

**Draft Wellington Waterfront Plan
Council Controlled Organisation
Wellington City Council
Freepost 2199
Wellington**

12th March 2099

**Detail of applicant:
Waterfront Watch Inc
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We are making this submission as an organisation and wish to make an oral submission.

GENERAL COMMENTS:

ROLE OF WELLINGTON WATERFRONT LTD

We support the transfer of implementation function from the Company to the Council as soon as it is practicable.

We are strongly opposed to the suggestion in the Council report that WW Ltd take over any other urban development projects in the city

PLANNING PHASE

Of the three options listed for the phasing of the projects, we support the recommendation that the waterfront development takes place over 10 years. This is an approach we consider makes sense given that we are now in a recession and that the costs of the project are high. We do not support the option of planning and building these projects over a 4 year period.

We are very concerned about plans to undertake the planning work for most, if not all projects over a two year period. This is an unrealistic short period of time to undertake such a large amount of work. It does not make sense to plan so far ahead when there may be financial changes and other issues that arise that make the plans untenable. We are also concerned that the speed of this process will mean the public is excluded from the planning process, which was not envisaged by the Waterfront Framework.

PLANNED PROJECTS

We are concerned about the planned construction of 8 further significant buildings, namely Sites 8, 9 and 10 at Kumutoto/NQW, Sites 1, 2 and 3 and the Transition Zone Building at Waitangi Park. Given that the Waitangi buildings are not scheduled for development during the ten year period the Council should consult the public through the LTCCP process on options for using these sites, preferably as recreational areas following low cost landscaping. (The original design plan for the Chinese Garden in the Transition Zone is still an option.)

We do not support the additional expenditure on Frank Kitts Park. It works well as evidenced over Summer City and the Festival of the Arts.

We invite the Council to advise its intents regarding the development of the Outer T, and whether any action on this Site is likely in the 10 year period.

COSTS

We are concerned about plans to spend an additional \$600,000 each year for the waterfront project. Of the \$15m already advanced, a request from WW Ltd for a further \$15m of which the council has advanced \$3.9m. There should be stronger reassurances around the level of expenditure and cost cuts given the current cost overruns. We disagree with the estimate of \$10m for wharf maintenance on the OPT.

Yours sincerely

Pauline Swann on behalf of Waterfront Watch Inc