good idea and

## APPENDIX 2

represents a good multi-use facility for the waterfront, so this proposal is supported. Again, the maintenance and surveillance of this will be key in order to prevent against potential vandalism. The structure itself should be versatile enough to provide adequate shelter and screening which can be altered according to weather conditions.

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**Submission**  
**to**  
**Wellington City Council**  
**on the**  
**Draft Waterfront Development Plan**  
**from the**  
**Wellington Regional Chamber of Commerce**  
**October 2009**

**Introduction**

The Wellington Regional Chamber of Commerce has membership of 1000 businesses in Wellington city and represents a regional hub of Chambers of Commerce with a further 4,500 businesses as members. While most of our members are in the SME category we also have as members 15 of the largest 20 companies in New Zealand. The Chamber promotes policies that reflect the interests of the region's business community and the development of the Wellington economy.

The Chamber welcomes the opportunity to submit on the Draft Waterfront Development Plan.

**General Comments on Wellington's Waterfront**

Wellington's development has been a core focus of the Chamber's for 153 years. We are very interested in the development of the waterfront because of the central role it plays in making Wellington an attractive place to work, live and visit. It is significant that the Wellington Chamber was instrumental in the construction of parts of the waterfront in the 1860s and while the waterfront has changed considerably since then, the Chamber's interest in the area continues.

The Chamber is very supportive of the general direction of the development of Wellington's waterfront in recent years which includes provision of vehicle-free public spaces surrounded by low-rise, mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We support the continuation of this approach.

We disagree strongly with the ideas of the anti-development lobby which opposes buildings outright and insists that public spaces must be grass covered.

Buildings can enhance the visual aspect of the site. They draw people to the area and they also define the public spaces which they surround (as well as providing shelter from the wind). The most popular (and attractive) public spaces on the waterfront are the promenades alongside the parks and buildings. A proportion of privately owned or occupied buildings on the waterfront do not prevent Wellingtonians and visitors alike from enjoying the waterfront, in fact they enhance it.

## **Recent Decisions**

We support the decision to leave the management of the waterfront projects with Wellington Waterfront Ltd as opposed to folding it into the council although there may be a case for core operational functions (eg cleaning and gardening) to be absorbed by existing council operations management at this time.

We are yet to be fully convinced of the need for extending the implementation of the remaining project over a ten-year period. The economic climate and the construction sector and economy generally are near the end of their cyclical downturns and the recession has been a reason for central government to bring forward infrastructure projects. We think the case for moving on with the projects so as to maintain momentum and institutional knowledge is strong.

## **Engaging with the Public**

We support the public engagement process as outlined in the plan. If anything there is too much consultation which has excessively delayed projects or made them too expensive in some cases. However we acknowledge it is important to get the projects right and note that at the beginning of the redevelopment when the public was less engaged some developments were not as high quality as more recent ones.

## **The Projects**

It is not the place of the Chamber to comment on individual designs and so we confine comments on this section to the interim projects that have been proposed. We do, however, support the overall direction of the proposals set out in the plan.

As a general comment, we think the developments should add to the visual stimulus and atmosphere of the area and attract people. Heritage value should not be compromised. We would expect the public spaces to be enhanced and we would also expect the maritime flavour to be incorporated as much as possible.

Development in this way would provide an important boost to the local economy. In addition to the capital investment associated with construction and upgrade, restaurants, cafes and commercial activities would provide ongoing benefits by way of both increased employment and by meeting demand from both locals and visitors who will utilise the services provided. By making Wellington an attractive place to work, live and visit the local economy and business environment is enhanced and the living standards of local residents improved.

In recent years the Chamber has submitted in favour of the building of the Hilton Hotel on the Queens Wharf Outer T and the development of the Overseas Passenger Terminal. We may submit on individual projects in the plan at a later stage following consultation with our members.

We do emphasise, however, the importance of seeking value for money in all projects without compromising quality. The overall look of the waterfront is very important to Wellington businesses but as major rate-payers so is the cost. With regard to the proposed Kumutoto toilet facility, which received public attention for its appearance for example, we support the design led approach to providing architecture which is interesting and distinctive. However, we do not necessarily support the proposal to spend such a large amount of money (\$400,000) on these toilet facilities.

## **Parking**

Parking is an important source of revenue for Wellington Waterfront Ltd but we do not support large amounts of waterfront property being used for parking on a long-term basis.

Parking is also important for visitors to the waterfront. Notwithstanding Wellington's improved public transport, which we fully support and encourage, most visitors to the waterfront will travel by cars and so an adequate number of car parks in the wider vicinity are necessary. This means finding the right balance is important and so we support the proposed review.

## **Wharf Pile Maintenance**

Parts of the waterfront are in poor condition and will require significant rate-payer contribution to protect and up-grade them including, as noted, some wharf piles. The considerable saving to rate-payers from private development is an important factor to consider given rate-payers' financial constraints.

## **Interim Uses**

As mentioned above, we are yet to be convinced about the need for delaying construction of permanent projects. However, assuming this is to be the case and interim projects are to go ahead we make the following comments on the interim projects specified.

### **1. Queens Wharf Ice Skating Rink**

The Chamber would welcome an ice skating rink somewhere in Wellington. This proposal for a temporary, seasonal rink at Queens Wharf will be a good way to trial and test the popularity of this activity. It is a good temporary use of the site but we would expect it to be financially viable, as implied in the Draft Plan, and not be subsidised by rate-payers. The aesthetics would also be important given the location.

## 2. Site 4/Waitangi Park/Barnett Street tensile fabric structure

The concept is supported and represents a good use of this site. However, the loss of car parking should be mitigated – alternative car parks should be identified in the wider area so that a net loss of car parking spaces is not the overall result.

## 3. Wellington Campervan Park

The Chamber is a strong advocate of a dedicated campervan facility in Wellington. This should be a priority for the city. However, we do not support the proposed waterfront site as a permanent or long-term campervan site. It would be valuable during the Rugby World Cup 2011, but we are not convinced the site is appropriate for the lengthy period leading up till then. Furthermore, the (unbudgeted) \$500,000 capital cost is significant for temporary ablution blocks etc. As a short-term or seasonal proposal it may have value in terms of trialling the demand for this type of accommodation but temporary, smaller-scale ablution blocks should suffice.

Finally, it is worth noting, a temporary facility at this site would deter and detract from the task of finding a suitable, permanent site elsewhere. One possible permanent site that has been mentioned, which has the advantages of being centrally located near the transport hubs and is also adjacent to the harbour, is that just north of the interisland ferry terminal.

**Sarah Hope**

---

**From:** Ian Clements on behalf of BUS: Waterfront Submissions  
**Sent:** Tuesday, 13 October 2009 1:49 p.m.  
**To:** Sarah Hope  
**Subject:** FW: Draft Waterfront Development Plan

Ian Clements  
Portfolio Manager  
Council Controlled Organisations  
Finance Directorate  
Wellington City Council  
Ph: 64-4-803 8116  
Mob: 021-227 8116  
Email: [ian.clements@wcc.govt.nz](mailto:ian.clements@wcc.govt.nz)  
Fax: 64-4-801 4261  
<http://www.Wellington.govt.nz>

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-----Original Message-----

**From:** [webcentre@wcc.govt.nz](mailto:webcentre@wcc.govt.nz) [mailto:[webcentre@wcc.govt.nz](mailto:webcentre@wcc.govt.nz)]  
**Sent:** Tuesday, 13 October 2009 1:47 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

**First Name:** Morrie  
**Last Name:** Love  
**Street Address:** PO Box 16147  
**Suburb:** Wellington Central  
**City:** Wellington

I would like to make an oral submission: No

I am making this submission: on behalf of an organisation

**Organisation Name:** Te Atiawa ki te Upoko o Te Ika a Maui Potiki Trust

**Comments:** We would like to support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Retaining a dedicated waterfront entity takes ownership of, and maintains a unique focus on, the waterfront, and is a more efficient way of driving ideas and development process.

It is important that there is also a commercial element to the development of the waterfront, so

maintaining Wellington Waterfront Limited will allow this. A regular review process of this arrangement is also supported.

The following proposals contained within the draft plan are all supported:

### 1. Queens Wharf Ice Skating Rink

This proposal doesn't seem to represent a natural fit in terms of bringing a winter activity to Wellington – ice skating is not a tradition in Wellington so there is an argument that introducing it in this way may be out of context. But, other activities such as the skate park by Waitangi Park have been proven to be successful, so there is no reason why this couldn't be introduced on a trial basis to see if it also proved popular.

### 2. Site 10/Kumutoto Campervan Park

This has potential to aid a transition away from car parking on the waterfront. Car parks represent dead space, and campervans at least would offer a more interactive use of this space. A campervan facility in this location also has potential to benefit large events such as the rugby world cup. It should be made clear however that this is an interim, temporary use for this site.

Provision of appropriate infrastructure and facilities would be key here, as would the provision of adequate screening from the city. Security/surveillance would also be important considerations during big events.

We would note that Wellington Tents Trust has some concerns about this proposed development.

### 3. Kumutoto Toilet Facility

This proposal and its location are both fully supported. Providing toilets on the waterfront is absolutely essential if the waterfront is going to be public and family friendly. Relying on existing businesses to provide toilets is not a satisfactory solution. The design led approach of this proposal is also supported as it makes an interesting building which belies its rather mundane function, and the design could especially appeal to children, aiding the family friendly nature of this space.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This proposal and its location are both supported. A structure in this location has potential to transition the existing space between Te Papa and Waitangi Park, and its organic form also complements the park. The growing popularity of the markets in this location mean a multi use space in this site would be helpful and would also complement Waitangi Park as an events area of the city.



**Sarah Hope**

---

**From:** tree703@gmail.com  
**Sent:** Tuesday, 13 October 2009 2:46 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: katy  
Last Name: brown  
Street Address: 34a rodrigo road  
Suburb: kilbirnie  
City: wellington  
Phone: 04 387-8828  
Email: tree703@gmail.com

I would like to make an oral submission: No

I am making this submission: as an individual

Comments: This submission has two parts:  
1 - a question  
2 - a suggestion

1 a question - what will be the grand total of expected greenhouse gas emissions/capture, over the expected lifespan of all the projects outlined in the waterfront plan? (ie whichever version you eventually choose) (and subquestion - how does this compare with WCC's stated objectives re climate change?)

2 a suggestion - that a big and wonderful - high biomass (a.k.a. high carbon capture) recreational forest be researched/investigated/invented and planted/grown - - it could have huge community input/ involvement/ 'ownership' etc etc - education about pro's and con's of a plethora of tree types - roller skating paths all over the place - lots of sunny platforms where people could look out over tree tops and oceans - etc etc etc.

**Sarah Hope**

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**From:** GRP: WebCentre  
**Sent:** Tuesday, 13 October 2009 3:20 p.m.  
**To:** BUS: Waterfront Submissions  
**Subject:** Draft Waterfront Development Plan

The following details have been submitted from the Draft Waterfront Development Plan form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Dean  
 Last Name: Riddell  
 Street Address: 16 Hawker Street  
 Suburb: Mount Victoria  
 City: Wellington

I would like to make an oral submission: No

I am making this submission: as an individual

**Comments:** In reference to the proposal that Wellington Waterfront Limited be retained in their existing role, my main concern is the more fundamental issue that the waterfront is being given the attention it deserves, regardless of whether this comes from the council or Wellington Waterfront Limited. Wellington's waterfront is a significant, prominent site and as such it should receive focus and attention in line with its importance to the city. Wellington Waterfront Limited has, in my opinion, delivered this to date and on that basis their retention is supported.

I would also like to respond in turn to the following proposals:

1. Queens Wharf Ice Skating Rink

This proposal is very positive, as is anything which brings people on to the waterfront. This proposal is fully supported therefore, providing that it doesn't encourage cars onto the waterfront, or reduce the amenity access of the waterfront. The design should also be reasonably subtle to maintain the open nature of this space. Care must also be taken to ensure it does not reduce access to non-users of the area

2. Site 10/Kumutoto Campervan Park This proposal is supported on the proviso that the temporary nature of this site is made quite clear from the outset. An alternative would be to create a permanent campervan facility which could potentially be integrated into the area in a more formal manner - eh part of a permanent parking area

3. Kumutoto Toilet Facility This proposal and its location are both supported. Design wise however, the building's functionality should come first and foremost – the overall design is supported as long as there is no compromise to the overall function of the facility, which must be able to stand up to hard use. Something less elaborate would be fine in this location providing its functionality and overall practicality met and supported its intended purpose.

4. Site 4/Waitangi Park/Barnett Street tensile fabric structure This is conceptually great, but care must be taken not to over burden the free ranging use of this area. This proposal is supported but should be able to benefit a wide range of user groups, and care should be taken to ensure that it does not become biased towards a select few single uses such as indoor soccer to the detriment of other activities. The current space is very public in its nature and is open and accessible and should remain as such. So, providing that this space will remain freely and easily accessible, then this represents a great idea. This may mean it requires significantly more investment (capex) for relatively minor income (opex)

## Waterfront Development Plan 2009/2010 Submission Form

We want your views on the Draft Waterfront Development Plan for 2009/10.

Complete the form below and ensure it reaches the Council by 5pm Tuesday 13 October 2009.

Fold and staple this form and:

- post it to Draft Waterfront Development Plan, Council Controlled Organisations, Wellington City Council, PO Box 2199, Wellington
- or drop it into a Council service centre

Alternatively you can comment online on the 'have your say' section of the Council's website at [www.Wellington.govt.nz](http://www.Wellington.govt.nz)

### Submitter details

(\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\*

Mary

Last Name\*

MURRAY

Street Address\*

1 Orangi St. Ngauru Wellington

Phone

04 479 3363

Email

Mary.Murray@xtra.co.nz

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

#### Privacy Statement

All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will be used for the administration of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

### Comments

(Use additional pages if required)

1. Why are the Plan pages not numbered? (Very inconvenient for commenting purposes)
2. Despite the WCC decision, I remain totally opposed to NWU continuing to exist after July 2010. It costs over \$1m to run, has a very small staff, an excessive number of paid directors - and its work should be done within the WCC. Its work programme is now limited to planning.
3. Wharf pile maintenance - this should have priority

## Comments continued...

4. There is little point in commenting on developments for which consents have already been granted.

5. Interim uses:

i) I support the development of a temporary park on Site 1a.


ii) Temporary terrace structure - I do not support this. Any event requiring such a temporary venue given Wellington's climate, can be catered for elsewhere. The expenditure is not justified when wharf piles are rotting.

iii) Ice skating rink - I do not support this either. If there were ever a skating rink on the waterfront - and I think it would be a good idea for general recreation use possibly in the Sites 9/10 area - then it should be a rollerblade skating rink available for all year round use. Why is Queen's Wharf being suggested for an ice skating rink when the extent of the water temperature and the variation in heating results have not been announced. The timing here seems vague!

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

Second Fold here

**Absolutely**  
**POSITIVELY**  
ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL **Wellington**

NEW ZEALAND POST  
08.OCT.09 **Free** 

Freepost 2199

Freepost 2199  
Draft Waterfront Development Plan  
C/- Council Controlled Organisations  
Wellington City Council  
Wellington

Absolutely

POSITIVELY

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL Wellington**Waterfront Development Plan 2009/2010 Submission Form**

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**Submitter details**

(\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\* ANNE PAISLEY

Last Name\* RYAN

Street Address\* 67 PARA ST, MIRAMAR, WGTN

Phone 3886562

Email -

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

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**Comments**

(Use additional pages if required)

Waitangi Park

This area should be left as a park. If the proposed changes to the waterfront go ahead it will be one of the few remaining open spaces available to the public.

It could be used for outdoor functions.

Taranaki Street Wharf and lagoon

The wharewaka will take up a lot of space

Comments continued...

and spoil a lovely view of the lagoon and its surroundings.

The statement increased 'declamation' of the lagoon I assume should be 'reclamation'. If so, the lagoon should not be reclaimed - it is used for boating.

The 'mound' provides a welcome relief for the eyes - why ruin it? Another bridge over the Odhins Plaza is an unnecessary obstruction, visually and practically.

Frank Kitts Park

I am opposed to a Chinese Garden. The park is small and well used & should not be reduced in size. Why do we need input from 'sister' city delegates. I have seen some Chinese public gardens on two visits to china, None had any visual merit whatsoever. [One page attached]

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

Second Fold here

## Kumutoto Sites 8, 9, 10

I oppose the erection of large new buildings on these sites.

I consider we have too many large new buildings now. They have done nothing to enhance the wharf as a special place.

The meridian building is ugly and blocks all views of the harbour and its surroundings such as Mt Victoria, and the even uglier buildings, eg the BNZ, along Waterloo Quay, block all views of the wharf edge and the harbour.

Toilets are necessary but surely we don't have to have the design published recently. They look like a forlorn transplant from Disneyland.

## Interim Uses

These temporary uses could be good ideas.

The practicality of a considerable number of campervans in a restricted space has no doubt been assessed.





Absolutely

POSITIVELY

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL Wellington**Waterfront Development Plan 2009/2010 Submission Form**

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**Submitter details**

(\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\*

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Last Name\*

Plimmer

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plimmern@xttra.co.nz

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one?

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

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**Comments**

(Use additional pages if required)

1. Principles: The word "development" has acquired a particular meaning - perhaps "improvement" or "upgrade" would be more neutral. The balance between buildings & open spaces should not be unduly influenced by the need for revenue, but more by Wellingtonians' long term needs.
2. Promenade: This is crucial, & seems to get progressively narrower from Te Papa northwards. It should resume its Te Papa width where it is not yet defined, north of Kumutoto
3. Berthage strategy: please give this strong support.

Comments continued...

4. Taranaki St/Lagoon: The proposed new bridge to Odlin Plaza looks a low priority, + I can't find anyone who thinks it necessary.

5. Frank Kitts Park: may I urge the redesign of this not involve shifting the "Albatross" sculpture.

6. Kumutoto: deferral of new consents + refining designs is no bad thing. Given the intensity of buildings from the south end of the Events Centre to the north end of the Meridian building, + the increased density south of this area with the very large wharewaka, more recreation space + fewer buildings north of the Kumutoto feature seems desirable. The high growth of office space in the Capital-Railway-Centreport precinct generally suggest a large future demand for space.

7. Interim uses: all look good.

Thank you for your submission. If you would like confirmation of the receipt of your submission please contact the Council on 499 4444.

Second Fold here

Absolutely

POSITIVELY

ME HEKE KI PŌNEKE  
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**Submitter details**

(\*denotes mandatory fields)

Mr / Mrs / Ms / Miss / Dr (circle which applies)

First Name(s)\* MEGAN

Last Name\* WRAIGHT

Street Address\* LEVEL 2, 282 WAKEFIELD STREET

Phone

Email

I am making this submission (please tick):  as an individual  on behalf of an organisation

If an organisation, which one? WRAIGHT & ASSOCIATES LTD.

I would like to make an oral submission  yes  no

(If yes, please provide a phone number so that a submission time can be arranged). Officers will be in contact to book a time for your oral submission.

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**Comments**

(Use additional pages if required)

SEE ATTACHED



## Feedback on Draft Waterfront Development Plan

13-10-09

We support the proposition that Wellington Waterfront Limited will continue to manage waterfront projects and developments. Independence from council management is important and allows a clear focus on the waterfront to be maintained. This could be achieved within the council but it would still need to be operated by an independent unit. Maintaining Wellington Waterfront Limited in their current role also safeguards the collective longterm knowledge and central repository of Wellington Waterfront information.

In terms of the draft plan itself, interim solutions should be viewed positively as an opportunity to promote creative uses of space without the constraints sometimes associated with permanent developments – experimental designs can not only capture and maintain public interest but also engage a greater level of developer interest by making vacant sites more prominent.

The interim solutions also have the potential to integrate with and support events on the Waterfront.

We would like to express full support of the ongoing function of TAG – their established role is a very valuable one in terms of ensuring the best overall outcome in the development process.

The draft plan could benefit from a clearer designation of the promenade – a more formal designation of this would be useful and could also be supported by a design guide to maintain its intention as a linking thread across the waterfront. This should include a description of the qualities of the promenade and its linkages to assist future development proposals.

The site plan should also be amended as in its current form, building development sites are indicated in terms of a building footprint. Development sites should extend to the full extent of the site and not just a building footprint. The waterfront as a whole should be viewed in terms of an integrated open space and building site, with proposed building development sites supporting their surrounding public space (and vice versa).

We would also like to respond in turn to the following proposals:

### 1. Queens Wharf Ice Skating Rink

This proposal and its location are both supported. The location is good as it would be visible from the city and the road. Visible activities on the waterfront are supported and will act as a catalyst to activate adjoining spaces. This proposal would be preferred as a seasonal facility as this would maintain this space for alternative uses during the rest of the year, such as Festival of the Arts, WOW and sporting events. Seasonal use of this space maintains interest, and allows for a calendar of events to be timetabled to maintain constant engagement with this space.

### 2. Site 10/Kumutoto Campervan Park

Conceptually this is supported as a good interim use for this site. However, care should be taken not to miss an opportunity to do something creative and interesting with this proposal. Currently this site does very little to engage with the public imagination – a campervan park in this location should add value and interest to the site, and offer something to engage the public with the site. Flexibility in use of part of the site could be maintained, for an event space at times (rather than fixed as carpark), for example. A creative solution which provides campervan accommodation but also captures people's imagination would be the ideal outcome here – the proposed interim solution should excite people.

### 3. Kumutoto Toilet Facility

The experimental design approach of this proposal is supported, as is the general aim of establishing more public toilets on the waterfront. However, public toilets would be better integrated into the building developments. Integrating toilets into existing buildings or developing them as multi functional facilities, eg toilet and kiosk, rather than standalone toilet facilities aids visibility and natural surveillance, important considerations with toilets. There was also scope here for this to have been a more open design competition.

### 4. Site 4/Waitangi Park/Barnett Street tensile fabric structure

The proposal of shelter and its location are both supported, and the retention of the market is a good interim use of this site. The overall versatility and flexibility of the proposed structure will be central to the success of this proposal; the structure itself should facilitate and help improve existing activities (such as the market) but also be able to engage with and support a wide range of events.

