

Richard Hardie

From: Paula Warren [pwarren58@yahoo.co.nz]
Sent: Friday, 31 January 2014 8:55 p.m.
To: BUS: North Kumutoto Consultation
Cc: Paula Warren
Subject: Submission

from Paula Warren
 2/1 Wesley Road
 Kelburn
 Wellington
 4713118

individual submission
 yes I would like to be heard

I do not absolutely oppose having a building in that space, but:

1. It should be exactly the same height as the existing building, to create a continuous roofline. From what I can make out, the proposed building is too tall.
2. And also be designed to provide a sense of a single space. The areas to the north are an absolute mess of styles and shapes and footprint orientation. That is bad enough on port land, but would be totally unacceptable in the public areas. And frankly, I can't see how the new building would reference in any way the historic buildings and overall aesthetic of the remaining heritage structures.
3. It should be highly permeable, so it doesn't create a barrier between the city and the waterfront for pedestrians. As far as I can ascertain, the access through what is proposed would be highly limited. And what does "more or less continuous" mean for the loggia on the inland side? Will it look like an inviting route?
4. Any use of the land for building must not limit the ability to provide adequate walking and cycling space on both sides, preferably separated, and adequate open space around that. The situation at Shed 5 is a good example of what must be avoided. The decision-maker at the time thought the residual public space would be wide enough with more building there, and now concedes that he was very, very wrong. And that his decision is not practicably reversible. We must learn from our mistakes, not repeat them.
5. It must preserve the viewshafts. I'm not convinced that the design does. The non-building gap seems to match too closely the width of the adjacent street, rather than being wider so that people crossing the street get an expansive view of the harbour rather than a framed tunnel. The idea that having a roof sticking out into that view is good is just weird. The sea shouldn't be framed and tamed by architecture. It should be wide, expansive, wild, unpredictable. We can't quite achieve that given the other things sticking out, but let's not make it worse.
6. There's talk of "maybe a roof garden", but I can't actually see how nature, real nature, gets into the space. Those look suspiciously like the carefully spaced out pohutukawa trees being put in down the quays. A foreign tree made to look like a tame street tree, not a biophilia addition. Gardens carefully hemmed in by square concrete, and with parks staff to cut back any plant that dares to creep out of its cage is what we have down the rest of the waterfront. Is this going to be more of that travesty?
7. Nor can I see how you get into the water via something that feels like a natural coastline. Or how you would see what is under those wharves. Another hard line between city and sea? Another promenade rather than a real coastal edge?

I am concerned that the likely increase in use of the area is not being considered in the designs. The population of the central city is steadily growing, and for them this is a key playground. The spaces need to be designed to allow people to use them in many ways. Not just more carefully tailored spaces, cafes, etc. There is increased use of active transport modes along the waterfront (both for recreation and as a key commuting route), and an increase in use must be catered for. A heritage tram has been mooted periodically, and the potential for that should be retained.

The space is already proving inadequate for use levels. There is a shortage of seating at lunchtimes, and a shortage of types of eating places - shade versus sun, exposed versus sheltered, etc. And it is quite a long walk away from the offices in Moleworth etc. Considerable extra space closer to the railway station is needed, where people can enjoy the sea.

Retaining vehicle use across the front of the space will impede the ability to provide a varied and coastal experience.

There is conflict between pedestrians and cyclists. The design includes more separation of the modes, but

then forces the two corridors to cross.

The proposed uses of the building don't seem to be well related to either the working aspects of the waterfront, or public recreation/visitor/transport use.

It isn't clear what is planned to improve connections between this area and the railway station and Lambton Quay. The road crossings are a serious frustration for pedestrians, with very long wait times in unpleasant surroundings. There is no aesthetic sense of continuity with the station precinct. For a visitor arriving to the station, the proximity of the waterfront is not obvious.

Nor is there any suggestion of improving the marine environment and habitats for marine organisms.

Dr Anne Phillips, Wellington

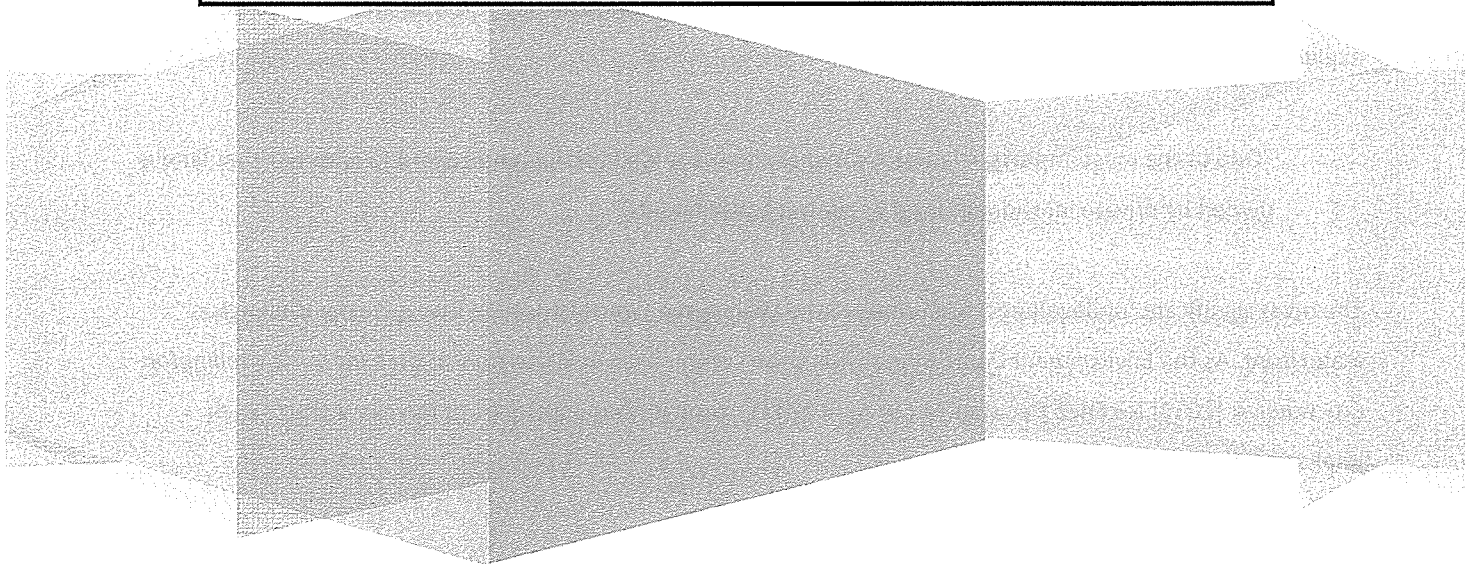
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B

SUBMISSIONS ON KUMUTOTO PROJECT: SITES 9 AND 10

**WELLINGTON CITY COUNCIL
STRATEGY AND POLICY COMMITTEE**

24 February 2014



20 February 2014

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Wellington City Council
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SUBMISSIONS ON KUMUTOTO 10

Tena koutou katoa. Ko taku nga hapu o Ngaruahine me nga iwi Nga Puhi. Ko taku ingoa me te Anne Phillips.
My name is Anne Phillips and I belong to Ngaruahine and Nga Puhi iwi.

I am making this submission as a resident of Thorndon and a regular user of the Kumutoto precinct and Wellington Waterfront. I admire the commercial initiatives of Te Ati Awa and Ngati Toa iwi as mana whenua in Wellington. Nonetheless my submissions do not represent the views of mana whenua about the proposal for Kumutoto 10.

I applaud both iwi for their support of the developments that are revitalizing the Wellington Waterfront. As the distinguished representatives of the Wellington Tenth Trust, Sam Jackson (1933-2013) and June Jackson explained in 2009:

“One of the most important issues for mana whenua is land use without regard to whether that land is owned by private individuals, local or central government.”¹

The most significant ‘undeveloped’ area close to the Wellington Central Business District is the Wellington waterfront. As the Environment Court Judge Thompson commented in *Waterfront Watch Inc v The Wellington City Council* [2012] NZ EnvC Decision 74 (24 April 2012), “probably no other part of the city attracts such impassioned scrutiny.”

¹ Amokura Panoho, “Keepers of Mauri”, *Koha*, September/October 2009, pp 32-34, p. 33.

My submissions address three issues:

1. The design concept and its response to mana whenua interests.
2. The design concept and heritage issues.
3. Planned changes to the District Plan by the Wellington City Council

1. The design concept and mana whenua interests

My submission on this issue has two distinctive aspects.

- (a) First, the proposed height of the development. Willis Bond's proposal for sites 9 and 10, as designed by Athfield Architects, with respect to site 10 exceeds the 22 metre height limitation set by Variation 11.² Site 10 has a set-back upper limit of 25.7 metres.

It seems that the departure from the accepted building height is justified by the rationale that "the top floor of the building will be stepped back on all sides from the gantry and therefore only visible from above or afar." The second justification, contained in *The Vital Statistics*, acknowledges that the building exceeds the 22 m height recommended in Variation 11. It argues, "The height is generally in scale with its neighbours."

In summary, therefore, the step-back design and the scale of neighbouring buildings are the main reasons for exceeding the height limitation.

Given that exceeding the height limitation imposed by Variation 11 has resulted in informed submissions and litigation in the past, the rationale provided in this proposal are not convincing.

From the mana whenua perspective height limitations are significant not only because of the expectation that the water's edge on the waterfront provides unrestricted all-day sunlight for waka taua

² Variation 11 is a modification of Plan Change 48 (P.C. 48) as it relates to a part of Wellington City's Waterfront.

and waka ama recreational activities, but also in order to preserve the human scale dimension evident in the Wharewaka o Te Raukura o Te Ati Awa.

Submission 1

My first submission is that the building design for site 10 at the Kumutoto precinct be reconsidered with regard to reducing its height so as to comply with the height limitations indicated by Variation 11.

- (b) Second, the design concept must be reconsidered if mana whenua interests are to be represented. Variation 11 of the District Plan is a policy document that introduced the Central Area Urban Design Guidelines. The guidelines specific to North Kumutoto 10 include the objectives, “to deliver design excellence in the form of buildings and public space” and “[to] design and deliver buildings that enhance new and existing public spaces.”

The guidelines continue by supporting architectural creativity and imagination, in particular urging “conceptual clarity, conviction and control.” The most challenging, puzzling and complex guideline is contained in the penultimate paragraph, namely:

“Exquisite resolution will come about through the quality of detailing and the appropriateness of materials rather than cost.”

The ideals expressed in the guidelines to Kumutoto 10, namely “conceptual clarity, conviction and control” could be summarized in the deal of an integrated design rather than the concept of ‘sustainability’: described in the proposal from Wellington Waterfront as “the environmentally friendly features” of the building. Whereas architectural literature accepts that sustainability is an increasingly important issue, it critiques the concept of sustainable architecture. Critics convincingly argue that sustainability “has been applied and marketed so freely that it is now a vague, if not unreliable concept.”³ That criticism has validity particularly when applied to the design for Kumutoto 10.

The design for Kumutoto 10 at does not represent an integrated design; a design that “incorporates energy, site, climate and social aspects of the project”.⁴ Why? The building design does not take

³ Kiel Moe, *Integrated Design in Contemporary Architecture*, New York: Princeton Architectural Press, 2008, p. 6.

⁴ Ibid.

sufficient account of the exceptional elements of the site. As the Environment Court noted the name 'Kumutoto' represents "the name of the stream, the mouth of which has been exposed as part of the public space adjoining the Meridian building."⁵

Given the important shared histories of the site, including the fact that Kumutoto refers to Kumutoto Pa, the tipuna of the tangata whenua who lived there and used the Kumutoto Stream, the design concept of the building is monocultural, uninspiring and dull. Despite the gantry on the building making a reference to the waterfront as a working port, this feature is commonplace and lacks design boldness. Moreover the gantry symbol has no relationship with the history of the site. If design features pertinent to Kumutoto were utilized such as the taonga of mana whenua, the building could become iconic and achieve the "exquisite resolution" outlined in the guidelines specific to North Kumutoto.

An integrated building would not only have greater design integrity but also be much more aesthetically pleasing as well as reflecting tangata whenua histories and early settlement stories. These elements could be expressed in subtle and nuanced architectural features and detailing.

Submission 2

My second submission is that the building design for site 10 at the Kumutoto precinct be reconsidered with a view to developing an integrated design that reflects the mana whenua and iwi cultural histories of the site.

2. The design concept and heritage issues

The Vision for Open Space of Wellington Waterfront states that 'Heritage' is one of four key design elements. The long association of Maori and European settlement of the harbour edge is noted. It seems that the development proposal is intended to "strengthen the relationship of the new building to the adjacent heritage structures."

Although it is commendable to strengthen relationships between adjacent heritage structures, it seems an omission in the design concept not to regard the new building as a powerful landmark on the Wellington Waterfront. It is my understanding that "architecture is as much a state of mind as an assembly of parts, but it is

⁵ *Waterfront Watch Inc, Queen's Wharf Holdings v Wellington City Council* [2012] NZ EnvC (24 April 2012)74, para 5.

mainly about materials and the way they are put together.”⁶ The “exquisite resolution” achieved by the quality of detailing is not evident in the building design.

Furthermore, I argue that the failure to incorporate tangata whenua design elements in the building must be addressed if the concept of heritage as one of the key design elements is to be adequately fulfilled.

Submission 3

That account must be taken of tangata whenua design elements in order to fulfill the heritage mandate.

3. Planned changes to the District Plan by the Wellington City Council

The Strategy and Policy Committee of the Wellington City Council proposed in the District Plan Review update dated 22 August 2013 that a change to the District Plan be made in order to acknowledge the role of mana whenua and iwi in Wellington City. According to a Council official, “No plan change has yet been notified with respect to the Tangata Whenua chapter of the District Plan. ... We are continuing to work with Port Nicholson Settlement Block Trust and Ngati Toa Iwis on reviewing this chapter. We are expecting to notify a plan change later in the year. ”⁷

This submission about the role of mana whenua in Wellington City when developing Kumutoto 10 would be given more weight if the District Plan proposed changes had been completed. At present a lacuna exists. The Wellington City Council has not yet notified a plan change and this building could proceed without any account being taken of the significance of mana whenua and iwi interests.

Submission 4

The District Plan intends to acknowledge the role of mana whenua and iwi in Wellington City. In order to fulfill that intention the Kumutoto 10 building development requires designated consultation with Te Ati Awa representatives and Ngati Toa Iwi.

⁶ Christine Killery and René Davids, *Details in Contemporary Architecture*, New York: Princeton Architectural Press, 2007, p. 6.

⁷ Personal email from Wellington City Council dated 11 February 2014.

Summary of submissions

Submission 1. The building design for site 10 at the Kumutoto precinct be reconsidered with regard to reducing its height so as to comply with the height limitations indicated by Variation 11.

Submission 2. The building design for site 10 at the Kumutoto precinct be reconsidered with a view to developing an integrated design that reflects the mana whenua and iwi cultural histories of the site.

Submission 3. Account must be taken of tangata whenua design elements in order to fulfill the heritage mandate.

Submission 4 refers to the intention of the District Plan to acknowledge the role of mana whenua and iwi in Wellington City. In order to fulfill that intention the Kumutoto 10 building development requires designated consultation with Port Nicholson Settlement Block Trust and Ngati Toa Iwi.

I wish to make my submissions in public before the Wellington City Council.

Yours faithfully

Anne Phillips

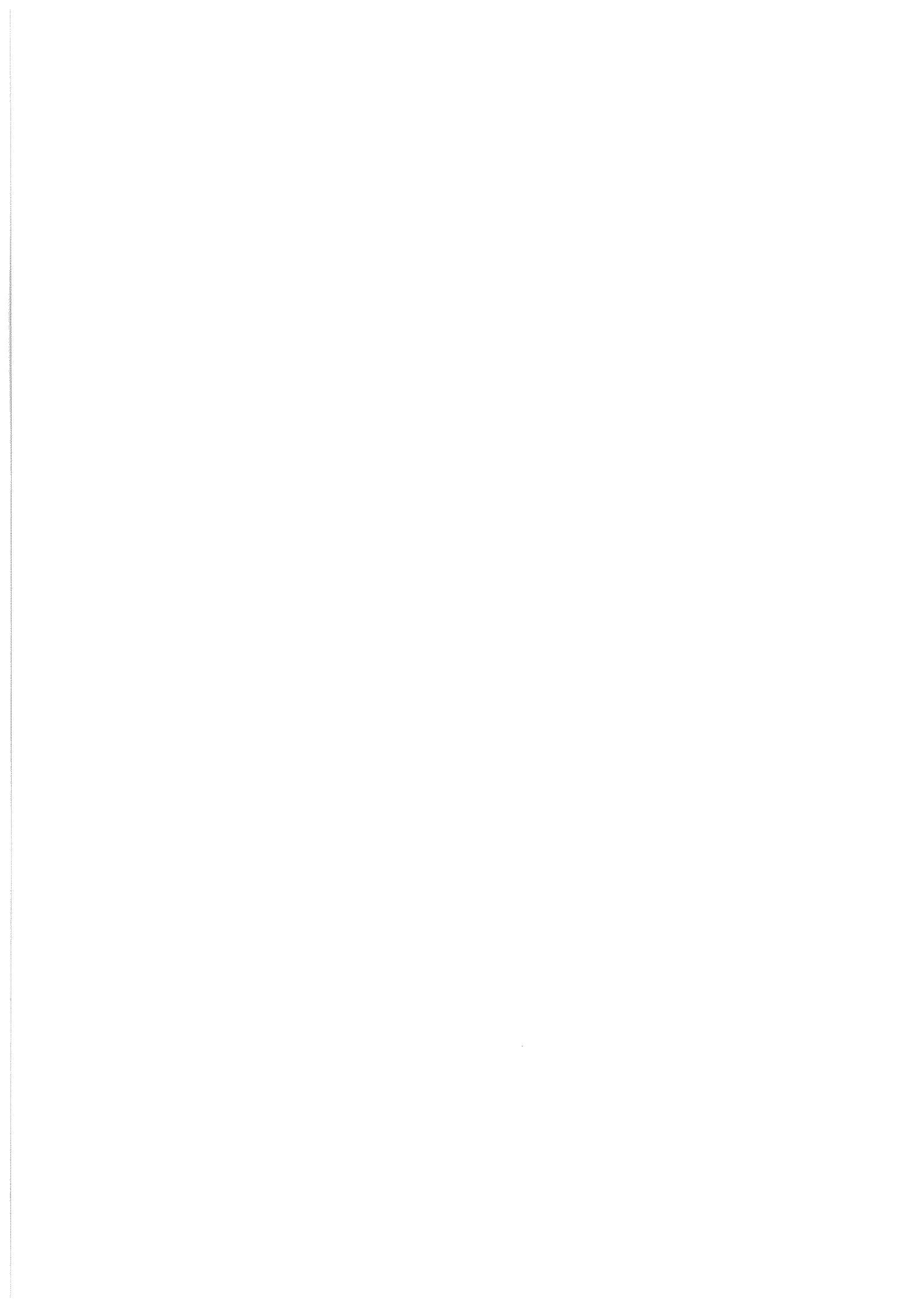
Submitted by Anne Phillips

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To Wellington City Council
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Wellington 6194

Dated 24 February 2014



Submission # 63

Richard Hardie

From: Rosamund [rosaverton@hotmail.com]
Sent: Thursday, 13 February 2014 11:27 a.m.
To: Richard Hardie; Brian Hannah
Subject: Submission North Kumutoto 2014
Herewith my submission, kindly acknowledge.

Thank you.

Submission : The Future of North Kumutoto: Consultation on a Draft Design brief for building and open space development.

Brian Hannah: Acting Chief Planning Officer
Brian.hannah@wcc.govt.nz
Richard Hardie: Portfolio Manager – CCO Unit
Richard.Hardie@wcc.govt.nz

Due : 28th February 2014

Rosamund Averton
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Phone: 3851 495

I make this submission as an individual and wish to be heard.

Introduction: During the last 20 years I have been "consulted" many times on matters relating to our waterfront I remind elected representatives and Council Officers that they are obliged to heed submissions lest their "consultation" be deemed a sham or a result of predetermination (J.McGechan).

Our waterfront is a precious taonga to be preserved as open public space now and into the future.

My submission does not follow the sequence of the partial and ingenious "Submission Form". Those who fill in this form are implicitly agreeing with the proposition that there should be buildings, whatever their form, on Kumutoto North. To avoid any doubt please record that I do not support this proposition.

I applaud the considered recommendations of J.Thompson in regard to Variation 11 (Environment Court Appeal ref.: ENV 2009 – WLG – 200224 and 200225) and can see no justification for any subsequent proposals, such as this one, over-riding the decision of the Court.

This proposition to build a large structure on Site 10 appears contrary to this decision. Setting back a building does not constitute compliance with the decision handed down by the Environment Court however ingeniously re-framed by WCC and Wellington Waterfront

13/02/2014

Limited.

1. The building proposed is essentially modular, grandiose and not in keeping with the site. It will obstruct views to and from the harbour and will obtrude on the protected view shaft to the St. Gerard's Monastery on Mount Victoria. The proposed building is approximately $\frac{3}{4}$ of the height of the New Zealand Post Building on Waterloo Quay (ie: 25.75 metres [above mean sea level {amsl}] (TUDC 27th November 2013) v 42 metres approx. amsl)
2. I support the decision that there should be no buildings on Site 8. Neither should there be any other structures other than seats with backs and rubbish bins anywhere else at Kumutoto North. The space must be left open to the elements without any embellishment that will detract from the historic heritage values of the Ferry Wharf Building or Shed 21. There should be no more kitsch "sculptures" but there or anywhere else on the waterfront.
3. I oppose the erection of any buildings on either Site 9 or 10. Such buildings are not mandatory neither are they required as a means to "finance" the waterfront. I refer you to (page 18 bullet point 5) Waterfront Framework [1991]. However if there are to be any buildings they must be elegant (ie: Calatrava-like) and no more than a single storey [ie: 3 metres maximum] rather than utilitarian and modular.
 1. Site 9 should be left clear of buildings as should Site 10. Any building or structure would impinge on views to the harbour.
 2. Site 10 especially should be left as open public space so that people may enjoy view to the harbour and hills without interruption.
 3. All historic heritage and archaeological sites; described at hearings by various professionally qualified archaeologists and heritage advisers must be clearly identified by sensitive signage as an integral part of the open public space.
 4. Any planting on these sites should be chosen and planted to provide shelter and shade over seats, with backs, not to intrude into views and be able to aid the retention of the site when there are storms, tsunami and inevitable earthquakes.
 5. Shed 21 should be formally incorporated into the Waterfront Heritage precinct as should the recently listed Eastbourne Ferry Building which seems to have been ignored in the present document.
4. "Balancing Needs": The focus of the North Kumutoto area must remain on our panoramic views of the harbour to hills. Views from Molesworth Street, Parliament and Lambton Quay through Whitmore Street must not be obscured in any way. The notion that glimpses, view shafts and framed views will suffice is untenable when weighed against the glories of the open panorama.
 1. Wind tunnels and corridors through the proposed edifice will detract from the sometimes boisterous conditions that are part of the joy of our harbour. There are no benefits to be gained by creating dark, dingy accessways open to the fumes and noise of vehicles (eg: alleyway besides Shed 21).
5. No funding, other than from the general rate, is required for the maintenance of open public space other than that already allocated out of Council budgets. Whatever "improvements" eg: seats- with- backs, rubbish bins and signage (including trompe l'oeil and murals) can also be funded as part of OPEX.
6. Other Comments:

- a. Meaningful public consultation should guide all decisions related to our City including the waterfront precinct from Oriental Bay to Shed 21 inclusive. The waterfront is not and neither should it be considered an extension of the CBD.
- b. The "Waterfront precinct" must be given a formal specific designation as part of the District Plan.
- c. Any decisions made should relate to the intrinsic archaeological, historic and heritage values of the whole waterfront referred in many reports by archaeologists and heritage advisors for many years. WCC should update and reissue its various heritage trails guides to this effect.
- d. No building/s or structures should be allowed to dominate or detract from either the harbour or our remaining heritage buildings.

Thank you for this opportunity.

Rosamund.
Rosamund Averton.

NORTH KUMUTOTO CONSULTATION AND SITE 10

In a recent judgment the Environment Court stated: ‘There is a clear understanding that this area [the waterfront, or what is left of it] provides the main open space for the central city and is primarily a place for people.’

That is to say, the waterfront, and in particular that part of it on which we are invited to tolerate a six-storey building, is the lungs of the city and has a particular role in maintaining the health of the city as an organism . With the increase in population, and the rise of central city apartment living, this ‘respiratory’ function is more and more vital.

This function was intended to be served by the Town Belt, but it has been gently encroached upon by the devices of a succession of developers; and these developers have commonly got away with this encroachment by the trade-off of an ‘open’ ground floor in one place, in exchange for building on dedicated land elsewhere.

Their other objectionable habit is to exceed height restrictions in or near the waterfront, so creating ghettos of view-deprived dwellings behind. The recent scheme, where an apartment block was inserted so as to block off the views of newly-created apartments in the old Herd St postal building, was a particularly absurd example of mindless cupidity.

In the present plan, it is important to recognise certain things:

1. Developer-speak makes much of ‘view-shafts’ and ‘framed views’ – in each case this is a mere euphemism for ‘partially-blocked’ views, since the shaft and the frame of their jargon is beneficial only with one particular line-of-sight.
2. It is disingenuous to speak of a building, with its top storey ‘set back’ in order to exceed a height limit, as having no view impact. To be sure, for an observer on the ground close to the building, the set-back storey may not be visible; but from any greater distance it does become the visible obstruction against which the height restriction was imposed in the first place.
3. At this intersection in particular, the view across the harbour, from a vehicle approaching or waiting at the lights, is one of the most striking and admirable round Wellington. For it to be compromised in any way would be especially reprehensible.

The Council, and its tame waterfront developer company, have been in thrall to developers for a number of years. It/they have thus given the impression of being slow learners: the plan for a Hilton-on-the-Wharf was shot down; and almost at once Var. 11 bobbed up. That was shot down; now we have a ‘stepped back’ building being proposed. It is like the myths in which each tentacle chopped off was replaced by several more – only this is not a myth: it is a real threat to the city.

What is probably needed, to keep the unholy alliance of Council and developers at bay, is for the waterfront to be made a reserved or dedicated space, such as the Town Belt managed to be for a long time. But I should warn that even this measure cannot be guaranteed to work for ever.

A W BEASLEY



NORTH KUMUTOTO SITE 10 & 8 DEVELOPMENT PROPOSAL – 2014

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10th February 2014

**We are making this submission as individuals.
We wish to make an oral submission .**

There is not a lot more we can add to our submission we made in November 2012 when we said that Council cannot continue to ignore feedback from the public who are not short of ideas and creativity on how to use the waterfront, rather than treat it as an extension of the Central Business District.

Question 1 – what do you like about the building design?

We are opposed to the prospect of a 6-storey office building on Site 10 as the 100% coverage will form an unacceptable visual and physical barrier between the CBD and the waterfront and will create a canyon effect between this building and the New Zealand Post building.

As we said in our previous submission, with the increase in cruise ship passengers who walk along Aotea Quay, what a disappointment to arrive at Kumutoto to be greeted by a 6 storey Office building which will create shadows and the loss of views across the harbour to Te Papa, Mt Victoria, the Monastery, fishing vessels etc. This will also be the case for Wellingtonians and visitors arriving by train, bus or car and tourists at the Youth Hostel will have their current attractive harbour views totally obliterated.

With reference to public space there were some excellent suggestions to the brief in November 2012 and we would prefer a recreation area with a variety of green spaces, shelter, seats, artisans' workshops and access to the hiring of cycles, scooters, crocodile bikes etc to continue on to Te Papa and Oriental Bay. There were many suggestions for a low rise Information Centre/i-Site building and support for improvements to the Campervan Park with the addition of trees, play area and seats .

With regard to “open space” already there are many lunch time workers who take part in sport on the waterfront and a dedicated space would be great to compliment the lunch time keep fit activities on Frank Kitts Park.

We would like to quote from a report in 2008 on Heritage values by Russell Murray, Conservation architect where he says the old waterfront buildings in the Kumutoto area have high architectural values and interest and the collection is important as a representative group that illustrates the development and use of the historic working port. There are important and long standing views to the area and through to the

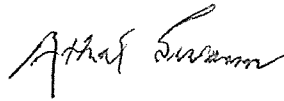
harbour from the landward side and extended views along the length of the area on the seaward side. The views enable appreciation of the area and its features from many different parts of the waterfront and city.

Finally with regard to funding we can only repeat what we said before “designating the waterfront as a reserve would bring it in line with other protected areas, Botanic gardens, Town Belt, Trellissick Park and Otari-Wiltons Bush and would like to quote the Variation 11 decision page 19 **“There is a clear understanding that this area provides the main open space for the central city and is primarily a place for people”**

Yours sincerely



Pauline and Athol Swann



NORTH KUMUTOTO SITE 10 & 8 DEVELOPMENT PROPOSAL – 2014

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Email: kt@danzat.co.nz Please use email as I don't have an answer phone.
Phone: 04 389 2534

I am making this submission as an individual.
I would like to tell the Councillors what I think with an oral submission

Question 1 – what do you like about the building design?

Nothing

The Variation 11 decision from the Environment Court - page 19 states:
“There is a clear understanding that this area [the waterfront] provides the main open space for the central city and is primarily a place for people.”

Given this Environment Court statement I find it repugnant that the council is ignoring legal rulings, the wishes of the people, and is again proposing a sham consultation process with the citizens of Wellington.

The Wellington Waterfront Framework – agreed by the Council – states that
“Development of the waterfront is Not dependent on commercial activities.”
Why does the council persist in its desire to create a built environment of a commercial nature in this precious jewel that other cities would love to have. I am involved in the tourist industry and visitors to our city are staggered that we would even consider building more buildings on the waterfront. Even more staggered that we would put a building there instead of the campervan park.

Question 2: How could the design of the building be improved?

By not being built

However, in the interests of being constructive I recommend that:

It be reduced in height to a single level.

It be reduced in footprint to 30% or less of the site coverage

It be totally public space i.e. information centre for tourists, campervan people, cruise ship visitors, other visitors to Wellington and Wellingtonians

It does not block any of the existing views of the harbour and beyond from any angle in the city.

Questions 3: What do you like about the outdoor public space design?

I support the retention of site 8 as open/public space.

General Comment:

We need to promote the waterfront as a place to play, a place to relax, a place of beauty, a place to ponder, a place to contemplate from the city, a place to rest our eye upon and a place of regeneration. I've heard the North Kumutoto site described as a pretty bleak place, with the associated comment that the only way to improve it is to put a building there. Anyone who has lived in Wellington for any lengthy time knows that the entire city can be a pretty bleak place, sometime for days upon end. In fact, the usually boisterousness bleakness is what makes Wellington Wellington. Being perceived as bleak is not a good enough reason to build a building. (I seem to remember a previous Mayor wanting to have a covered promenade along the waterfront because it gets wet and windy there).

There have been many excellent creative, exciting suggestions put forward by interested, passionate and concerned Wellingtonians and indeed international architects and other experts. This is a fantastic opportunity to create a gateway to Wellington that makes us proud to greet visitors. Whether they be from a cruise ship, off the ferry, in a campervan, off a train or bus or in a car or on foot. How wonderful it would be to be greeted by a bustling hub of a single storey information centre (of only 30% site coverage) blending in with the existing historic buildings, promoting activities located on the Waterfront (Wellington City and Sea Museum, the Crocodile bikes, the kayaks and Te Papa) and all other Wellington attractions of which there are many.

To be greeted by an oversize building creating shadows, sunless areas, a barrier between the city and the sea and blocking views from the city across the harbour to the hills beyond is treachery indeed. There seems to be a willingness amongst the councillors to spend money on beautifying other perceived 'bleak ugly' places around the city other than placing buildings on the site, so why not here. The Council cannot continue to ignore feedback from the public and Waterfront Watch who have outlived numerous Mayors, several 'Variations' and legal challenges.

When the Wellington Harbour Board moved to Centreport they gave this land to the Citizens of Wellington not to council staff/councillors to privatise and basically sell off to developers for minimal rental in the hope of a huge commercial rates return. There is plenty of building space in the city to accommodate commercial activities. Indeed, there is room north of the railway station where a proposed apartment building was to be built that would be great as an office building. Not the waterfront, it is not part of the CBD.

Council documents state the "the project (new buildings on North Kumutoto) essentially will have a positive impact on WWL's forecast operating and loan position."

This building and others are to be approved by the council solely to appease the balance sheet of Wellington Waterfront Limited and not for the interest of current/future generations or other lessor money generating suggestions. Appalling indeed and not the sound basis for decision making I expect of councils.

I understand the Wellington City Council is in good financial state with an AA+ rating from Standard and Poors and would have received a higher rating but can't be higher than the New Zealand Government. The poor performance of Wellington Waterfront Limited and the Councils continued blind support for this entity seems to be the only reason for the proposed buildings on North Kumutoto. Any other CCO would have been disbanded, restructured or merged with other like entities.

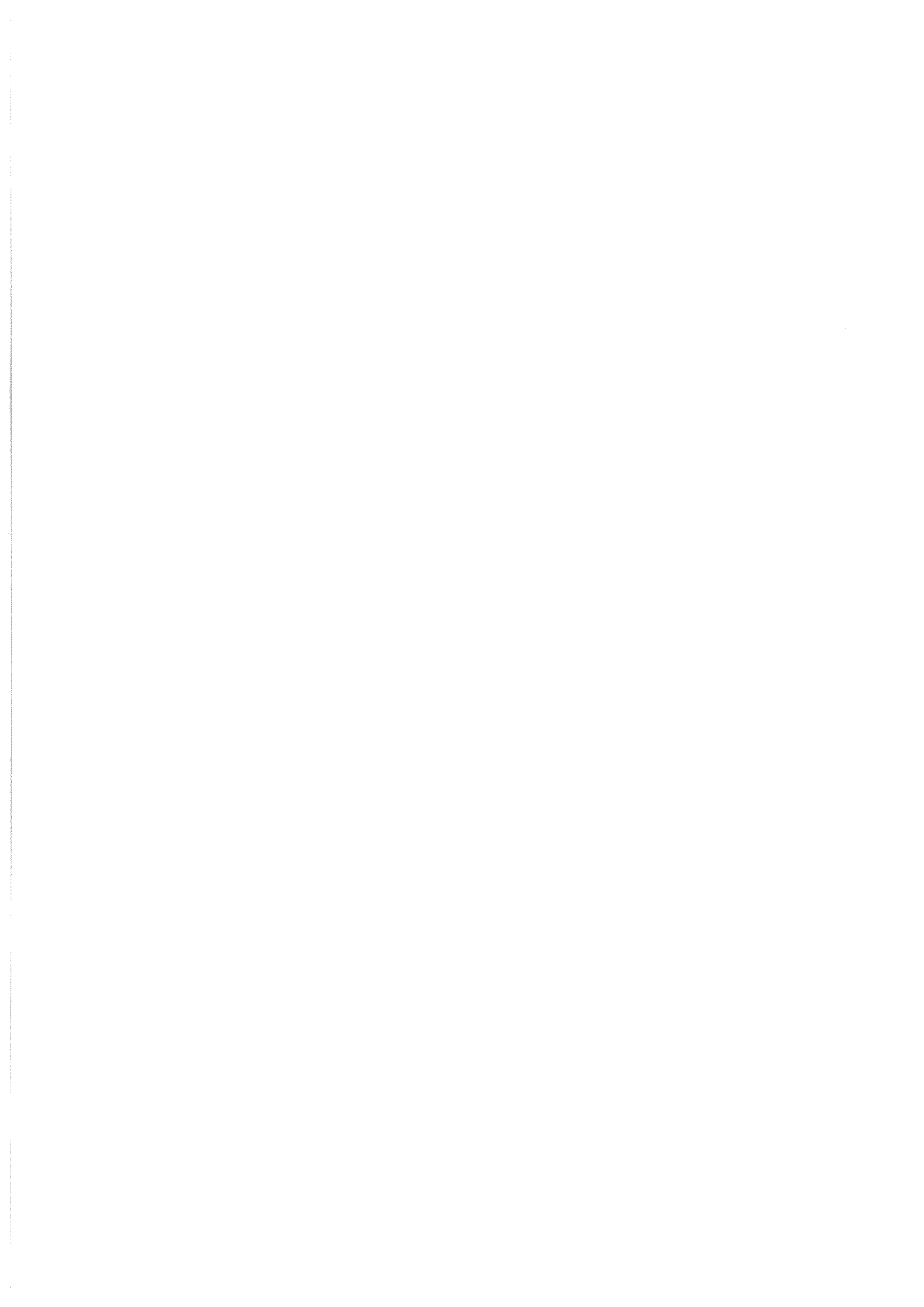
In my view, values other than economics need to be included in any waterfront development. The rates take from the proposed building is, as I understand it, on a par with what the campervan park brings in. (I note that it's been heard that the council increased prices at the campervan park while the Sevens tournament was on.) How much more exciting it is to have a campervan park and public space for lunchtime/ evening leisure during the off season than a view-blocking building just because it brings in commercial rates. There is going to be less and less space in the city for recreation so let's set the Waterfront aside now before it is too late.

I do not like anything about the proposed building(s) on sites 9 and 10. I believe that the Wellington Waterfront precinct, owned by all Wellingtonians, not just Councillors and council Officers should be given the same protection that the Botanic Gardens, Otari-Wiltons Bush and The Town Belt receive.

I will end this submission as I end most others when taking the council to task over unwarranted development:

"I challenge you to have the foresight that our ancestors had when they set aside The Town Belt for their future generations and preserve and protect the Waterfront as a recreational open space for our future generations."

Only a fool never changes their mind.



Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Wednesday, 26 February 2014 7:23 a.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Peter
Last Name: Henderson
Street Address: 78 Homebush Road
Suburb: Khandallah
City: Wellington
Phone: 04 479 0679
Email: henjacks@gmail.com
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?

How could the design of the building be improved?

What do you like about the outdoor public space design?

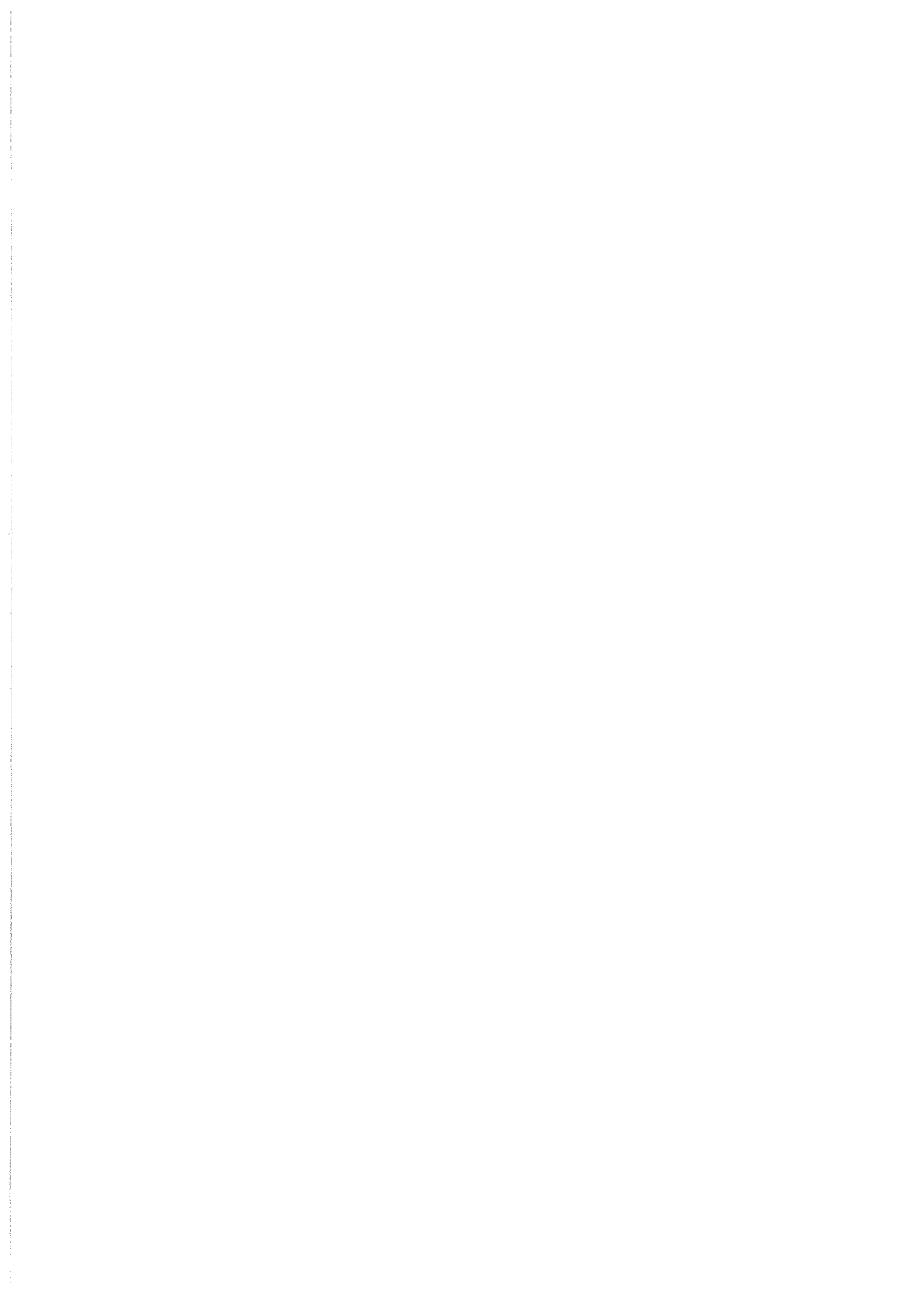
How could the design of outdoor public space be improved?

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

Any discussion of Site 8 is moot as there is no more protection of the site as public space than the height restrictions that were also 'suggested' by the Environment Court. When there is a covenant of some sort, then there may be point in discussing options.

Do you have any other comments?

1. Like others, I take exception to the 'push polling' type of 'consultation' being adopted by the Council in regard to Site 10 and the total disregard of the outcome of the Variation 11 decision.
2. Much of the information on the Site 10 proposal that has been provided is clearly inaccurate and in some cases, appears to be deliberately misleading. This makes constructive dialogue almost impossible.
3. In two decades, the Council has effectively privatised most of the available waterfront space that should have remained an asset for the citizens of Wellington, both now and into the distant future. Much of this privatisation now appears to be destined to be bookended by one distinct corporate whose other waterfront acquisitions lead one to wonder when the entrances will carry a corporate logo and the waterfront will have corporate branding.



Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Wednesday, 26 February 2014 3:17 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Mary
Last Name: Munro
Street Address: 1 Orari Street
Suburb: Ngaio
City: Wellington
Phone: 64 4 4793 363
Email: Mary.Munro@xtra.co.nz
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?
Nothing at all. It looks like a plastic toy box on legs.

How could the design of the building be improved?
It is boring and ugly, and it should not be there anyway.

What do you like about the outdoor public space design?
It is seriously compromised by the planned building which will leave much of the harbour-side in the shade in the afternoons, especially in winter, and create a dark tunnel-like area underneath which, particularly on a windy day, will be most unpleasant.

How could the design of outdoor public space be improved?
The design is to be compromised by an ugly office building which should not be there. North Kumutoto should be a public space, and landscaped, as and when funds allow, as "the entrance to the Waterfront".

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?
It is a very small area but, with clever landscaping and planting, could be primarily for people sitting or resting.

Do you have any other comments?
I believe WCC is in danger of making a grave error of judgement here if it allows this development to proceed. It is clear that its only interest in this North Kumutoto area is to generate income.

This is public land and in one of the most important areas of the city, on the water's edge. The area should be for the public's recreation and enjoyment. The WCC seeks to "integrate this location into the CBD". This is very short-sighted. The WCC should be looking at non-waterfront sites if it wants to generate revenue.

Not only is the proposed building higher than the Environment Court said was appropriate (something which leaves the development open to further legal challenges in the Environment Court), it is essentially an office block to be built by a private developer. Even if there were some inherent beauty or iconic status to the building's design, a privately developed building on such a prime piece of public land is a travesty. Councillors should be thinking very hard and

long about their responsibilities to the community before they approve this application.

The WCC says that “the commercial development will pay for the improvements to public spaces in the area and provide a return to the Council through rates and a long-term lease.” I would suggest that, if the Council has no money to develop the public space, then it should do what ordinary people do – save up and plan something to be developed later. There is nothing wrong with the present Campervan Park and it is providing some steady income for the WCC, probably quite enough to tidy up the general area and leave it for the public to use.

The proposal also says it will “integrate this location into the CBD”. This location is not the CBD and should be seen as quite separate from it. It is primarily an area for recreation, and superbly located at the water’s edge. There is a very busy main road between this location and the CBD; there is nothing in the current proposal to address access issues - for present waterfront visitors but also for workers if the WCC were so short-sighted as to proceed with the planned office block on Site 10.

Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Thursday, 27 February 2014 11:32 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Russell
Last Name: Tregonning
Street Address: 5 Anne st
Suburb: Wadestown
City: Wgtn
Phone: 4995668
Email: rutrego@gmail.com
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?
Nothing. it is inappropriate--too large, too dominant and out of character to the rest of our iconic waterfront open space.

The public have shown many times that they like recreational space, not large buildings on the waterfront.

How could the design of the building be improved?
Needs to be in keeping with a mainly open-space area--a park building would be OK --one story and small to service this park.

What do you like about the outdoor public space design?
Too small--just designed to appease those of the majority of us Wellingtonians who want mainly open- space, not high-rise buildings creating shade and blocking the magnificent panoramic views from city to sea.

How could the design of outdoor public space be improved?
By making it the dominant feature. Any buildings should be unobtrusive and low-rise to service the park.

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?
Many ways to improve the whole Kumototo area

(sites 8,9 and 10) as a mainly green park-land as relief from the built-up CBD: an oasis for public recreation adjacent to sea and sky. To be used for leisure, cultural activities and maybe sport--just like a Northern waterfront Waitangi park. It could provide an information centre for tourists at the entrance to the city from the sea. It could provide seating and shelter from the wind with imaginative planting of trees and other plants. A large building creates wind turbulence whereas trees disperse wind. it should be given Reserve status--a unique waterfront reserve which will be loved by all, just as the rest of the open space on the waterfront is now.

Do you have any other comments?
The council's Waterfront Framework (p18) states " public space development does not depend for funding on commercial development". i.e. We do not need to have paying tenants on this publicly-owned land. Private hi-jacking of this highly scenic public land is inappropriate

A 6-story office block on this prime spot on the waterfront is crass and unimaginative. It will create a canyon-like wind-tunnel between the large post-office block on the city side of Customhouse Quay and the harbour. Many commuters walk this route daily to and from the railway station at peak times.

Also, the planned building flouts the Environment Court's decision about height: this is an arrogant display of disdain for the Court.

Submission # 90

Richard Hardie

From: alan smith [alan smith@xtra.co.nz]
Sent: Friday, 28 February 2014 10:18 a.m.
To: BUS: North Kumutoto Consultation
Cc: 'Michael Faherty'
Subject: WELLINGTON CIVIC TRUST response to Kumutoto site 10 consultation

Wellington Civic Trust

P O Box 10183

Wellington

www.wellingtoncivictrust.org

To: Wellington Waterfront Ltd
north.kumutoto.consultation@wcc.govt.nz

Date: 27 February 2014

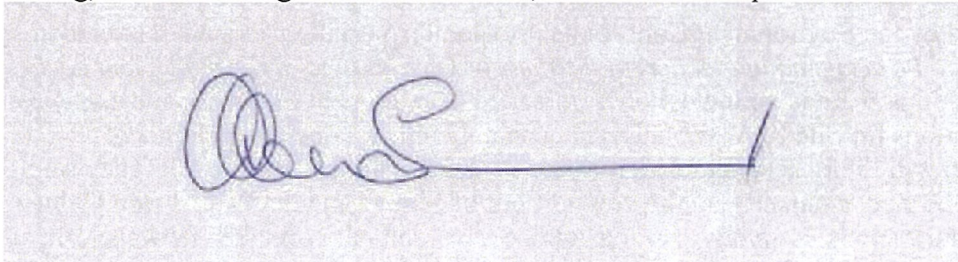
This is our response to your consultation on the Site 10 proposal. We would like to make an oral submission during the ensuing process. The Civic Trust's comments are based around its support for the 2001 *Waterfront Framework* which should and must be the context in which all developments are assessed.

1) The guidelines issued by the Environment Court in its decision on Variation 11 stated, inter alia, that "*New buildings are to be designed in a coherent fashion so they relate to and complement each other*". We are concerned that there is no indication of intended development on Site 9, and a vague array of development options for Site 8. WWL advised us that there is a 3-level development proposal for Site 9 which will 'be in keeping' with the proposed development on Site 10. They said there would "preferably be a civic amenity on the ground floor of Site 9" and that Willis Bond which has a two-year option on the site is "actively working" on the development proposal. However, there was no indication of when those details might be revealed.

2) Again the Environment Court guidelines required "*Strong connection to the CBD*". There are no proposals for any change in pedestrian access from the CBD to the Kumutoto precinct. When asked about this, WWL's response was, essentially, that it is just too difficult. This should not be simply accepted. In lieu of any substantive proposals to alter the six-lane Waterloo Quay barrier, what should be insisted upon is dedicated pedestrian access around both sides of the proposed new building, and to the seaward side of Shed 21 (the Waterloo Apartments). So too should the existing covered pedestrian access through the portico of Shed 21 be upgraded so it is more attractive, better lit, and user-friendly. This is in WWL's interest – the public approach to its area.

3) It could be successfully argued that the proposed building complements the maritime character of the area. It is light and glassy/translucent, so it does not compete with the older buildings such as the Ferry Building, or Shed 13. It obscures the brutalism of the Post Office building from the waterfront, and its visible support struts add a structural element in keeping with a working maritime environment. The cantilevered roof at the southern end frames the Ferry Building, and adds about 1000m² of covered or sheltered open space in what is now the caravan park. Overall, there is little objection to the style and finish of the building.

- 4) The extra floor, occupying 3.7m above the guideline height recommended by the Environment Court is required, WWL explained, to offset the costs of providing significant ground level open space, including the covered pedestrian accessway from Waterloo Quay to the waterfront. That may be the commercial reality but it will be seen as provocative by opponents of commercial and large-scale development on this site. There are proposals offered in mitigation, for example to have a 'green roof', with possibly public access to it. Given there are such limited high level public viewing points around the waterfront, this would be a significant plus, but there is nothing to ensure such access will actually happen. The Trust accepts that the set-back of the upper floor mitigates the effects of the extra height and asks that permanent public access during daylight hours to the roof garden be a condition if approval is granted.
- 5) There is concern at the proposal to formalise and extend the 5.8 m vehicle laneway between the building and the waterfront. This will be a conflict point for pedestrians, and will cut the development off from the waterfront. We suggest that the lane should end at the Whitmore St. gates on the southern side of the building, to be a cul-de-sac to the north of the 'gantry' area, so that access between that public space and the water's edge is not compromised; a comparable experience to that existent in front of the Meridian building.
- 6) Overall, the Civic Trust is not opposed to the development, but is opposed to aspects of it, and to the effects of the development, particularly on the seaward side. We submit that more work needs to be done on pedestrian access to and from the CBD, and along the waterfront side. We are concerned that nothing is known of the intended development for Site 9, and believe this flies in the face of the Environment Court guidelines.
- 7) As for Site 8, the proposals for this are vague and impossible to comment on. The Civic Trust is firmly of the opinion there should be NO buildings on this site (whether temporary or permanent) and the site should be devoted to attractive open space. This may include planting, seating, and descending access to the water, similar to development around the rowing club lagoon.



Alan Smith
Chairman

The Wellington Civic Trust Incorporated

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e: secretary@wellingtoncivictrust.org

t: 04-566-3034

p: P.O. Box 10183 WELLINGTON 6143

m:027-285-6304

Alana Bowman.

PO Box 24332 Wellington aotearoa/New Zealand
64 4 384 4324 alana.bowman@mac.com

27 February 2014

Wellington City Council

Re: North Kumutoto Development Consultation

I request the opportunity to speak to my submission.

I oppose the building of any more office or apartment buildings on the waterfront. These structures belong in many other places in the city, but are not appropriate to public uses on the very limited waterfront.

The Willis Bond/Athfield Proposal

The purpose of the current proposal before the Council is solely commercial. The public obtain no advantage and lose the remaining parcel of open space on the waterfront.

The Environment Court Decision, 2012

By recommending this proposal, Waterfront Ltd and Council staff are recommending that Wellington City Councillors vote to defy a Court decision.

Without equivocation the Court stated:

- If buildings were built on Site 10 they should be no more than 4 storeys high – at the most, 22m. [112]

At the Council meeting considering the proposed design brief, WCC legal counsel advised the Court's ruling was a "suggestion".

The Court decision, quoted above, is clear.

Reference to historic and nearby buildings

The Environment Court decision in 2008 rejecting the Hilton Hotel proposal said:

[272] "... the hotel building will dominate its surrounding public areas due to its bulk..." and [303] "...the Hilton building's intrusion into the Johnston Street viewshaft falls into the *unacceptable* category"

The Environment Court decision in 2012:

[145] "...It also requires greater control on permissible building height and apparent volumes to better relate to the scale of heritage features on and adjoining the area."

Commercial considerations are not decisive

The Environment Court, in 2008, rejecting the proposed Hilton Hotel said:

[392] "Accordingly we accept that the Hilton proposal is almost certainly a more economically efficient use of the Outer-T than its present use but agree with Mr Copeland's observation that economic benefit is very difficult to weigh against the broader environmental factors to which we must also have regard."

New buildings on North Kumutoto

The Waterfront Framework and the Environment Court decision in 2012 do not mandate that any structures be built on this land, they only describe the limits for any proposed buildings.

Since the Waterfront Framework was adopted in 2001, two significant buildings have been constructed on the waterfront – the Meridian building and the Te Wharewaka. Both of these structures have absorbed a significant footprint of open public space. This loss of land and displacement of open public space on these sites should be balanced by retaining the open space at North Kumutoto.

This parcel of land – including Sites 8, 9, and 10 - could be, and I believe should be, retained in Council ownership and control, and used for purposes that benefit the public in general, not the narrow range of luxury tenants and exclusive users who benefit from this proposal.

I believe Council should reject this proposal and instead require a professional and objective assessment of possible uses for this land. Designers should be challenged to devise a gorgeous space and inviting activities to attract residents and visitors to this area of the Wellington Waterfront.

Respectfully submitted

Alana Bowman

Submission on the North Kumutoto Site 10 Development

Wellington City Youth Council

28 February 2014

Further Contact:

Jack Marshall

Chair

0211866186

jackmarshallnz@gmail.com

The Youth Council wishes to make an oral submission if possible.

The Wellington City Youth Council welcomes the opportunity to comment on the North Kumutoto Site 10 Development Proposal. We believe that the Waterfront is an excellent public space, and a substantial asset to the city of Wellington.

We would like to congratulate the consultation methods used in this consultation, particularly, the use of the container located near site 8. The consultation process shows that the Wellington City Council and Wellington Waterfront Ltd. recognize the Waterfronts significance to Wellingtonians as a significant area for the development of local events and recreation

Proposed Building Design

1. The Youth Council likes the use of glass in the building, allowing light to flow through the building.
2. We also like the 'Green roof', and agree that if this is a public space, housing an eatery, restaurant or similar, it will become a popular place to enjoy on a great wellington day.
3. We feel that the covered walkway is an excellent idea as the walkway is already highly used as a pedestrian thoroughfare, and the covered design will enhance the use of this feature.
4. We believe that the pathway development should include additional lighting down the waterfront until the Meridian Building, to ensure that the walkway is a place pedestrians feel comfortable using at night.
5. We think the mix of retail and office space is appropriate for the area as it fits with other development, including the Meridian building. The proposed retail area in particular fits with the existing development of the northern waterfront area.
6. We believe that the building developed on site 10 should be an energy efficient building, achieving at least a Five Star, "New Zealand Excellence" energy rating, equivalent to the rating achieved by the Meridian Energy building in 2007.

Site 8 Design

7. We think the terraced area north of the Meridian building should be continued into Site 8 to link with the seating area, which will continue the public space design used throughout the waterfront area.

8. We also agree with the proposal for restoration of the sea wall. As stated in the history of the area, this site used to contain steps down to the harbour. These steps could be included in the design of site 8.

Adult Playground Concept

9. The Youth Council has previously submitted on the North Kumutoto proposals, advocating for Site 8 to be developed into an adult playground.

10. An adult playground would be a space for those, young and old, to visit for recreation, fun and fitness. It would also attract users to site 8, from within Wellington City, and further afield.

11. Members of the Youth Council visited Sites 8 and 10 in preparation for this submission, and look to develop a proposal for an Adult Playground at Site 8. The Wellington City Youth Council would welcome the opportunity to develop the concept further with Wellington Waterfront Limited and the Wellington City Council.

North Kumutoto Site 10: Development Proposal Submission

Dr Patrick McCombs, 9/91 Austin St, Mt Victoria
Phone: 021 126 9786
Email: patrick.mccombs@delta.net.nz

I am making this submission as an individual.

I wish to make an oral submission to City councillors: Yes

Submission:

I am opposed to the building proposed for Site 10, in particular:

- Its height & bulk
- Its private nature
- The resulting reduction in public open space

These objections cannot be mitigated by any re-design of the building.

In support of my submission, I wish to make the following points:

- 1. The waterfront should be developed and managed as a public open space:**
 - Open to the sky
 - Comparable to the Town Belt
 - The Council's strategy of greatly increasing the number of people living in the inner city should be matched by a strategy of keeping the Waterfront and open playground. There are already plenty of cafes and restaurants on reclaimed land elsewhere in the city
 - Battery Point in Manhattan would provide a model of an intimate park between a built city and the water
- 2. The view across Sites 10, 9 and 8 should be preserved**
 - The view through the Whitmore St wharf gates across the harbour to Mt Victoria marks ones arrival in central Wellington. It needs to be protected
 - The focus on View Shafts in planning documents is driven by property rights that do not entitle the owner to protected views. Architects like to think that views are better if they are constrained and framed by buildings
 - In contrast, beach, coastal and waterfront views are about water, sky and horizons and skylines
 - Suggestions that drivers should keep their eyes on the road, and that pedestrians should walk around buildings to be surprised by a hidden view, are nonsense
 - The removal of the little-used shed on Waterloo Wharf would dramatically change the outlook from Kumutoto, and should be pursued.

3. Wellington Waterfront has a track record of using a “trash the neighbourhood” strategy to gain acceptance of their development proposals

- The future of Kumutoto must not be measured against its present appearance as a sealed car park and campervan park
- WWL has consistently refused to do anything that would make areas earmarked for buildings more pleasant in the interim, even by providing seats and planting grass.

4. Public space on the waterfront should not be sold to fund the development of the public space:

- The Council would never propose to lease Anderson Park (by the Rose Garden) for apartments to fund the maintenance and development of the Botanical Gardens. Why is the waterfront any different?
- There is no need to rush the development of the waterfront faster than can be comfortably funded from rates, in the same way as other parks and recreation facilities, such as the Indoor Sports Centre, are funded
- The accounts of WWL are in a poor state for one main reason – the development of Waitangi Park cost double the initial budget. Despite other competition designs being proposed within the \$13m budget, Councillors agreed to WWL proceeding with a speculative scheme that envisaged the cost being offset by five buildings within the park boundaries. Only two of the buildings have proceeded so far. Rather than privatise other public space on the waterfront to cover the deficit, I would prefer that the over expenditure on Waitangi Park were made good by the individual Councillors who allowed this to happen.

5. The CBD should not be allowed to spread across Waterloo Quay.

- Supporters of the North Kumutoto development seek to integrate the area with the CBD
- Offices, shops, apartments and streets already occupy a very large proportion of the Wellington Waterfront which needs to be measured from Lambton Quay where brass plaques mark the original shoreline
 - Even there it has been estimated that 91% of the area meets the WWL definition of “open space”, compared to the 85% target in the Waterfront strategy
- Using a salami-slice approach to continually share the latest section of reclaimed land between open space and commercial uses is neither logical nor acceptable.

6. Planning strategies need updating

- The Council and WWL may be following the Waterfront Framework that was adopted 13 years ago.
 - That was Then: this is Now
- Times change and the development goals of the Waterfront need to be revisited.
 - No-one would agree that a tower block the size of the Majestic Tower should be built on Site 8, but that was approved by the Council only 30 years ago
 - No-one would now propose building town houses all over Waitangi Park, but that was promoted by the Council 20 years ago
 - Why does the Council insist still on following a strategy that is 13 years old?

- Anyway, the Framework speaks of Kumutoto having “New buildings in scale with heritage buildings and enhanced with squares and lanes” which I always understood to mean structures similar to Sheds 11 and 13. I feel that the Framework has been betrayed by what has already been built in the area, and by the current proposal for Site 10.

7. Public support for more buildings?

- The Council is rightly proud of the high level of public approval of the Waterfront as shown in ratepayer surveys.
 - I too like the Waterfront as it is now
 - But I am sure that, like me, the public would not approve of the Council’s plans for a further 10 Waterfront buildings if they knew about them - and were asked
 - I am sure that Councillors and their staff are also aware of this weakness in their planning. Is there any other reason why they have consistently refused to add the question to their regular survey of ratepayer satisfaction?

8. Please listen to what people are saying

- The Council has been unwilling to listen to what the public has been saying about the Waterfront
 - The abandonment of Variation 17 was the sole exception, decided in the face of a packed Town Hall meeting
- Many of the jewels in the Waterfront necklace can be attributed to Council’s plans being defeated by persevering, and expensive, public input:
 - Waitangi Park
 - The Lagoon
 - The rowing club buildings
 - Odlins building
 - Free Ambulance building
 - Frank Kitts Park
 - Queens Wharf Outer-T
 - Kumutoto open space
- In 1995 Waterfront Watch’s submission to the initial consultation on the development of North Queens Wharf identified Site 8 as one of the most sheltered areas on the Waterfront and more suitable for landscaping as open space instead of a building.
 - If the Council had accepted this submission it would have saved much wasted effort and created a sense of trust and partnership between the Council and the public who have taken an interest in the Waterfront.

Conclusion:

I recommend that the proposal for a building on Site 10 should be declined, and the whole remaining area of Kumutoto be developed for public enjoyment, as and when the cost can be met without further commercial development of the Waterfront.

Patrick McCombs
Mt Victoria

NORTH KUMUTOTO SITE 10 & 8 DEVELOPMENT PROPOSAL – 2014

Pauline and Athol Swann
47 Mairangi Road
Wellington 6012
Email: athol.swann@paradise.net.nz
Phone: 472 – 8417

10th February 2014

**We are making this submission as individuals.
We wish to make an oral submission .**

There is not a lot more we can add to our submission we made in November 2012 when we said that Council cannot continue to ignore feedback from the public who are not short of ideas and creativity on how to use the waterfront, rather than treat it as an extension of the Central Business District.

Question 1 – what do you like about the building design?

We are opposed to the prospect of a 6-storey office building on Site 10 as the 100% coverage will form an unacceptable visual and physical barrier between the CBD and the waterfront and will create a canyon effect between this building and the New Zealand Post building.

As we said in our previous submission, with the increase in cruise ship passengers who walk along Aotea Quay, what a disappointment to arrive at Kumutoto to be greeted by a 6 storey Office building which will create shadows and the loss of views across the harbour to Te Papa, Mt Victoria, the Monastery, fishing vessels etc. This will also be the case for Wellingtonians and visitors arriving by train, bus or car and tourists at the Youth Hostel will have their current attractive harbour views totally obliterated.

With reference to public space there were some excellent suggestions to the brief in November 2012 and we would prefer a recreation area with a variety of green spaces, shelter, seats, artisans' workshops and access to the hiring of cycles, scooters, crocodile bikes etc to continue on to Te Papa and Oriental Bay. There were many suggestions for a low rise Information Centre/i-Site building and support for improvements to the Campervan Park with the addition of trees, play area and seats .

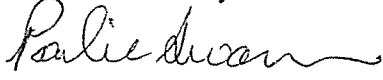
With regard to “open space” already there are many lunch time workers who take part in sport on the waterfront and a dedicated space would be great to compliment the lunch time keep fit activities on Frank Kitts Park.

We would like to quote from a report in 2008 on Heritage values by Russell Murray, Conservation architect where he says the old waterfront buildings in the Kumutoto area have high architectural values and interest and the collection is important as a representative group that illustrates the development and use of the historic working port. There are important and long standing views to the area and through to the

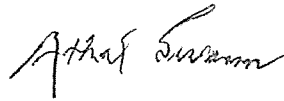
harbour from the landward side and extended views along the length of the area on the seaward side. The views enable appreciation of the area and its features from many different parts of the waterfront and city.

Finally with regard to funding we can only repeat what we said before "designating the waterfront as a reserve would bring it in line with other protected areas, Botanic gardens, Town Belt, Trellissick Park and Otari-Wiltons Bush and would like to quote the Variation 11 decision page 19 **"There is a clear understanding that this area provides the main open space for the central city and is primarily a place for people"**

Yours sincerely



Pauline and Athol Swann



Submission # 185

Richard Hardie

From: Ken and Ruth [kenandruth@paradise.net.nz]**Sent:** Friday, 28 February 2014 4:55 p.m.**To:** BUS: North Kumutoto Consultation**Subject:** Ken and Ruth Submission

This submission is made on behalf of two individuals:

Ken New and Ruth Pemberton, 31 Sugarloaf Road, Brooklyn, Wellington 6021.
Phone: 384 7298 (H) or 021 054 3456 (M).

We would like to make an oral submission.

We wish to see this area retained as open space for use by the general public. We do not agree with the proposal to build on the site.

We ask the WCC to incorporate the recommendations in the 2012 Environment Court's decision, particularly that:

- this area provides open space for the central city,
- views from the city's streets should be preserved and improved,
- access to the water be improved for recreational activities and the tug boat wharf be refurbished.

We also note that the 2012 Environment Court's decision commented on the adverse effects on the environment that are not taken account of when plans are intended to facilitate inappropriate and oversized buildings.

There is an opportunity for this area to remain as open space and for a more natural environment which will retain the views across the harbour to be established. It could provide an attractive environment for city workers and tourists, both vital to Wellington's future economy. We do not believe the proposed, oversized building would cater to public needs.

We believe that the area could be made more attractive for public use without an office building. We would like to see plans for landscaping the area to accommodate motor homes and facilities for both tourists and the general public in a more park-like environment which features native plants with a long-term goal of establishing a harbour-side reserve, perhaps encouraging more native wildlife as in other parts of the waterfront where we have recently seen tuis overhead.

We wish the area to remain open space and be primarily a place for people, not an office block.

Submission
101

P O Box 19 091
Wellington 6149

28 February 2014

North Kumutoto Consultation (COCMO2)
Wellington City Council
P O Box 2199
Wellington 6140

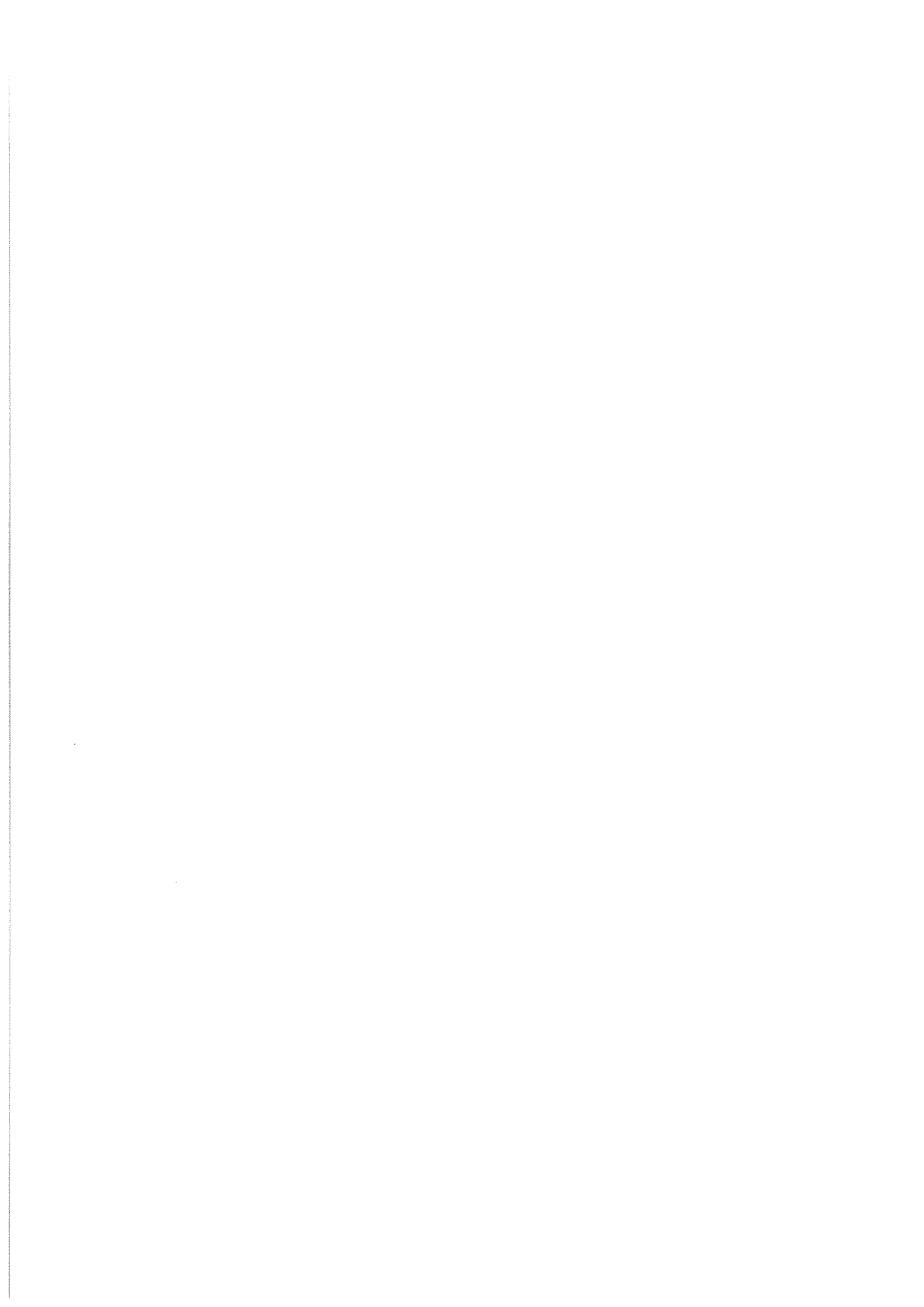
North Kumutoto Site 10 Development Proposal

I am opposed to the proposed building, as described in the Wellington City Council's document "Have Your Say North Kumutoto Waterfront (21 January 2014), for the following reasons:

1. A privately owned, commercial building, such as the one proposed, will result in the privatisation of more public land on Wellington's waterfront.
2. The building will also result in the loss of more of the waterfront's finite open space.
3. The height of the proposed building exceeds that deemed permissible by the Environment Court in its decision 24 April 2012.
4. Such building will close off views of the harbour from the CBD creating a 'canyon' effect along Waterloo Quay.
5. The building will require the removal of the existing harbour-side Camping home park, a wonderful asset for Wellington which encourages camping home users to stay over (and spend) in the city when formally they would just pass through on the Interisland ferries.
6. The annual revenue to the council from the Camping home park (with its minimal outlay) would arguably be equal to or even exceed that from the proposed office building without the loss of public ownership and open space. The value of the camping home park to Wellington also exceeds the direct revenue it brings into the council coffers. Its convenient location allows camping home travellers to experience all the attractions of the city. The overseas visitors staying in the park with whom I have spoken were fulsome in their praise of its unique location. Some said that in all their world travels they had never come across a camping home park beside a harbour in a city before. The goodwill and publicity for Wellington generated overseas by such visitor experience is priceless.
7. It is not appropriate (nor is it in Wellington's wider economic interests) for a council to be favouring one developer with an effectively subsidised waterfront site in competition with other developers who have to pay market rates elsewhere in the city.
8. With a seeming glut of office space in Wellington, it is also inappropriate for a council to be facilitating a private office building on the waterfront which will compete for tenants with existing building owner ratepayers.
- 9.. When the Wellington Harbour Board gave the Lambton Harbour waterfront to the Wellington City Council it had all the options on its use open to it. A building on site 10 will close down one of the last remaining options for future generations of Wellingtonians on the waterfront. Leave the site alone.

I wish to be heard in support of my submission.


David Lee
(email: davidjohnlee@hotmail.com)



28 February 2014

Submission: North Kumutoto concept designs

Development on public land

We believe that any development on public land should be for public benefit, not private gain. The waterfront belongs to the people of Wellington: and Wellington City Council, through Wellington Waterfront Limited, is – or should be – its guardian on our behalf. The waterfront should be as much a reserve as the Botanic Garden.

The Environment Court has affirmed that “There is a clear understanding that [the waterfront] provides the main open space for the central city and is primarily a place for people.”

We rely on the city council to protect that open space for us, and it is disappointing that once again the council has presented us with proposals that would continue the creeping exclusion of waterfront users from our once-public spaces, which are being lost to private interests for private gain.

The proposed building

We do not accept that the North Kumutoto site needs a new building, and especially not one of the size proposed.

It is provocative that the proposal is for a building that is higher than the level specified by the Environment Court. Setting the top floor back does not reduce the height of the building, nor does it make that extra height invisible except to someone at ground level next to the building.

We have to ask ourselves – is the proposal for an over-height building a deliberate attempt to soften us up so that we are more likely to accept a capitulation by WWL and WCC for a slightly lower structure?

In the 1990s the then Lambton Harbour Management was wrong about the assumed economic benefits of the Retail and Events Centres, and Wellington residents had to foot the bill. And we still have to endure the twin abominations of those two ugly white elephants. If WWL is so convinced that the building it now proposes is such a good thing, we would suggest that there might be loud cheers if it demolished the Retail Centre and put the proposed new building – after cutting it down at least to a size that meets the Environment Court’s specification – on that site.

The Wellington Waterfront Framework states that "development of the waterfront is not dependent on commercial activities." The council has agreed to this but seems unable to follow through with committed support.

Preferred use for the site

As Patricia Norton said in her previous submission of 4 November 2012, what Wellington does need is a convenient and attractive site for motor homes. The nearest alternative sites are miles away at Hutt Park and at the top of the Ngauranga Gorge. Neither of these places is handy to the city, and neither has convenient access to public transport to help people easily get into the city.

The current use of North Kumutoto as a motor home site is ideal. It is handy to the CBD, shops, restaurants/cafes/bars, theatres and cinemas, ferries, trains and other public transport, and to all major tourist attractions.

We understand that the present income from motor homes is not dissimilar to what would be expected from rates for the proposed building.

Retaining that current use would make Wellington so much more accessible to an important category of visitor. And it would go far to relieve the council of its concerns about undesirable activities of freedom campers around the coast and in other public places.

There is a fantastic opportunity here to landscape the motor home area and develop North Kumutoto as the gateway to the city. And here there is a case for one useful building on the site: a small single-storey one designed specifically to welcome visitors to our city, with appropriate facilities for the campervanners and a welcoming information booth for all visitors.

Shelter

One justification that is offered time and again for the many proposals to cover the waterfront with buildings is that there is a need for shelter from the weather along the waterfront.

But almost all the current buildings on the waterfront are notable for providing no shelter at all from rain or sun. And buildings don't necessarily provide shelter from the wind: all that buildings do is create eddies and swirls.

The wind is an exhilarating part of Wellington's character, and is the element that we get most homesick for whenever we are forced to spend long spells in other locations, whether overseas or

elsewhere in New Zealand. Ample adequate shelter from wind, rain and sun can be provided by canopies, verandahs, screens or trees.

Wellington – The Harbour City

For many years Wellington boasted of its distinction as The Harbour City.

How disappointing then that successive administrations have done their best to hide the waterfront from the city; to cover it with unattractive buildings, like the abysmal Retail Centre, the hideous Events Centre, the garrison of Te Papa, and the non-event of the Greta Point laundry; and to reduce the area of public space accessible to residents and visitors.

What we like about the proposal

Despite our comments above we are not completely negative about the development as shown in the artists' impression on the WCC website.

We do like the red and yellow sculpture shown at the southeast corner of the proposed building and would like to see it erected.

Recommendation

We believe the waterfront should be designated as a reserve, and we recommend that Wellington City Council take steps to do that.

We make this submission together for convenience, but as two separate submitters.

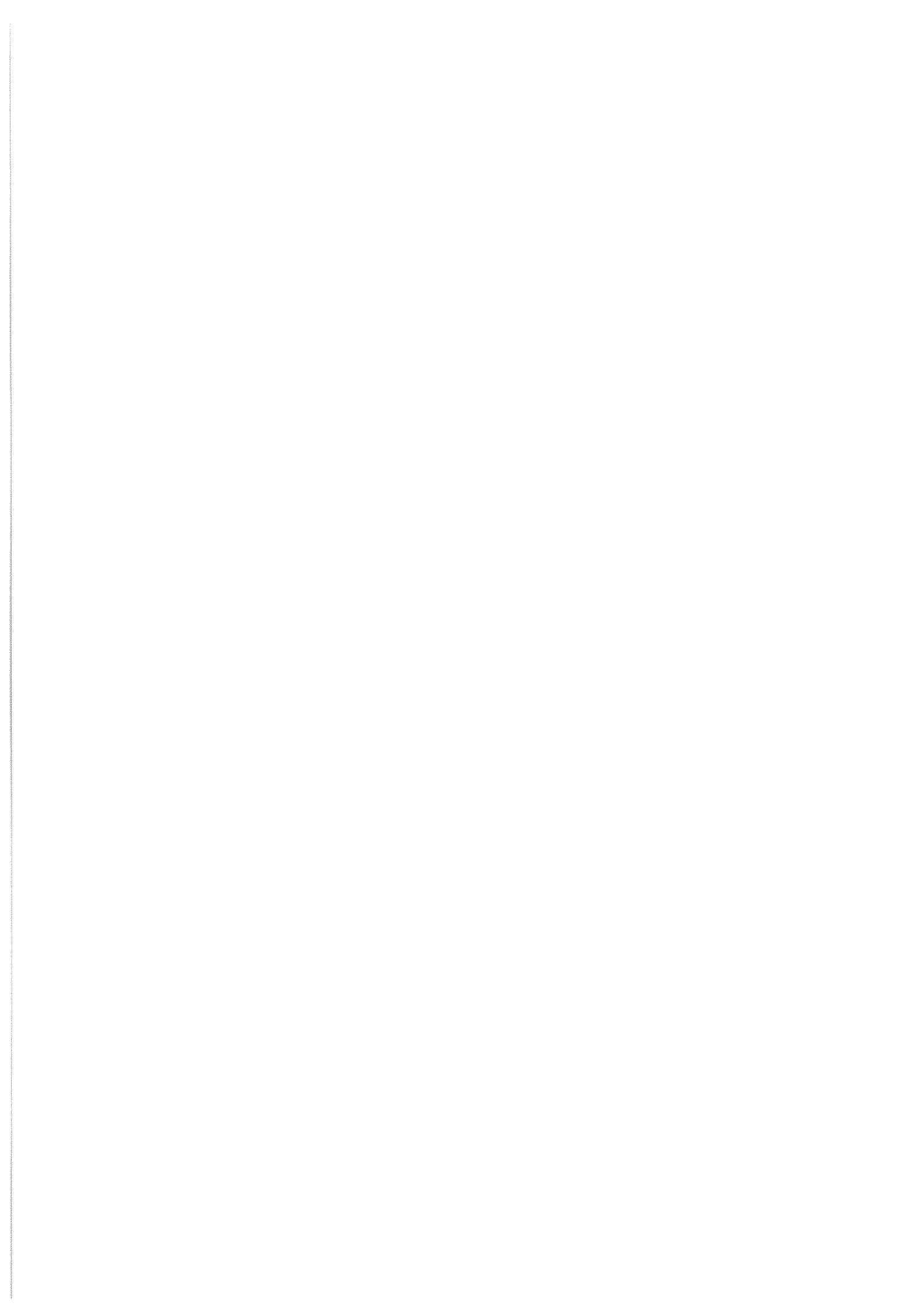
We wish to make oral submissions.



Patricia Norton
130 Owen Street
Newtown
Wellington 6021
389 7513



Ian Frater
3/1 Harland Street
Brooklyn
Wellington 6021
389 1604



Submission
#111

North Kumutoto Site 10 Development Proposal Submission Form



We would like to get your thoughts on the proposed development of Site 10 and public space in the North Kumutoto precinct on the waterfront.

You can have your say:

- ▣ By making a submission online at: wellington.govt.nz/kumutoto
- ▣ By making a submission on this form or in writing and sending it to us by post
Freepost2199
North Kumutoto Consultation (COCM02)
Wellington City Council
PO Box 2199
Wellington 6140
- ▣ By sending an email to: north.kumutoto.consultation@wcc.govt.nz
For more information, phone 499 4444 or visit wellington.govt.nz/kumutoto.

Enter your name and contact details

Mr Mrs Ms Miss Dr

First name/last name* Ron. ENGLAND

Street address* 8/16A Lyndhurst Road
TAWA 5028

Phone/mobile 04/897.0583 Email r7were@gmail.com.nz

* Mandatory fields

I am making a submission

- As an individual
- On behalf of an organisation Name of organisation _____

I would like to make an oral submission to the City Councillors.

Yes No

If yes, provide a phone number above so that a submission time can be arranged 04/ 897.0583

Submissions close at 5pm on Friday 28 February, 2014.

Privacy statement

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Section two - questions:

Oceans are most of this planet's surface in area and depth.
[PLANET OCEAN]

~~What do you like about the building design?~~

They powerfully influence climate and weather. They are big sources of food and breathable air. [They are not for * dumping plastic as in Texas-sized middle PACIFIC.] AOTEAROA/NEW ZEALAND is a fragile raft of islands on vast oceans. Salt water is a natural habitat for us and water creatures. We have unique opportunities to relate to the oceanic setting around us, with integrated landscape & constructions.

~~How could the design of the building be improved?~~

* This is an insult to GOD and Tangaroa.

Everything we construct or arrange on land has its relation to the seas around us. Consider geology and earthquakes.

Isn't this something to delight in?

Edges between land and water, interfaces, in between zones, buffer zones, with their own climate and ecologies needs,

~~What do you like about the outdoor public space design?~~

if not demand, careful sensitivity, in their arrangement. AND how humans can relate to, enjoy - in spite of weather - and make into sea-edge celebrations for humans, plants, animals, and all the associated greenery and small organisms.

As a capital city so far south, Wellington has a super special opportunity to celebrate ocean significance.

~~How could the design of outdoor public space be improved?~~

Our surroundings - Air, Land, Waters, BIOSPHERE, are our life-giving environment. Without it we don't exist.

Empathetic knowledge of land surfaces, weather, seasons, climate change is an essential. Land alongside water, anywhere, has real differences from a land area, or water body.

As an interface, that is variable, flexible, man-designed intrusions enable more satisfying solutions.

~~Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?~~

Now is the time for Wellington City Council to show its understanding of Wellington Waterfront, by making it a clearly different area from the C.B.D. by defining it as a Special Ecological Zone, with unique Planning Parameters, that could gradually, ^{be} extended over the whole city.

Any proposals to bring Wellington Waterfront under Central Area Urban Design, show clumsy, insensitive, ignorance of the Crown-like, importance of Lambton Harbour as part of the Great Harbour of Tara.

Do you have any other comments?

Town Planning is way, way, way, over-due for review in A/NZ.
(Not the nonsense of current reviews of the RMA & R.O.N.S.)
Basic principles should be healthy habits ^{gts} for humans and
environmental integrity. When is Wellington going to have a
contemporary - this century & next century - District Plan?
Shouldn't W.C.C. have an EXPO (or several) on Contem-
porary Sustainable Cities consulting with the N-Z.
Centre for Sustainable Cities and U.N.E.S.C.O. & others?
Also EXPO'S on where Christchurch is heading.
Surely a Capital City is worthy of the
best it can achieve.

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Fold and post this form to Wellington City Council
using the Freepost below.

Fold here

Freepost Authority number 2199

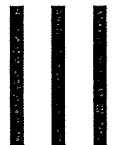
Absolutely

POSITIVELY

ME HEKE KI PŌHEKE
WELLINGTON CITY COUNCIL

Wellington

Free



Freepost 2199
North Kumutoto Consultation (COCM02)
Wellington City Council
Po Box 2199
Wellington 6140

Submission
112

North Kumutoto Site 10 Development Proposal Submission Form



We would like to get your thoughts on the proposed development of Site 10 and public space in the North Kumutoto precinct on the waterfront.

You can have your say:

- By making a submission online at: wellington.govt.nz/kumutoto
- By making a submission on this form or in writing and sending it to us by post

Freepost2199
North Kumutoto Consultation (COCM02)
Wellington City Council
PO Box 2199
Wellington 6140

- By sending an email to: north.kumutoto.consultation@wcc.govt.nz

For more information, phone 499 4444 or visit wellington.govt.nz/kumutoto.

Enter your name and contact details

Mr Mrs Ms Miss Dr

First name/last name* VICTOR DAVIE

Street address* 4 CLAREMONT GROVE MT VICTORIA

Postal P.O. Box 19091 WELLINGTON

Phone/mobile 0210787747 Email victordavie@hotmail.com

* Mandatory fields

I am making a submission

- As an individual
- On behalf of an organisation Name of organisation _____

I would like to make an oral submission to the City Councillors.

- Yes No

If yes, provide a phone number above so that a submission time can be arranged _____

Submissions close at 5pm on Friday 28 February, 2014.

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Section two – questions:

What do you like about the building design?

There's nothing I like about the building design.

How could the design of the building be improved?

No high-rise office building could ever be suitable on such precious and unique open space.

What do you like about the outdoor public space design?

Not possible to comment without knowing exactly how many more privately owned buildings and their design are to be announced by Wellington Waterfront Ltd.

How could the design of outdoor public space be improved?

Remove the ingress and egress (north end) of the Queens Wharf underground carpark. It is unpleasant to walk on the west side of the Meridian building with cars frequenting this area.

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

It's already public space.

Do you have any other comments?

You have asked the public to review and comment on too many issues.

The sole purpose of this consultation should only be about Site 10. I'll clarify further during my oral submission.

Ol Jamie
28/2/14

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Fold and post this form to Wellington City Council
using the Freepost below.

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Freepost Authority number 2199

Absolutely

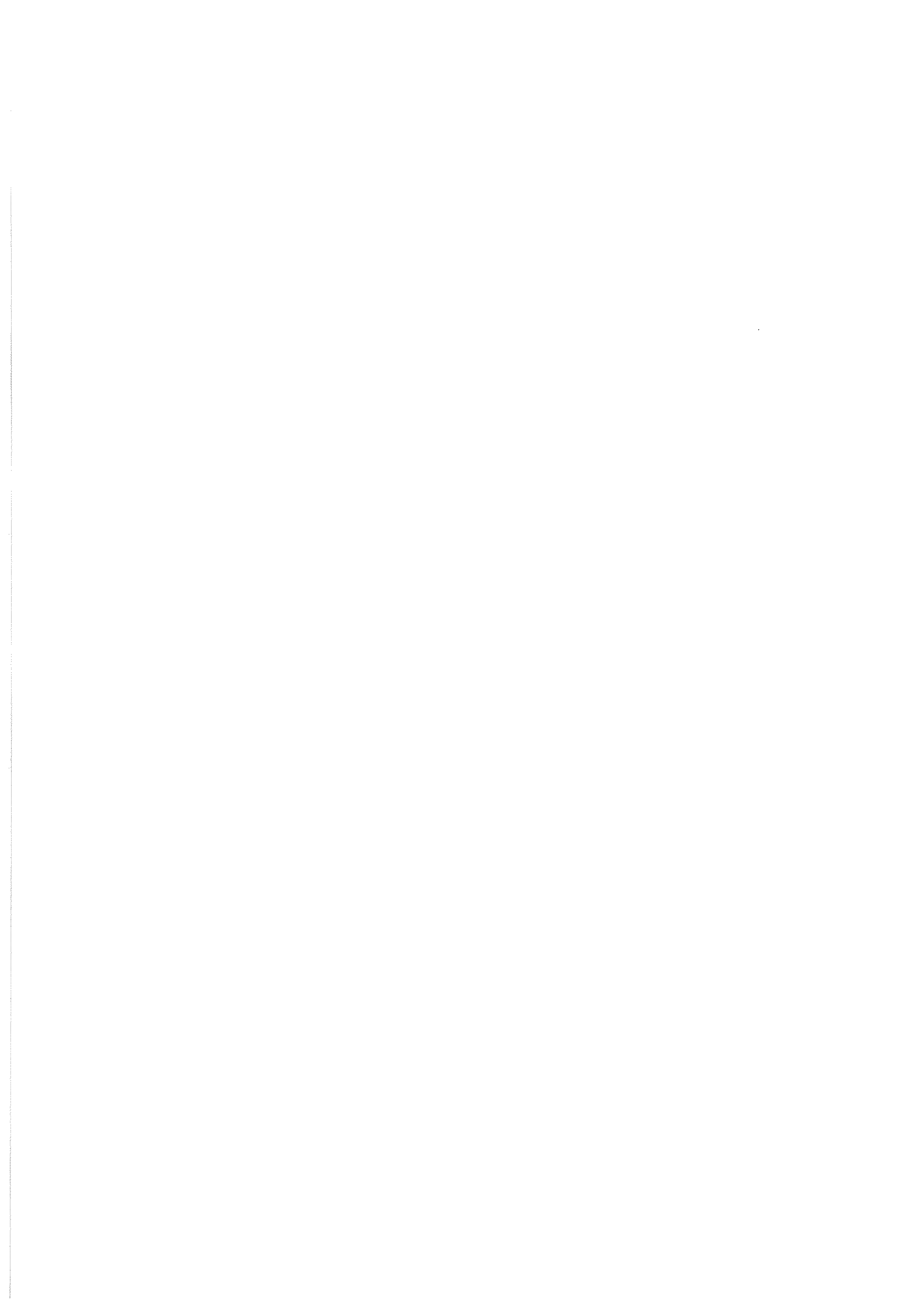
FREEPOST

ME HEKE KI PŌHURE
WELLINGTON CITY COUNCIL

Wellington

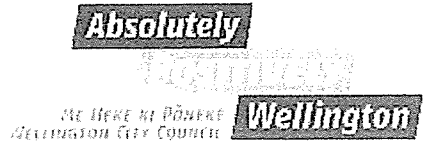


Freepost 2199
North Kumutoto Consultation (COCM02)
Wellington City Council
Po Box 2199
Wellington 6140



Submission
#135

North Kumutoto Site 10 Development Proposal Submission Form



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 North Kumutoto Consultation (COCM02)
 Wellington City Council
 PO Box 2199
 Wellington 6140
- By sending an email to: north.kumutoto.consultation@wcc.govt.nz
 For more information, phone 499 4444 or visit wellington.govt.nz/kumutoto.

Enter your name and contact details

Mr Mrs Ms Miss Dr

First name/last name* ALAN WHITING

Street address* 15 ORCHARD STREET, WAPESTOWN,

Phone/mobile _____ Email whitingwild@yahoo.com

* Mandatory fields

I am making a submission

As an individual

On behalf of an organisation Name of organisation _____

I would like to make an oral submission to the City Councillors.

Yes No

If yes, provide a phone number above so that a submission time can be arranged _____

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Section two – questions:

What do you like about the building design?

No need for a building.

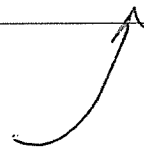
How could the design of the building be improved?

Make it public space.

What do you like about the outdoor public space design?

Good but too small
Add in sites 9 & 10 as
public space

How could the design of outdoor public space be improved?



Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

NO. The remaining un-built on space
should be treated as a whole & designs
developed for that

i.e. sites 8/9/10 & surrounds.

Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 28 February 2014 1:46 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Elaine
Last Name: Hampton
Street Address: 52 Porritt Ave
Suburb: Mt Victoria
City: Wellington 6011
Phone: 0272706969
Email: elaie.hnz@xtra.co.nz
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?

Nothing it is just another box on the waterfront, unimaginatively designed, just another box like erection creating a barrier between the harbour and the city, blocking view shafts, creating alleyways.

How could the design of the building be improved?

In a thousand ways but there should be no more building on the waterfront so there is no need.

What do you like about the outdoor public space design?

Nothing it is frippery.

How could the design of outdoor public space be improved?

In a thousand ways but as the citizens of Wellington do not want this building there is no need it should not be built.

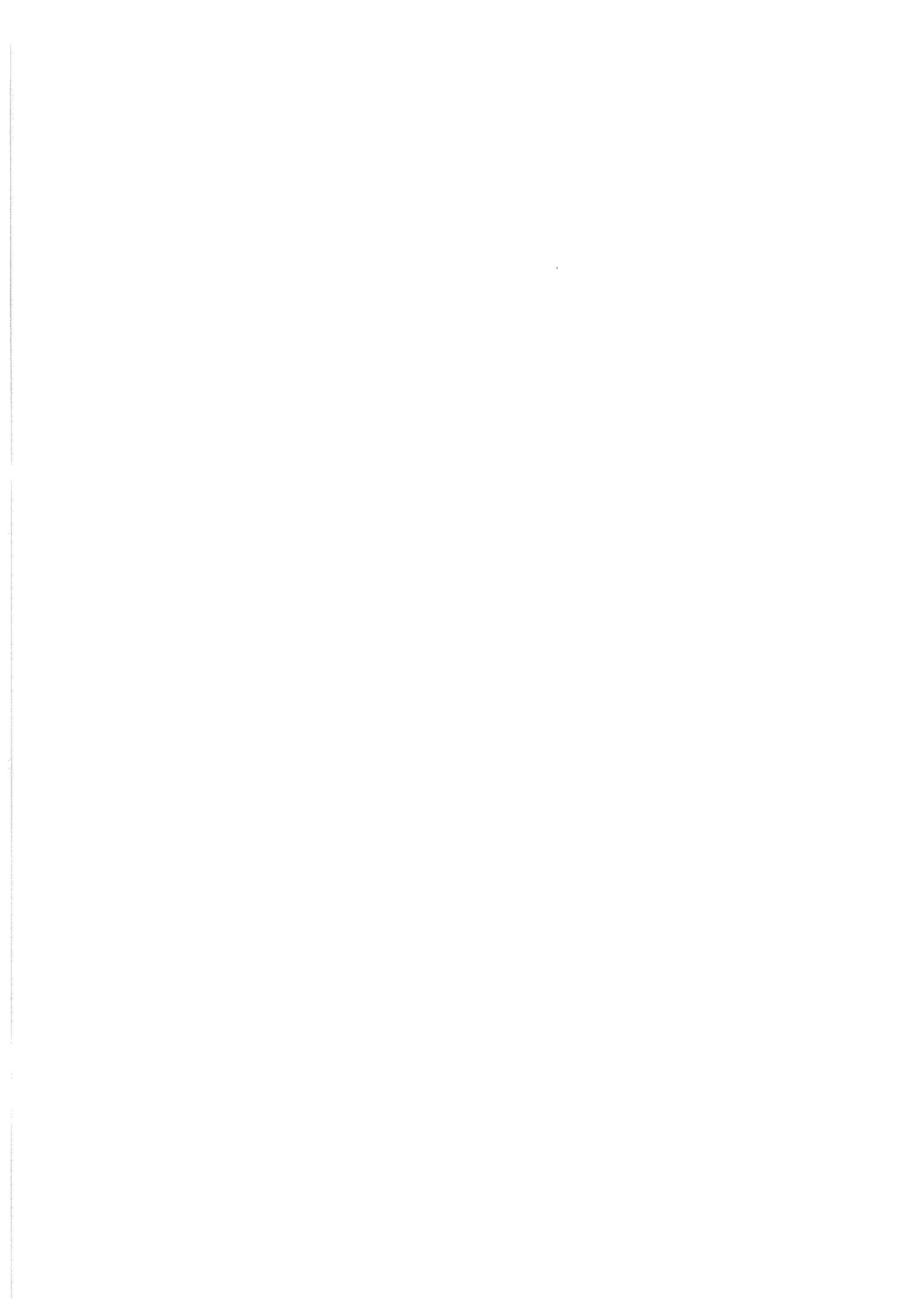
Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

This site should be left as open space, the new building will create a canyon effect, it will be taller than adjacent buildings and will not bring in anything like the Million dollars in rates that the CEO of Wellington Waterfront Ltd pretends. \$180k will probably be the maximum. Camper vans on the waterfront give Wellington 'human scale'.

Do you have any other comments?

I am against this new building being erected.

By building more office space on the waterfront Council is actively working against building owners and ratepayers in the city who have large areas of untenanted space. Who are the council and Wellington Waterfront Ltd actually working for? With a debt of \$20 million the Waterfront Company should be brought back under Council control. This new building will not pay this debt off or be an asset to Wellington as a city, it will just create crowding on what should be Wellington's best asset after the Town Belt.



Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 28 February 2014 3:20 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Frances
Last Name: Robinson
Street Address: 15 Talavera Tce
Suburb: Lambton
City: Wellington
Phone: 04 972 8589
Email: frances.robinson@paradise.net.nz
I am giving this feedback: on behalf of an organisation Organisation Name: Frances Robinson Architects

Questions / Comments:

What do you like about the building design?

A good building design resolves the conflicting claims of various user groups in a way that maximizes the benefits for all. This building design is biased heavily in favour of private rental office space, on a site held in stewardship by Wellington City Council for the benefit of all its citizens. Apart from the angled slot sliced out of the ground floor, this could be virtually any commercial office building in any city anywhere. It is a pitifully formulaic response to a unique waterfront site that would be the envy of most cities in the world.

How could the design of the building be improved?

I believe the prime claimants to the amenities of Site 8 are the citizens of Wellington. But the clear brief of this building proposal is to maximize rental office space. No amount of design tweaking round the edges will address this obvious anomaly.

What do you like about the outdoor public space design?

The blank slate for every building design is the site on which it sits, with all its advantages and drawbacks. Unfortunately the proposed design will result in outdoor spaces that are mean, often shaded and frequently very windy and unpleasant.

How could the design of outdoor public space be improved?

Similar waterfront developments, say like the CBD stretch of the Brisbane River, have provided much wider open spaces between water and office buildings than proposed here. This provides huge amenity for the public at large. The Site 8 building design seriously compromises any potential for effective and enjoyable outdoor public space. It also robs the CBD of priceless views of the harbour and hills.

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

Provide modest camper van facilities, a scatter of small service outlets for refreshments, and creative landscaping that enhances the enjoyment of sunshine, shelter, views and informal recreation.

Do you have any other comments?

The District Plan goes to great lengths to prevent office buildings from encroaching into the

residential fringes of the CBD. This principal is equally important for keeping commercial developments out of public outdoor spaces. There are no commercial office buildings in the Green Belt. Why should there be any on the open public spaces of the waterfront?

Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 28 February 2014 4:59 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Janice
Last Name: Schone
Street Address: 354 The Esplanade
Suburb: Island Bay
City: Wellington
Phone: (04) 934 7515
Email: janice.schone@gmail.com
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?
Nothing - It is in the wrong place.

How could the design of the building be improved?
All that is suitable for this site is a single storey information office.

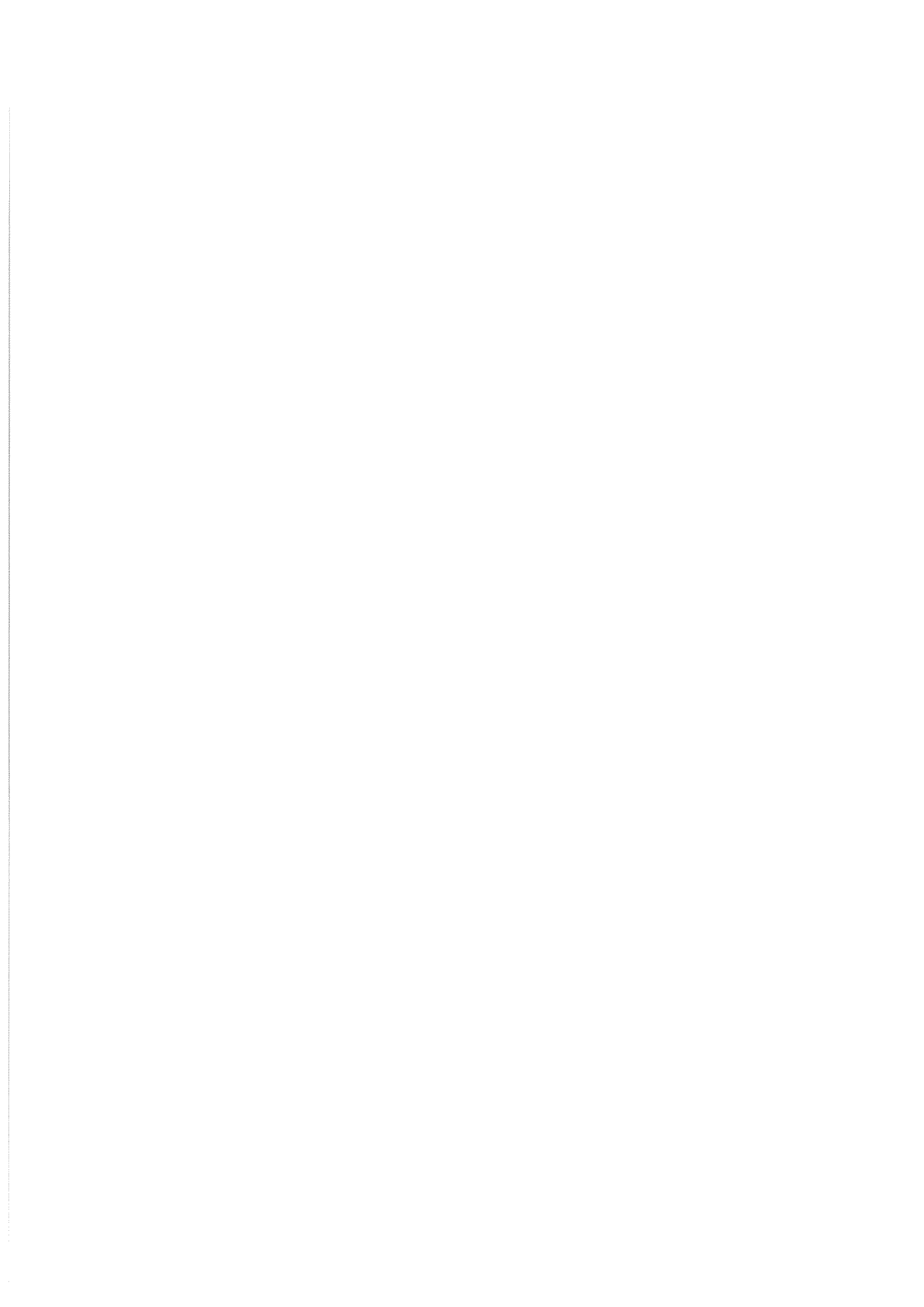
What do you like about the outdoor public space design?
I think the public should choose what they want for sites 8, 9 and 10.

How could the design of outdoor public space be improved?
Site 10 should still be suitable as a camper-van park. So The whole area could be made more attractive set out with shelter tress like the ones along the perimeter fence on the roadside at present present.

This is a very interesting area with the historic ferry terminal and the bases for the Wharf Police, Tug boats, pilot boats, harbour ferry and the occasional fishing boat. Therefore sheltered sitting places should be available but there is no hurry so when there are funds available there should be a call for suggestions from the public in general then the most suitable designs should be put out for the public to decide.

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?
Site 8 should be incorporated with site 9 and I would suggest that it would be the ideal site for the information office to greet all visitors arriving at the many forms of transport hubs in the area.

Do you have any other comments?
The Wellington Waterfront was given over the councils as guardians of this magnificent harbour-front for the enjoyment of the people who visit it. I think it should all be held as public space and preferably reserve status given it.



Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 28 February 2014 4:54 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: David
Last Name: Zwartz
Street Address: 54 Central Terrace
Suburb: Kelburn
City: Wellington
Phone: (04) 475-7622
Email: zwartz@actrix.co.nz
I am giving this feedback: as an individual Organisation Name:

Questions / Comments:

What do you like about the building design?
Nothing - especially that it contravenes the suggested height recommendation of the Environment Court in 2012

How could the design of the building be improved?
No building - jeep open space

What do you like about the outdoor public space design?

How could the design of outdoor public space be improved?
No building

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?
Open it to public discussion and suggestions (as was done for Waitangi Park)

Do you have any other comments?
The commercially-driven proposal for a building on this site is contrary to its best use - open space for public recreation and to make use of the wonderful view of our harbour and surrounding hills. The increasing residential population in Wellington's CBD demands the preservation of open space to maintain a high quality of life - one of Wellington's claims to being the coolest little capital in the world. This area is not for building over.

Richard Hardie

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 28 February 2014 3:07 p.m.
To: BUS: North Kumutoto Consultation
Subject: North Kumutoto Site 10 Development Proposal - Submission

Submitter Details:

First Name: Andrew
Last Name: Hay
Street Address: DNZ Property Fund Ltd, P O Box 2879, Wellington
Suburb:
City: Wellington
Phone: 021 308 145
Email: Andrew.Hay@dnzproperty.com
I am giving this feedback: on behalf of an organisation Organisation Name: Property Council
New Zealand

Questions / Comments:

What do you like about the building design?

The use of differing façade treatments and the cantilever upper floors allow for an interesting building form.

How could the design of the building be improved?

Investigation of weather impact on external pedestrian areas such as the cut through should be considered as the site is exposed to the southerly wind.

What do you like about the outdoor public space design?

We can only really see the area immediately around the building although it looks like it cuts down the vehicle accessible areas which should make the area more pedestrian friendly.

How could the design of outdoor public space be improved?

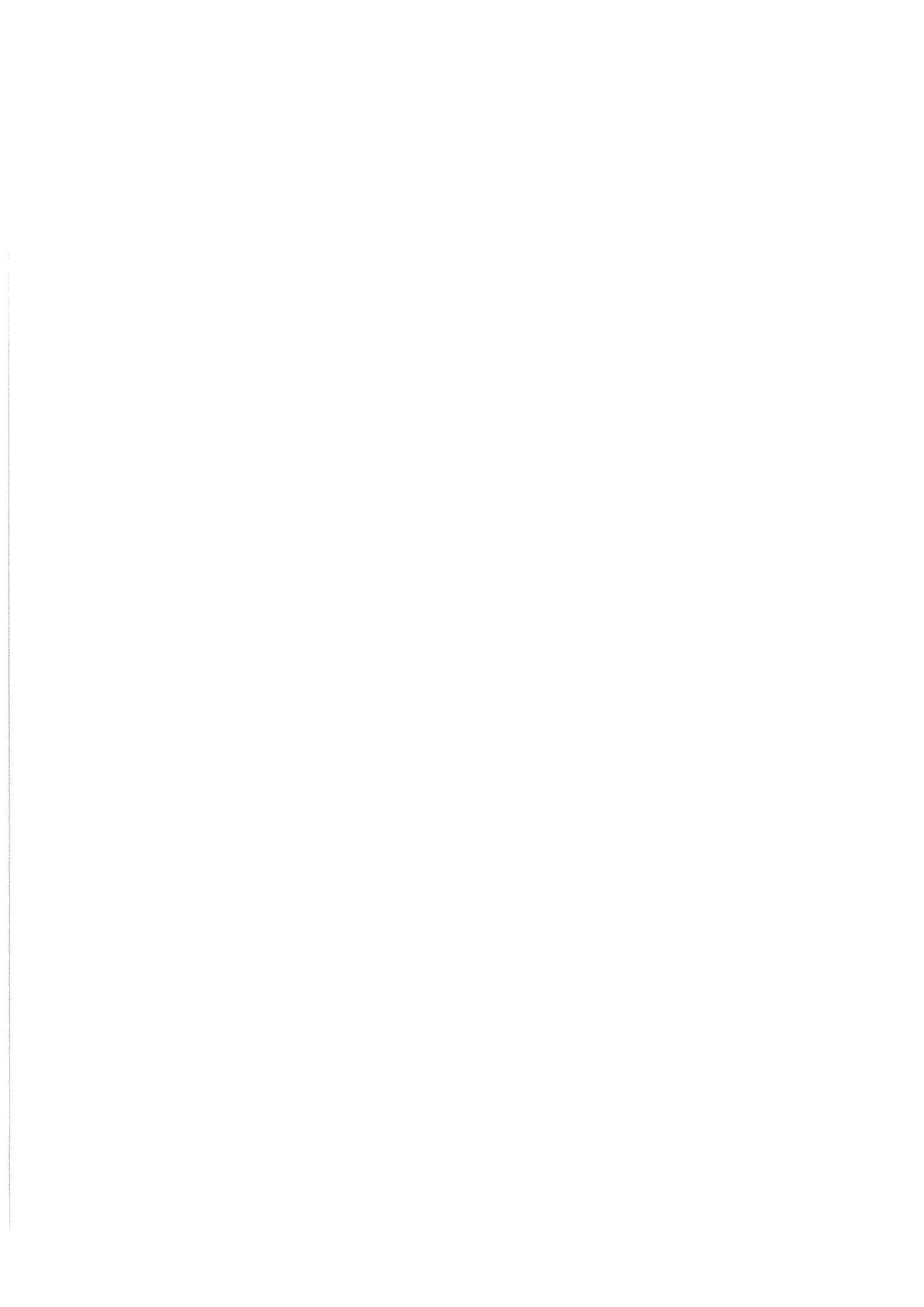
Further wind protection measures to allow for a sheltered pedestrian access way north to south.

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

This should be a stage type facility for public performances with some additional planting to break up the hard surfaces that surround it.

Do you have any other comments?

The office use will bring more people to the waterfront on a weekday basis supporting activity on the ground floor. Site 8 and the other possible ground floor uses should attract the public to this part of the waterfront outside of normal office hours.



J Chris Horne
28 Kaihuia Street
Northland
WELLINGTON 6012
Ph 475 7025

Barbara Mitcalfe
15 Boundary Raod
Kelburn
WELLINGTON 6012
Ph 475 7149

28 February 2014

Wellington City Council
info@wcc.govt.nz

SUBMISSION: NORTH KUMUTOTO

We wish to be heard in support of our submission.

We do not support the erection of an office building on Site 10 North Kumutoto, any more than we support the continued presence of the Meridian building, and the privatised Retail Centre.

Reasons for our submission

We believe that our waterfront and the air-space above it, is as much contributors to Wellingtonians' sense-of-place as are the Town Belt and the airspace above it.

We believe that the waterfront's land and air-space should be regarded as inalienable public space. The waterfront should be devoted to the public's desire – Wellingtonians and visitors alike – to savour the sights of the harbour and hills. The waterfront is one of Wellington's lungs, a place

to enjoy views, the sea air, and freedom from the concrete jungle.

We agree with the Mayor that, “At this northern end of the waterfront we have an exciting opportunity to complete the waterfront promenade, create more attractive public spaces and integrate this location into the life of the central city.” It would be the ideal place for an i-Site office where passengers from cruise ships, long-distance buses and trains, the commuter trains, and people arriving by car and by bicycle, could obtain information about the city’s Māori and post-settlement history, and the attractions along the waterfront.

We note that the *Waterfront Framework* states on page 18, “public space development does not depend for funding on commercial development”. The waterfront should be for the public to enjoy, not for private profit.

We note that the height of the proposed building exceeds the height specified by the Environment Court. The architect seeks to hide this by stepping back the top storey, so it would be hidden from people nearby, although of course it would affect the view-shaft now enjoyed by people in the CBD.

We believe that the proposed building would, like the Meridian building, be an unwelcome extension of the CBD high-rises onto our waterfront. It could adversely affect leisure, recreation and cultural activities, and sporting events.

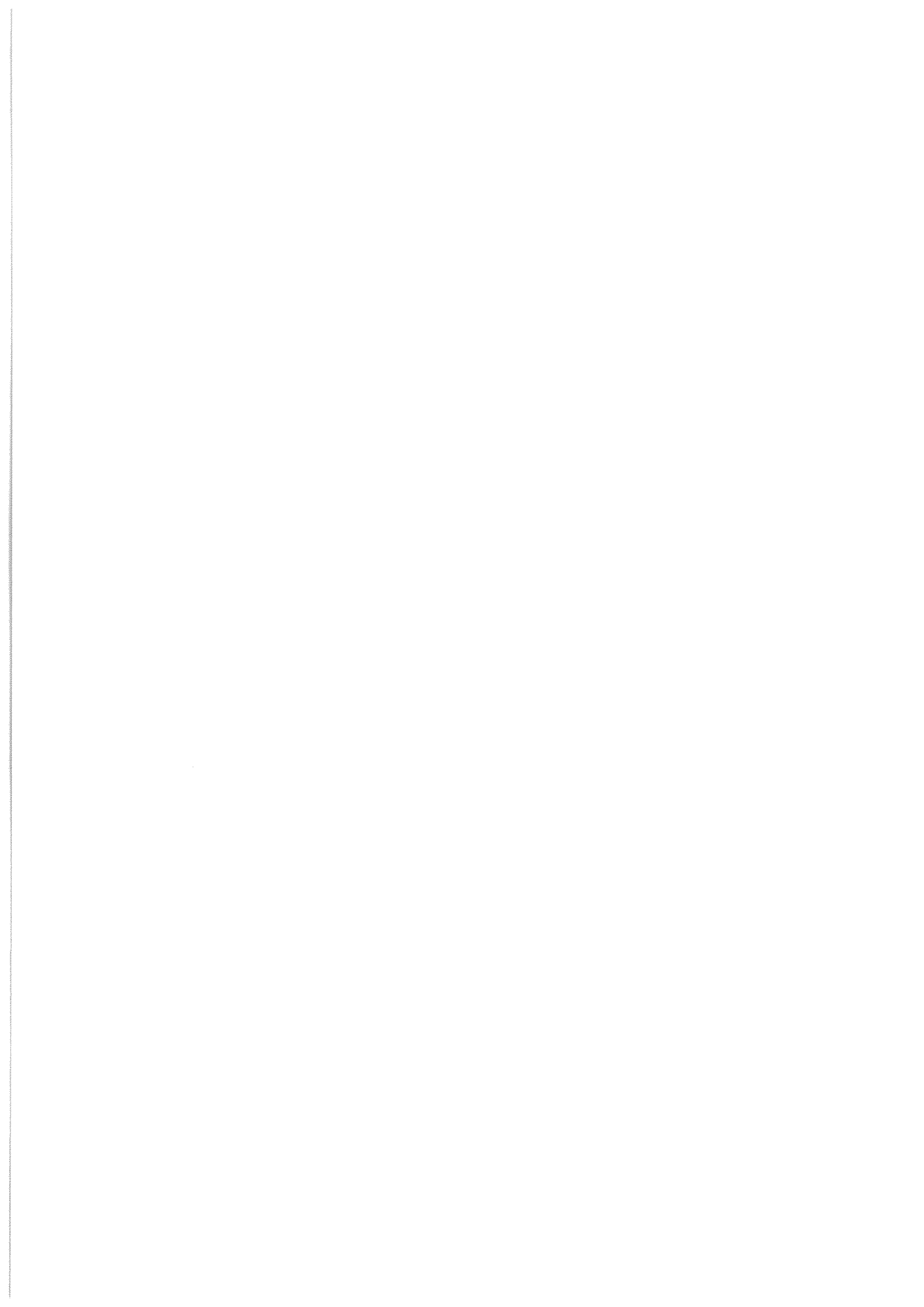
We believe that the proposed building would visually overwhelm buildings such as the historic former Eastbourne ferry terminal, and detract seriously from the amenity of public open space nearby.

Recommendations

1. The proposal to build any commercial building at North Kumutoto should be abandoned.
2. North Kumutoto should be given the alternative name; Gateway to Wellington's Waterfront.
3. North Kumutoto should be developed to become a wonderful area for the benefit of the public, with seats, benches, etc., sheltered by plantings of ecologically appropriate low-growing native shrubs. This would attract visitors, and provide more attractive open space on the waterfront to appeal to workers in the CBD, and Harbour Quays office blocks, as well as people staying in hotels and hostels

Yours sincerely

Chris Horne & Barbara Mitcalfe



Submission # 96

Richard Hardie

From: Michael Faherty [Michael.Faherty@wellingtonwaterfront.co.nz]
Sent: Thursday, 27 February 2014 11:38 a.m.
To: Richard Hardie
Subject: FW: North Kumutoto Site 10 Development Proposal - Submission

----- Forwarded message -----

From: **Wellington City Council** <webcentre@wcc.govt.nz>
Date: Thu, Feb 27, 2014 at 11:28 AM
Subject: North Kumutoto Site 10 Development Proposal - Submission
To: North Kumutoto Consultation <north.kumutoto.consultation@wcc.govt.nz>

Submitter Details:

First Name: Karen
Last Name: Walalce
Street Address: 1291 Akatarawa Road RD2
Suburb: Akatarawa
City: Upper Hutt
Phone: 6445266517
Email: karenwallaceneu@gmail.com
I am giving this feedback: as an individual
Organisation Name:

Questions / Comments:

What do you like about the building design?

How could the design of the building be improved?

What do you like about the outdoor public space design?

How could the design of outdoor public space be improved?

Do you have any specific ideas about the use of Site 8 and how it should be developed as public space?

Do you have any other comments?

In 2001 Wellingtonians overwhelmingly supported the WCC's adoption of the Waterfront Framework to guide the development of the Waterfront. The framework was developed using a public process steered by a Leadership group that represented the range of Wellingtonians' views. One of the key issues that was resolved through this process was the need for buildings, through shelter and activity, to provide quality public space and also to fund the development of the public spaces. The public process concluded that ratepayers wanted high quality public spaces that would endure but not at any cost. The consultation concluded that a balance of funding from ratepayers and building revenue would provide the right balance. The Leadership group concluded that the North Queens Wharf area (now known as Kumutoto) was the best place for a number of new buildings that would generate sufficient revenue to fund a good portion of the public space development.

28/02/2014

The current proposal to build on Site 10 and also site 9 is in accordance with the framework and therefore should be progressed. The quality of the process run by Wellington Waterfront Limited has produced a high quality design for Site 10 backed by a high quality developer. It will produce much needed shelter and create more intimate spaces for activity on the Waterfront.

If you can picture for a moment the old Taranaki Wharf area with the green mound, before the Whare Waka building was built. Picture again the number of people that were in this space every day. Contrast this with the activity that currently happens around the Whare waka. If usage studies had been done before and after the building's development they would show a larger number of people, a wider range of activity formal and informal, a wider range of people (the new space is more accessible) , and activities in a wider range of weather. The building has provided shelter for the surrounding spaces, created smaller spaces that are more sheltered and more usable and a destination with activities. The same potential exists in the Kumototo area. Some cities have weather that suits wide open spaces, like Christchurch with Hagley Park and the old Christchurch city Square. Wellingtons weather is somewhat different. The successful waterfront spaces are smaller and varied in their shapes and sizes, more intimate, the surrounding buildings provide shelter and activities and frame views of the city and the water. I measure the success of these spaces by their use.

There are specific aspects of the proposed building and public space designs that will produce valuable new features. The two most notable ones are the opportunity to extend the promenade and the colonnade.

The number of Wellingtonians and visitors that use the Waterfront are the best indicator of the success of the waterfront development over that last 13 years. The Waterfront Framework has proven to be an enduring policy for guiding the Waterfront development. The current proposals are consistent with the framework and should be approved.

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Regards Karen

Submission # 188

Richard Hardie

From: Michael Faherty [mailto:Michael.Faherty@wellingtonwaterfront.co.nz]
Sent: Thursday, 27 February 2014 11:05 a.m.
To: Richard Hardie
Subject: FW: Site 10 Development - Wellington Waterfront/CentrePort

From: Nick Wareham [mailto:Nick.Wareham@centreport.co.nz]
Sent: Thursday, 27 February 2014 10:50 a.m.
To: north.kumutoto.consultation@wcc.govt.nz
Cc: Ian Pike; Michael Faherty; Neville Hyde
Subject: Site 10 Development - Wellington Waterfront/CentrePort

CentrePort Ltd wishes to make a submission in support of the proposed Wellington Waterfront Development of Site 10 – Kumutoto, and we also wish to be heard at any submissions hearing.

CentrePort staff and Wellington Waterfront Ltd staff have been liaising regarding the proposed development. At a conceptual level we support continued development, intensification and connectivity of the waterfronts and transport hubs, including Site 10 to CentrePort's own commercial developments.

We are currently working through various technical land title and access issues with the Waterfront team amongst other things. Our support is conditional upon these being resolved along with our existing and future land use rights not suffering any diminution. I expect this will be able to be achieved.

Yours sincerely

Nick Wareham | General Manager Property

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3/03/2014

