



# WATERFRONT WATCH INC

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NEWSLETTER 66 – October 2008

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## WE APPEAL AGAINST THE REDEVELOPMENT PLAN FOR THE OVERSEAS PASSENGER TERMINAL

As a result of a unanimous decision at the annual meeting, Waterfront Watch has appealed in the Environment Court against the resource consent allowing redevelopment of the Overseas Passenger Terminal. Eight members of the public have also registered appeals under Section 274.

The reasons for our appeal are that the redevelopment plan

- fails to enable the community to provide for its social, economic and cultural wellbeing and health and safety at the site;
- fails to preserve the remaining natural character of the coastal environment from inappropriate use and development;
- fails to maintain and enhance public access to and along the coastal marine area;
- fails to protect historic heritage from inappropriate subdivision, use and development;
- is not an efficient use of a valuable natural and physical resource;
- fails to maintain and enhance amenity values and will lead to degradation of them;
- fails to maintain the quality of the environment;
- fails to maintain the finite characteristics of natural and physical resources in that it will cause the loss of qualities of this site which make it special and unique.

Our appeal states that the proposal fails to protect from inappropriate use and development the heritage values of the historic wharf and the wharf edge, fails to make heritage protection integral to design, and fails to satisfy the requirements of the Waterfront Framework, the Overseas Passenger Terminal Heritage Values report or the Design Brief. The plan will cause the loss of the majority of the heritage fabric of the OPT and the approach proposed for strengthening the wharf and building a sub-wharf car-park will result in inappropriate and unnecessary destruction of historic heritage.

Our appeal states that the proposal would reduce visual amenity because of its bulk, height and urban form. “The proposed replacement building for the OPT [is] too big for the site” and would result in an increase in length and width from the existing building. We give eight examples of how the proposal would result in adverse traffic effects including an increase in traffic with consequent safety issues for promenade users. The proposal would intrude into three viewshafts, intrude into views, and cause shading and loss of sunlight in particular on public open spaces at the southern end. Public space would be significantly reduced, contrary to the Framework which states that the waterfront is predominantly a public area.

The Ministry for the Environment has granted legal assistance for our appeal.

**However, we need further funds** to ensure we can provide the necessary evidence and representation. Waterfront Watch has opened a separate appeal account. Donations can be made

- **by cheque to Waterfront Watch Overseas Passenger Terminal (OPT) Appeal, P O Box 19045, Courtenay Place, Wellington 6149**
- **by electronic banking to Waterfront Watch Overseas Passenger Terminal (OPT) Appeal Fund, BNZ, Manners Street, Wgton, Account No: 020560 0364988 09**

## **FRANK KITTS PARK**

We continue to express concern to the City Council about plans for the extravagant and unnecessary redevelopment of Frank Kitts Park (at an estimated cost of \$4m plus).

In the original design for Waitangi Park, the public supported a Chinese Garden in the transition zone next to Te Papa. However, new plans are to incorporate the Chinese Garden in Frank Kitts Park. The existing park design is very popular as evidenced by activities during the Festival of the Arts, Summer City, Cancer Relay for Life, dragonboat racing and similar events. (see photos).

**We are canvassing members for their views on changes to Frank Kitts Park.**

**Please send us your opinions by email, phone call or letter.**

## **MORE BUILDINGS FOR KUMUTOTO (north Queens Wharf)**

Work continues on design plans for big new buildings on sites 8,9 and 10 and we understand that resource consent applications will be lodged before the end of the year.

## **SUBMISSIONS AND LETTERS**

We thank the 70 members who attended our annual meeting and the 36 who sent apologies. Two long-serving committee members, David Capper and John Macalister, announced their retirement and thanks were expressed for their valuable contribution.

Your new committee has made submissions on the Waterfront Development Plan 2008/09, the proposed Coastal Policy Statement 2008, and "How and Where will Wellington Grow – Infill Housing".

We have written to the Mayor and councillors challenging them to follow the Framework and arrange a competition to explore options for the Outer-T of Queens Wharf. The Council has conducted two public excluded workshops on plans for the development and management of the waterfront . We understand that reports will be presented to the council meeting on October 9.

Waterfront Watch Inc. President: Pauline Swann (4728417). Vice-president: David Lee.  
Secretary: Christine Greenwood (9349103). Gayle Cullwick, Ron Evans, Mary Munro, Mary McNamara,  
Ron Oliver. Lynne Roborgh, Johnny Williams, Pat Winton.