



WATERFRONT WATCH INC

PO Box 19045, Courtenay Place, Wellington

Founded in 1995

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NEWSLETTER 72 – February 2010

WE'RE APPEALING AGAINST VARIATION 11 – AND WE NEED YOUR HELP

Waterfront Watch has appealed to the Environment Court against Variation 11. (The formal wording is that we are appealing against a decision of the Wellington City Council to approve Proposed District Plan Change Variation 11 - Amendments to Proposed District Plan Change 48 (Central Area review).)

- We are challenging the City Council because we (like other organizations) are concerned that Variation 11 would end public participation in the planning process for any future waterfront buildings.
- We are concerned that any new buildings in the north Kumutoto area should be of a size and height which is in scale with the heritage buildings.
- We believe that the North Queens Wharf Area should not become an extension of the central business district and should not have a higher proportion of buildings than other areas of the waterfront.

As a body which represents a relevant section of the public interest, our other reasons for making the appeal include:

- We do not agree that the Waterfront Framework envisaged buildings in the North Kumutoto area of the scale and height facilitated by Variation 11 (six storeys on Site A, 3-5 storeys on Site 9, 3 storeys on Site 8);
- We do not agree that buildings of the scale contemplated by Variation 11 are acceptable in the North Kumutoto area;
- We believe that any new buildings in the area should be designed so that the footprints, separations and heights respect the surrounding heritage buildings;
- There is no justification for moving away from the zero height limit in former District Plan Variation 22 which was designed to ensure that no building development could occur on the waterfront without the opportunity for public involvement;
- Any plans for new buildings and structures within the footprint and height limits should be processed with public notification and with affected persons being advised;
- The exclusion of public participation in the waterfront planning process is contrary to policy 12.2.8.8. of the Central Area rules; such a presumption contradicts the long accepted tenet that the waterfront is a special part of the city and that no development there should take place without public participation;
- Variation 11 would not allow public participation in the consideration of the use to which a building or structure was to be put.

Waterfront Watch is being represented by barrister and solicitor Con Anastasiou, who represented some of the appellants in the successful appeal against the City Council's proposal to allow a Hilton Hotel to be built on the Outer T of Queens Wharf.

An appeal against Variation 11 has also been lodged by the New Zealand Historic Places Trust.

OUR FOURTH APPEAL, AND WE NEED YOUR HELP

This is the fourth appeal which Waterfront Watch has taken to the Environment Court. The costs will be considerable, but we know from your feedback that you want us to keep protecting Wellington's beautiful waterfront for future generations.

Therefore we are appealing to all members to give financial support for this appeal. Your committee will be investigating as many funding sources as it can.

We ask all of you to "spread the word", and to involve friends, family, colleagues and neighbours. It is really important that we tell as many people as possible what is happening. *Otherwise it is the old story – the bulldozers move in and people say "What's happening? How was this allowed to go ahead?"* We all need to seek money for the appeal. People don't have to belong to WW – although we'll be very pleased if they want to join up!

Here are some fund-raising ideas for you to consider:

- Have a function at your home and ask people to pay to come e.g. a lunch, a dinner or a morning or afternoon tea. You may know someone "famous" so you could ask them to be the drawcard! Or you, or someone you know, may have a skill eg sushi making which you could teach to others – for a price!
- Organize a raffle
- If there is a local fair/market, ask if you can have a stall and get your friends to give something to sell
- Organize a Bridge, Mahjong or Bingo session
- Contact people on your email Contacts list, and ask for a donation

Our mission now is to raise the money to fight this case. Please feel free to contact any of the following Committee members to discuss this situation or to give us further ideas:

Pauline Swann	Ph 04 472 8417	athol.swann@paradise.net.nz
Christine Greenwood	Ph 04 934 9103	c.greenwood@paradise.net.nz
Mary Munro	Ph 04 479 3363	Mary.Munro@xtra.co.nz

Committee: David Lee, Pat Linney, Ron Oliver, Mary McNamara, Johnny Williams.

YOUR DONATIONS CAN BE SENT TO OUR APPEAL ACCOUNT AT THE BNZ:
02-0560-0364988-001 Variation 11 Appeal (Include your name in the relevant column)

YOUR CHEQUES SHOULD BE MADE PAYABLE TO

Waterfront Watch Variation 11 Appeal
and mailed to Waterfront Watch, PO Box 19045, Courtenay Place, Wellington

Simulation of six storey building on Site 10, prepared by Boffa Miskell for WCC, July 08:

