



# Site 9

## North Kumutoto Development Proposal

The waterfront is a central part of Wellington's identity and an important visitor attraction. In the last 20 years it has developed into a well known civic place, leisure space and business location.

### Submissions Received



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### Submitter Details

First Name: **Luke**  
 Last Name: **Pierson**  
 Street:  
 Suburb:  
 City: **Wellington**  
 Country:  
 PostCode: **6142**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Well designed and considered building, creating a more seamless link across Wellington's waterfront. Will enhance the area and create a 'destination' feel with additional tenancies, shops, galleries etc.. Transitions well from existing buildings, and enhances the city's connection with the harbour.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

### Submitter Details

First Name: **Nick**  
 Last Name: **Cooper**  
 Organisation: **Nil**  
 On behalf of: **mvself**  
 Street:  
 Suburb: **Strathmore Park**  
 City: **Wellington**  
 Country:  
 PostCode: **6022**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

From looking at the consultation information a building on Site 9 make sense from the perspective of economic use of the site, encouraging vitality for the Kumutoto precinct, and providing amenity to visitors and people passing through the water front (provide shelter from the weather). Looking at the photo on page 3 the current situation is that there a major gap in the water front. Occupation by a building on site 9 fits with the built form patterns of the water front and Waterloo Quay. Open space is still provided at Site 8 and the plaza area (between site 9 and the PwC building).

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Would like more details of the building as part of the future resource consent. Would endorse that building is designed to level 5/6 Green Star standard and provides facilities for cycling storage



within its footprint. The building should show case energy generation and storm water runoff neutrality. External materials should be specified to have a life time utility of a minimum of 100 years and are capable of being recycled.

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What other comments or questions do you have?

Comments

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Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Elizabeth**  
 Last Name: **Norman**  
 Street:  
 Suburb: **Brooklyn**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6021**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I support the proposed building at Site 9 as it will fill in the gaps of the jigsaw of development in this area, while providing more weather protection for pedestrians.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

To my untrained eye, the design is nice and modern and in keeping with the other new developments in the area. I appreciate the earthquake resilience and weather protection the building will provide. I think the height is appropriate for the site.

What other comments or questions do you have?

Comments

None.

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### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Matthew**  
 Last Name: **St Amand**  
 Organisation: **CBRE**  
 Street:  
 Suburb: **Wellington Central**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Every development Willis Bond has undertaken is completed to a high standard and often setting benchmarks other developers aspire to. This development would be an exciting addition to the area on the back of Site 10, the additional amenity and resilient accommodation solutions this would provide for Wellington businesses is something Wellington urgently needs more of.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

### Submitter Details

First Name: **Christopher**

Last Name: **Anderson**

Street:

Suburb: **Mount Cook**

City: **Wellington**

Country: **New Zealand**

PostCode: **6021**

Daytime Phone:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I think it is a good development for the area. It is in keeping with the other buildings being developed in the area and will work well with the public space being developed there (Site 8). It will be a prime piece of real estate and will make sue of land that is currently under utilised.

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

File

### Submitter Details

First Name: **Fred**  
 Last Name: **Albert**  
 On behalf of: **myself**  
 Street:  
 Suburb: **Roseneath**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I'd rather this area was flat open space rather than another building. I wonder about the feasibility of buildings in this area on earthquake grounds. The Council will be well aware that the new buildings have not fared well in our recent earthquakes.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

If we have to have a building, it should be a floor or two lower.

What other comments or questions do you have?

Comments

Attached Documents

### Submitter Details

First Name: **Paul**  
 Last Name: **Wavish**  
 Street:  
 Suburb: **Northland**  
 City: **Wellington**  
 Country:  
 PostCode: **6012**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Wellington waterfront is a spectacular location and I want to see it developed so that more people are able to enjoy its beauty and for it to be a vibrant destination with a multitude of attractions. My only reservation is that access to this area of the waterfront must be improved. It is vital that a pedestrian overbridge be developed over Waterloo Quay to provide access from the railway station / post office direction.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Pedestrian access needs to be facilitated from the railway station/ post office direction. (Pedestrian overbridge over Waterloo Quay).

What other comments or questions do you have?

### Comments

Access to this area of the waterfront must be improved. It is vital that a pedestrian overbridge be developed over Waterloo Quay to provide access from the railway station / post office direction.

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### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



### Submitter Details

First Name: **Paul**  
 Last Name: **Dudfield**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It looks good and will extend the use of the waterfront, I look forward to using it. However, I may not be able to easily use it because it will remove a bunch of car parks, and those are hard enough to find in the area without being charged and arm and a leg (eg TSB arena).

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Definitely push for areas the public can interact with the build e.g. shops and foods otherwise we might as well just be walking alongside a wall. Please consider a covered walkway option linking the waterfront as well, this is Wellington after all....

What other comments or questions do you have?

Comments

There is space to do something cool and iconic in this area with the Kina as a good start but please do art on a realistic budget and make sure it's suitable for the area. How about consult with the 17

public about that side of things? Pretty sure we could have told you not to bother with the Water Whirler.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Sean**  
 Last Name: **Mulholland**  
 Organisation: **Lloyd Richardson Ltd**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I like the modern architecture, the ground floor public spaces, and the scale. The aspect from the quay is great. Hopefully the front of the building (as viewed from the sea) is high quality materials and leading architecture as well

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Ensure seswards facade is built of very high quality materials and is of enduring high architectural merit

What other comments or questions do you have?

Comments

In favour

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Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Stefan**  
 Last Name: **Koetsier**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The building looks good, it does not block views significantly, and there is a lot of open, usable space around the building.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

It's not exactly next-level architecture, but it looks good and fits the surroundings.

What other comments or questions do you have?

Comments

I'm sure that others will complain about the building blocking views of the harbour, but nobody should be viewing the harbour from the street anyway. They might also complain that the space should be a park or something, but there is loads of space around the building for the public to use. The council approves a lot of underwhelming, pointless or ridiculous proposals, but this is not one of them.

of them.

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Di**  
 Last Name: **Anorpong**  
 Street:  
 Suburb: **Thorndon**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I want a vibrant waterfront. I like that the bottom level will be open for public use - commercial, retail etc, and the upper levels for other use.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The exterior is not particularly inspiring. Our waterfront is beautiful and we want beautiful buildings. I'd be happy for it to go a bit higher too, as we need to maximise the space available to us in Wellington.

What other comments or questions do you have?

Comments

**Submitter Details**

First Name: **PAUL**  
 Last Name: **YEO**  
 Street:  
 Suburb: **Thorndon**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Attached Documents**

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



**Subject:** site 9 submissions

**From:** K. C. Kelly

**Sent:** Tuesday, 4 July 2017 6:37 a.m.

**To:** BUS: SITE9

**Subject:** Response to the plan

Site 9 has my approval.

Pity we didn't have this before the AWFUL Events Centre was created.

kck

### Submitter Details

First Name: **Zoe**  
 Last Name: **Ogilvie**  
 Street:  
 Suburb: **Te Aro**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

That area of the waterfront is a great opportunity to enliven the city. I walk along it everyday and have often though that there is so much opportunity in the space. I am glad that WCC sees the value in the space and will be making use of it.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The building design looks like it will sit in well with it's peer buildings. I do not suggest any changes and think the design is fine as is.

What other comments or questions do you have?

Comments

**Submitter Details**

First Name: **Matthew**  
 Last Name: **Plummer**  
 Street:  
 Suburb: **Te Aro**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It is important that well designed buildings are encouraged as part of the waterfront development framework. I think this site has the potential to bring life to a quieter part of the waterfront, hence I support the development in principle of Site 9.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

File	27
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### Submitter Details

First Name: **Peter**  
 Last Name: **Henderson**  
 Street:  
 Suburb: **Khandallah**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6035**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The proposed building exceeds the dimensions provided in the Variation 11 decision of the Environment Court, is not an example of inspiring architecture, separates the city from the sea and does not protect our heritage for future generations as required by the framework.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

N/A

What other comments or questions do you have?

Comments

Attached Documents

**Submitter Details**

First Name: **Euan**  
 Last Name: **Galloway**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 eMail: - -

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

need action to fill this empty space design is sympathetic to the surrounding environment

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Attached Documents**

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Michael**

Last Name: **Gibson**

Street:

Suburb: **Northland**

City: **Wellington**

Country:

PostCode: **6012**

Daytime Phone:

eMail: |

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Site 9 should be a Chinese Garden. (I agree with what the Site 9 website describe as '... a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations'.)

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

It should not be built on what the website describes as '... a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations'.)

What other comments or questions do you have?

Comments

### Submitter Details

First Name: **Angus**  
 Last Name: **Hodgson**  
 Street:  
 Suburb: **Pipitea**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

#### Comments

As a neighbour to the Kumutoto Precinct in Shed 21 (Waterloo on Quay Apartments), I want to express my strong support for this design proposal. I am concerned that public submissions on these matters are, too often, opposition without basis. I submit this as a resident, as somebody with architectural qualifications, as somebody who cares deeply about (and lives in) historic places, and somebody for whom the Wellington Waterfront Framework resonates: '...a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations.' We feel privileged to live in this area -- and indeed within the central city -- because it offers places to live, work and play. These activities draw people into the waterfront and create a community, support retail and hospitality businesses, and contribute to the success of Wellington. The completion of the Kumutoto Precinct, with Sites 9 and 10 alongside the converted Shed 21 apartments, Meridian Building and other buildings will complete an essential precinct within the waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

### Comments

Wellington Waterfront's comment that a five-storey building would 'dwarf' Shed 13 is a nonsense that undermines the spectacular features of these buildings and their appeal to many. It is important to me that the precinct speak to its surroundings and, where beneficial, to the architectural history and historic use of the sites, but I also believe that the buildings should create a new history too. The design proposal, in my view, achieves this.

---

What other comments or questions do you have?

### Comments

The landscaping design by Isthmus is very impressive. I would like to see greater planting introduced into the Kumutoto precinct, and believe that two stories that could be better told through the landscaping are: 1. 'Pipitea'. The name of this area refers to the pipis that were said to be translucent, including the shell when held between the eye and the sun. These shell beds were destroyed with the reclamation of the area. Given the importance of this name in our city and to mana whenua -- Taranaki Whanui ki te Upoko o te Ika a Maui -- I believe that this should provide sufficient inspiration to a design team as talented as Isthmus to express it through the landscape. 2. Flax. The area between the Kumutoto and Waipiro streams where this precinct will sit had a large flax base that was used to supply iwi with fibres to create essential products including clothes and kete. While I appreciate the undulating timber platform that speaks to the reclamation history of the area, I think this feature would benefit from greater planting.

---

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



**Submitter Details**

First Name: **Janine**  
 Last Name: **Jameson**  
 Organisation: **Wellington city rate payer**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I really like the waterfront developments bringing people into the city.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

Attached Documents

File	33
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### Submitter Details

First Name: **Gerard**

Last Name: **Farry**

Street:

Suburb:

City:

Country:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I feel that the waterfront is a very important part of the Wellington CBD and further commercial development is needed and should be done in a way that would make Wellington proud The attached design looks exactly that

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Andrew**  
 Last Name: **McGavin**  
 Organisation: **Personal**  
 Street:  
 Suburb: **Saint Marys Bay**  
 City: **Auckland**  
 Country:  
 PostCode: **1011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

1. Creation of new building that will withstand possible future earthquakes 2. Architectural design in keeping with the neighbouring properties on the Wellington waterfront 3. The ability to utilise private capital (rather than central/local government) funding to provide superior infrastructure for the Wellington city 4. The possibility of providing further well rated hotel accommodation for Wellington city which was proven to be limited (and arguably of average quality) during the recent hosting of international visitors supporting the British and Irish Lions rugby team. Able to promote Wellington as a destination 5. Knowledge that the product will be of high quality and executed efficiently. Willis Bond has a sound track record of delivering excellent property outcomes e.g. overseas terminal development, Chews Lane, Odlins building to name a few.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Marianne**  
 Last Name: **Mulholland**  
 Street:  
 Suburb: **Pipitea**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Good for the Wellington waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Attached Documents**

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Jeffery**  
 Last Name: **McHardy**  
 Street:  
 Suburb: **Hataitai**  
 City: **Wellington**  
 Country:  
 PostCode: **6021**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I think this project will enhance the waterfront area to the north of the Meridian building where the area is currently being landscaped. This will bring much needed foot fall to the area during a typical work day.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

**Submitter Details**

First Name: **Wade**  
 Last Name: **Pulford**  
 Street:  
 Suburb: **Island Bay**  
 City: **Wellington**  
 Country:  
 PostCode: **6023**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The area and waterfront requires development to utilise the landscape better and attract Wellingtonians to the waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

A great design and a great record from Willis Bond & Co with developments

What other comments or questions do you have?

Comments

Attached Documents

File	39
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### Submitter Details

First Name: **Andy**  
 Last Name: **Bogacki**  
 Organisation: **Bogacki Property Consultants Limited**  
 On behalf of: **Queens Wharf Offices Limited**  
 Street:  
 Suburb: **Central City**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The building will be a welcome addition to the group of buildings in the Queens Wharf - Kumutoto area. It fits in well with the staggered line of buildings along this part of the waterfront and is in scale with others in the area. Historically, there was a similar (albeit slightly lower) building on the site but the proposed height will not detract from streetscape or pedestrian views any more than a lower building. Our business was one of the first to establish at Queens Wharf 17 years ago when the area was deserted of people. There is no doubt in our minds that the progressive introduction of office and apartment buildings to the waterfront has brought people to Queens Wharf, in all weathers, enabling cafe's, retail and other uses to thrive. The proposed building will help attract more people to the waterfront to work, live and recreate.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?



Comments  
None

---

What other comments or questions do you have?

Comments

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **David**  
 Last Name: **Wallace**  
 Street:  
 Suburb:  
 City: **Carterton**  
 Country:  
 PostCode: **5713**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both
- 

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I consider this building will be a great addition to our waterfront. It appeals as a very attractive building and will be in a place which needs to have something there as it's an eye sore at the moment. This will also provide our region with much needed jobs and also momentum for Wellington's continued growth as a city. We are competing for tourist dollars and I consider this building to add to Wellington's appeal.

---

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What improvements or changes would you suggest for the design of the building?

Comments

None, looks great.

---

What other comments or questions do you have?

### Submitter Details

First Name: **Bill**  
 Last Name: **Leckie**  
 Organisation: **CBRE**  
 On behalf of: **Willis Bond &Co**  
 Street:  
 Suburb:  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I fully endorse the proposed building. My job in commercial agency requires a lot internationally travel. I visit many cities and over the years have taken a special interest in waterfront developments. The proposed use, scale and architectural appearance of the development will be an excellent addition to our developing waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Submitter Details**

First Name: **Adam**  
 Last Name: **Lett**  
 Street:  
 Suburb: **Days Bay**  
 City: **Lower Hutt**  
 Country: **New Zealand**  
 PostCode: **5013**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both
- 

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I believe this space is in need of development and that Wellington will benefit from such a development.

---

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What improvements or changes would you suggest for the design of the building?

Comments

I think it's a great design and is in keeping with the location.

---

What other comments or questions do you have?

Comments

---

Attached Documents

**Submitter Details**

First Name: **Curtis**  
 Last Name: **O'Connor**  
 Organisation: **Individual**  
 Street:  
 Suburb: **Wellington**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The building fits in very well with the other buildings in area and in my view having this site used will increase the overall economic activity in this part of town.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

This building will be a fine addition to the waterfront and is a good use of the space.

### Submitter Details

First Name: **James**  
 Last Name: **Alderdice**  
 Organisation: **KE KELIT New Zealand Ltd**  
 Street:  
 Suburb: **Naenae**  
 City: **Lower Hutt**  
 Country: **New Zealand**  
 PostCode: **5011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Development of the waterfront is important for future proofing Wellington city.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Happy with the design.

What other comments or questions do you have?

Comments

Attached Documents

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

## Privacy statement - what we do with your personal information

All submissions (including name and contact details) are provided in their entirety to elected members and made available to the public at our office and on our website. Personal information will also be used for the administration of the consultation process including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

## Section 1 – your details

Your name*: <i>ALAN WHITING</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;"><input checked="" type="radio"/> 1      2      3      4      5 Do not support at all      Not really supportive      Neutral      Supportive      Very supportive</p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <p style="text-align: center;"><i>No building needed. Keep as public space</i></p>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1      2      3      4      5 Do not support at all      Not really supportive      Neutral      Supportive      Very supportive</p> <p style="text-align: right;"><i>N/A</i></p>

4. What improvements or changes would you suggest for the design of the building?

SEE ABOVE

5. What other comments or questions do you have?

1st fold here - fasten here once folded

2nd fold here

J003851

Free Post Authority Number 2199  
Absolutely Positively  
Wellington City Council  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140



# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

## Privacy statement - what we do with your personal information

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## Section 1 – your details

Your name*: <b>ROSS JACKSON</b>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <table><tr><td>1 Do not support at all</td><td>2 Not really supportive</td><td>3 Neutral</td><td>4 Supportive</td><td>5 Very supportive</td></tr></table>	1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive
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1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive	

4. What improvements or changes would you suggest for the design of the building?

I think the scale + size + location is very appropriate + the public open spaces linking with other areas on the waterfront looks very good + in scale

5. What other comments or questions do you have?

I like it!

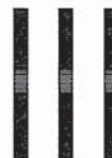
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Me Heke Ki Pōneke



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Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <i>Mark Wylie</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

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1. Overall, what is your level of support for the proposed building on site 9?  <table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?  <i>Will add to the area and buildings are a nice way of adding life to an area instead of just a car park. Helps provide a divide between street and sea.</i>										
3. Overall, what is your level of support for the design of the proposed building at site 9?  <table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

none - really nice design

5. What other comments or questions do you have?

none - hope it gets built!

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PO Box 2199  
Wellington 6140

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## Section 1 – your details

Your name*: <b>GEORGE SKIM</b>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
<p><del>Attract</del> Good to have more facilities down this end of the wharf. Close exposed areas w/ mow-y around in winter.</p>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table style="width: 100%; text-align: center;"> <tr> <td><b>1</b></td> <td><b>2</b></td> <td><b>3</b></td> <td><b>4</b></td> <td><b>5</b></td> </tr> <tr> <td>Do not support at all</td> <td>Not really supportive</td> <td>Neutral</td> <td>Supportive</td> <td>Very supportive</td> </tr> </table>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

Scale & appearance look fitting (shame about the PWC buildings lack of grace).

5. What other comments or questions do you have?

When ~~access~~ <sup>vehicle</sup> via Whitmore street is closed SERIOUS thought will have to be given to the Bunny St intersection. Already turning south is ludicrous & will get much worse.

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## Section 1 – your details

Your name*: <i>Mick Crowley</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

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1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;"><b>1</b>                      <b>2</b>                      <b>3</b>                      <b>4</b>                      <b>5</b> Do not support at all    Not really supportive    Neutral                      Supportive                      Very supportive</p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <i>I would like to see more open park space for families.</i>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;"><b>1</b>                      <b>2</b>                      <b>3</b>                      <b>4</b>                      <b>5</b> Do not support at all    Not really supportive    Neutral                      Supportive                      Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

Nil

5. What other comments or questions do you have?

Too much building has occurred, favour more open spaces.

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## Section 1 – your details

Your name*: <i>SARAH BENNETT</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

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1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive	
2. What are your reasons for supporting/not supporting the proposed building on this site? <i>I like that site 8 is already approved and underway - I like the building design - but I think it needs to be reduced by 1 floor Also that ground floor will be accessible to the public is important.</i>					
3. Overall, what is your level of support for the design of the proposed building at site 9? <table><tr><td>1 Do not support at all</td><td>2 Not really supportive</td><td>3 Neutral</td><td>4 Supportive</td><td>5 Very supportive</td></tr></table>	1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive
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4. What improvements or changes would you suggest for the design of the building?

Remove 1 floor - make it slightly shorter more in keeping with shed 13.

5. What other comments or questions do you have?

The wooded design is very in-keeping with the timber walkways being built.  
As long as ground floor open to public, that's good.

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Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

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## Section 1 – your details

Your name*: <i>Carol Lightfoot</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

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2. What are your reasons for supporting/not supporting the proposed building on this site? <i>is a useful use of the site without impinging on the waterfront. size is good. But why so much concrete?</i>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Rachel**  
 Last Name: **Mulder**  
 Street:  
 Suburb: **Island Bay**  
 City: **Wellington**  
 Country: **NZ**  
 PostCode: **6023**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The area of the waterfront in question needs a revamp, it has lots of potential and this retail and commercial building could add a lot to the area. I like the idea of share pedestrian and cycle space being developed also.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

Attached Documents

### Submitter Details

First Name: **Michelle**  
 Last Name: **McGuinness**  
 Street:  
 Suburb: **Bluff Hill**  
 City: **Napier**  
 Country:  
 PostCode: **4110**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Fully support modernising the building while retaining the external appearance.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**First Name: **Laurence**Last Name: **Greig**Organisation: **Mr**

Street:

Suburb: **Mt Victoria**City: **Wellington**Country: **New Zealand**PostCode: **6011**

Daytime Phone:

Mobile:

eMail:

Wishes to be heard:

 Yes I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

 Submitter Agent Both**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Already far too many food outlets in the wharf area. The building will block the clear view and the last view remaining of the Harbour from Whitmore/Lambton Quay and the west generally. I do not want any further buildings on the wharf.

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Abandon the proposal.

What other comments or questions do you have?

Comments

### Submitter Details

First Name: **David**  
 Last Name: **Stevens**  
 Organisation: **Private**  
 Street:  
 Suburb:  
 City: **Wellington**  
 Country: **NZ**  
 PostCode: **6140**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I believe that sites 8 & 9 should be combined into open space - we don't need more buildings on the waterfront. With site 10 now being built upon, and the block of sheds 13 & 11, the Steamship Building and Meridian Building to the south, site 8 is the last small parcel of open space at the northern end of the harbourfront. It should be extended by combining with site 9.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The proposal for a five-level building is too high. If a building must go ahead, it should be no higher than the adjacent Shed 13 - ground floor plus two stories maximum. The comparative building heights drawing on page 8 of the proposal shows that there is very little difference in height between the site 10 PWC building and the proposed site 9 building - both are five-level : ground plus four floors. Any building on site 9 should be substantially lower in height and not higher than shed 13. The proposed glass frontage on Customhouse Quay just continues the canyon-like effect



southwards from the site 10 PWC building for traffic entering Wellington.

---

What other comments or questions do you have?

#### Comments

Why do we keep building on reclaimed land reducing open spaces and blocking out views across the harbour?

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **George**  
 Last Name: **Preddey**  
 Organisation: **Wellington resident (and regular waterfront runner)**  
 On behalf of: **myself**  
 Street: -----  
 Suburb: **Wadestown**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

What the waterfront increasingly lacks is open space between the water and the city. Another building increases this lack.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Dispense with the building entirely. It would be better replace by an attractively designed open space that including mature pohutukawa, appropriate sculpture, seating etc .

What other comments or questions do you have?

Comments

An open space may not have any monetary value but does allow citizens to fully enjoy the waterfront without being disenfranchised by commercial or residential tenants. I enjoy regularly running along the waterfront, especially appreciating the occasional view shafts into the heart of the city itself. Further 'development' is reducing the charm of the waterfront.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **francis**  
 Last Name: **hyland**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country: **nz**  
 PostCode: **6011**  
 eMail:

Wishes to be heard:

- Yes  
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 Agent  
 Both

### Submission

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Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Tidies up the area, will add to the vibrancy of the precinct creates revenue for the council (rates)  
 Creates jobs, both in the re-development and ongoing services

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Its a prime, visible site, so it should have a good looking building on it. I like the meridian building, which seems to blend well, maybe something similar could complement each other.

What other comments or questions do you have?

Comments

Lets get on with it.

Attached Documents

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### Submitter Details

First Name: **Mark**  
 Last Name: **Mulhern**  
 Street:  
 Suburb: **Strathmore Park**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6022**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The proposed building will add further vibrancy to this area and will enhance the landscaping works by providing a screen to the busy Customhouse Quay carriageway.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The design is consistent with the other recent building in this precinct and provides a counterpoint to the heritage buildings and would not alter the proposed design.

What other comments or questions do you have?

Comments

Attached Documents

**Submitter Details**

First Name: **Kim**  
 Last Name: **New**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country:  
 PostCode: **6012**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

If the artist's impression is what or very close to what we're going to see on this site, then I agree it looks like it'd be an attractive asset to Wellington's water front. I like it that it has a beautiful looking walk way fronting the water. The building height looks about right too in relation to the taller buildings behind it on the other side of the main road. Go for it.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

**Submitter Details**

First Name: **Mark**  
 Last Name: **Coburn**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Easier cycle area between Meridian and Shed 13. Issue is the traffic calming treatment is aimed at cars but cycling over these bumpy 'cobblestones' and raised lane is very uncomfortable. Maybe a smooth area up each side where cyclists go

What other comments or questions do you have?

Comments

I'm pro-cycling. I have general concern at increased usage of general population (cars / foot traffic) in the area with each added building. Promenade always gets tight and I don't see a plan to widen it

Whitmore plaza will increase in potential conflict. I'm thinking more cyclists may choose to divert on lane between Meridian and Shed 13. Issue is the traffic calming treatment is aimed at cars but cycling over these bumpy 'cobblestones' and raised lane is very uncomfortable. So I ask where do you want cyclists to go? We don't like Jervois Quay etc (not enough room for us) so we like the waterfront.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



**Submitter Details**

First Name: **Antony**  
 Last Name: **Paltridge**  
 Street:  
 Suburb: **Wellington Central**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It appears to be an attractive design that will complement the site.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Attached Documents**

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Nicholas**  
 Last Name: **McNabb**  
 Street:  
 Suburb: **Te Aro**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The space at the moment is a carpark and I think this is a waste. The proposal to build here and add the Whitmore Plaza will open up this space to be more pedestrian-friendly (like the rest of the Wellington Waterfront) and provide a nicer link to the train station - a walk that many tourists and locals make regularly.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Just make sure it's as earthquake proof as possible. I like that there aren't balconies in the building to make it clean and I like that there is some recessed space to offer a little reprieve from the weather.

What other comments or questions do you have?

Comments

I think this is a great idea! I would implore you to include enough greenery though so it's not just a concrete-jungle.

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Robin**  
 Last Name: **Aitken**  
 Street:  
 Suburb: **Thorndon**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

it is part of the 'bracketing' of the kumutoto public space and precinct. The meridian building has been a very positive test case for this area, showing that restaurants, cafes and workplaces can thrive alongside recreation uses of the waterfront. A boutique hotel would bring a different pace down to this location, with people being able to spend a few days at this beautiful spot and be part of the public activity of the precinct. The design is appropriately scaled, similar to adjoining historic sheds and does not block light to public space. It is good that the council is offsetting any effects of development with new landscaping and public areas. This area is important in connecting the waterfront to the railway station, and will positively contribute.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

ensure open ground floor tenancies which can spill out onto the precinct creating an active edge

What other comments or questions do you have?

Comments

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Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Nick**  
 Last Name: **Davis**  
 Street:  
 Suburb: **Khandallah**  
 City: **Wellington**  
 Country:  
 PostCode: **6035**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I support development of the Waterfront in a way that supports public use and amenity. Will be important to ensure ground level space is not compromised by noise or other requirements of upper storey private use. The apartments on the old Ferry Terminal sight are a massive fail in that respect: one restaurant and one cafe/bar at the Chaffers end and otherwise a lifeless area (apart from the fishing). Don't make the same mistake with this development.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Make sure ground level development supports public use and liveliness (cafes, restaurants etc)

What other comments or questions do you have?

Comments

### Submitter Details

First Name: **t**  
 Last Name: **peters**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

this should be an open area for all the city to use. make it a park.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

build it somewhere else.

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Caroline**  
 Last Name: **O'Reilly**  
 Street:  
 Suburb: **Wilton**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 Mobile:  
 eMail: | -

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

If you are going to build on the water front - could you build something iconic. Not another bland box.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Make it iconic.

What other comments or questions do you have?

Comments

Attached Documents

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### Submitter Details

First Name: **Horacio**  
 Last Name: **Ramirez**  
 Street:  
 Suburb: **Pipitea**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It will make the waterfront a vibrant gathering place. Most of the entertainment/cultural venues are located in the other extreme of the waterfront and this space will certainly be a positive addition to a touristic route for getting from Te Papa to the Beehive.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

It's OK, but the façade that looks to the ocean looks a bit dated 80s style.

What other comments or questions do you have?

Comments

Let's make sure it has a cultural space. How about a Cinematheque? To get to the closest movie theatre you need to cross the city to Te Aro, and a nice place that shows classics and art films could be a great addition to the city's cultural options.

### Submitter Details

First Name: **Heather**  
 Last Name: **Bevan**  
 Street:  
 Suburb: **Island Bay**  
 City: **Wellington**  
 Country: **new Zealand**  
 PostCode: **6023**  
 Daytime Phone:  
 Mobile:  
 eMail: 1

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Growing up in Wellington for the last 82 years, I have seen many changes, some good, some not so good. My Father who immigrated to NZ in 1913 would tell me things about Wellington which were unique and the fact we had the longest Scenic Drive in the Southern Hemisphere was one of them. Slowly WCC has been taking away that Scenic drive by building on the Waterfront. There was a time when it was not the done thing to be seen on the Waterfront, and as a young person I was never able to enjoy sitting on the wharves in the sun eating my lunch and enjoying the Vista. Now it is a great recreational facility. This was envisioned by our forefathers when I think it is Jervis Quay, I get muddled with the Quays, but the one that runs from Westpac Stadium to the Ferry Terminal. This was a promenade, there for the people to enjoy the sea, birds, sunshine, without traffic. Now we have been able to go back onto the waterfront, enjoy the sun, have concerts, walk, cycle, skate, and play and all the Council wants to do is build buildings which will take away the sunshine, and if they do build their proposed multi story Hotel, take away so much more access. The restaurants are fine, and do good business, but the retail building failed. People do not want to shop on the waterfront they want to eat and play.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

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What other comments or questions do you have?

Comments

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Russell**  
 Last Name: **Mulder**  
 Organisation: **Private**  
 Street:  
 Suburb: **Island Bay**  
 City: **Wellington**  
 Country:  
 PostCode: **6023**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Private investment in development of the waterfront should be encouraged. Putting a building in this proximity will help attract more people to this beautiful space, which in turn generate a greater appreciation for this area and the waterfront generally.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Not too big, and is in keeping with the surrounds.

What other comments or questions do you have?

Comments

**Submitter Details**

First Name: **Jeremy**  
 Last Name: **Burrows**  
 Street:  
 Suburb: **Thorndon**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone: **029**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Looks modern, right height. Will make a wonderful assert to the city and area. Well done.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

None

Attached Documents

85

**Submitter Details**

First Name: **Peter**  
 Last Name: **Mora**  
 Street:  
 Suburb: **Mount Cook**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6021**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

**Attached Documents**

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Kevin**  
 Last Name: **Rumble**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It Majed the city look better and links the wharf to the city.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None

What other comments or questions do you have?

Comments

Is the construction sufficient for reclaimed land?

Attached Documents

File

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### Submitter Details

First Name: **lynne**  
 Last Name: **barr**  
 Street:  
 Suburb:  
 City:  
 Country: **New Zealand**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I think the waterfront should only be used for active recreation there are already enough buildings.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



### Submitter Details

First Name: **Robb**  
 Last Name: **Morison**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

In a number of recent cases, this area seems highly unstable and susceptible to earthquake related damage. Is it wise to build in this area, what would happen if this proposed building was to suffer damage similar to other buildings in the area that occurred last year and tenants were in the building when an earthquake hit!

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

See first comments

What other comments or questions do you have?

Comments

### Submitter Details

First Name: **Kirk**  
 Last Name: **Burgess**  
 Street:  
 Suburb:  
 City:  
 Country: **New Zealand**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I disapprove of the gifting of prime public land to a for profit private developer who is going to onsell it to the highest bidder and who in turn will tenant it with extremely rich tenants (whether it be a corporate office or high end apartments). It adds nothing to what could instead be a wonderful fully public owned location with views of both the nations parliament and our beautiful harbour and over to oriental bay beach and mt Victoria. It's shameful that this is even being considered by a council supposedly acting in the interests of all wellingtonians, by letting a private developer erect a structure that adds nothing to the public good. The argument that it will add a few tens of thousands of dollars in annual rates is the heights of absurdity. It's a sad day that this is merely the latest in what is now a long string of such destructive acts.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Do not build it. Instead build a public asset.

What other comments or questions do you have?

Comments

Please don't let this happen.

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Brigid**  
 Last Name: **Corcoran**  
 Street:  
 Suburb: **Eastbourne**  
 City: **Lower Hutt**  
 Country: **New Zealand**  
 PostCode: **5013**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I think the building design and footprint are compatible with the waterfront setting. The development of retail/cafe facilities is welcome & will add more variety & interest to what is a busy pedestrian area. While I support the development I would want the Council to ensure it maintains & develops pedestrian precincts & the Kumototo area retains its convenience as a working wharf, in particular as a landing site for the EastbyWest ferry.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Thanks for the opportunity to comment. So long as the Council retains a pedestrian walkway alongside and right around the waterfront area I think low rise, architecturally designed buildings 92

including cafe & retail outlets can be accommodated on the waterfront & will make it an attractive destination.

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Kris**  
 Last Name: **Ericksen**  
 Street:  
 Suburb: **Aro Valley**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

To ensure a vibrant and dynamic waterfront 24/7 it is important that people are resident and working on the waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

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### Submitter Details

First Name: **Tania**  
 Last Name: **Erasmus**  
 Street:  
 Suburb:  
 City:  
 Country: **New Zealand**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

There are so many buildings in the city standing empty or derelict due to earthquake damage. Fix those instead. Why not leave the waterfront as is or make a park or an urban space with fruit trees and herb gardens, instead of building yet another ugly consumerist retail space. Where only the rich can afford to shop anyway. Stop trying to copy stupid America, think New Zealand instead. WE DO NOT NEED MORE RETAIL SPACES. We need trees and parks and open spaces.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Everything. It's ugly and pointless. Don't need another retail space. Flatten the site and have a park instead.

What other comments or questions do you have?

Comments

Will this input actually make a difference or is it a formality that will be swept under the carpet?

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



### Submitter Details

First Name: **John**  
 Last Name: **Eastman**  
 Street:  
 Suburb: **Hataitai**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6021**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Leave some open space on the waterfront. We dont need another large building on the waterfront.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Too high

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Penelope**

Last Name: **Borland**

Street:

Suburb: **Te Aro**

City: **Wellington**

Country: **New Zealand**

PostCode: **6011**

Daytime Phone:

Mobile:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

#### Comments

This is the last patch of open breathing space on this part of the waterfront and used by many office workers during the day and is lovely at night. This is a quality of life issue for Wellingtonians and our waterfront is possibly the the preeminent factor in making this a superb city in which to live. I walk along the harbour every day to and from work. This space is sunny and with an open view of the harbour plus it is highly accessible and a beautiful breathing space. I do not support a five story building on this site.

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

#### Comments

Five stories on this site is too high and it would need to be more aesthetically pleasing, a true piece of superb design to compensate for giving up this space. It's not.

What other comments or questions do you have?

Comments

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Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Daryl**  
 Last Name: **Cockburn**  
 Organisation: **Cockburn Architects**  
 Street:  
 Suburb: **Te Aro**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

it should be for housing and self-employment above shops, cafes, galleries, without other offices and carparks

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

for the above functions minimum glass, tall windows say max 1.2 wide between mullions

What other comments or questions do you have?

Comments

provide a 1m eaves with abseiler's hooks

### Submitter Details

First Name: **Chris**  
 Last Name: **Greenwood**  
 Organisation: **n/a**  
 Street:  
 Suburb: **Brooklyn**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6021**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Disappointed that more buildings being built compete with limited public spaces on the waterfront at a time when Increasing numbers of city residential dwellers need more recreational areas. Physical and mental wellbeing should be a consideration when decisions are made. Too much consideration given to a few developers' business goals by the council. The waterfront was gifted to the people of Wellington, not meant as a business opportunity for developers.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Don't build it, it is unimpressive. None of the new buildings on the waterfront has impressive architecture. If you are going to build anything on our precious land, please make the architecture memorable. It is a nonsense to promote ground floors as open public space when coffee/food outlets require entry based on monetary exchange which excludes those without financial resources Retail outlets are also commercial enterprises and largely exclusive.....not for the poor of

the city.

---

What other comments or questions do you have?

#### Comments

There is little activity on the waterfront that is of year-round interest for young teenagers; also limited appeal to families with very young children. Very little innovation and creativity being shown in what remains as public space: people have lots of good ideas which are usually ignored by council. The waterfront was envisaged as an inclusive area for all people but commercial interests seem to have taken precedence.

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#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

## Antoinette Bliss

---

**From:** Paul Shepherd ·  
**Sent:** Sunday, 23 July 2017 2:14 p.m.  
**To:** BUS: SITE9  
**Subject:** You must get the cruise liners into the city

Develop that area and space to let at least one cruise ship to berth there. The overseas terminal has gone and there is no real infrastructure for the growing number of BIG cruise liners. Having them berth down at kaiwhara is madness. What sort of impression does that leave with the passengers (potential return SPENDERS) which will benefit the City and region, not Willis and Bond !

**Antoinette Bliss**

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**From:** Heather Montgomery  
**Sent:** Sunday, 23 July 2017 9:46 a.m.  
**To:** BUS: SITE9  
**Subject:** Site 9 proposed building

Submission on proposed Site 9 building

I would like to convey my thoughts on this proposal. I love the waterfront, and always think how lucky we are that, with a few notable exceptions, we have kept the link from City to Sea. Now another building is proposed which will impinge on that link.

Please keep this open space so that we can enjoy the heritage building close by and keep the waterfront as the enjoyable space it is and not add view blocking buildings.

Thank you.

Heather Montgomery

Wellington 6012



20 July 2017

Attention: Amy Law (279)  
Wellington City Council  
PO Box 2199, Wellington 6140  
Email: site9@wcc.govt.nz

**Subject: Submission on North Kumutoto development proposal at Site 9**

I am making this submission as an individual. I can be contacted as follows:

Sue Watt

Mt Victoria, Wellington 6011

Email:

Unfortunately, there is very little concrete information in the promotional brochure for the proposal, and so my comments are limited. I note the proposal will be publicly notified later on, if the Council decides to go ahead with it.

I live in Mt Victoria on a section of only 0.15 hectares and so I am very dependent on public open spaces such as the Town Belt and waterfront to enjoy living in Wellington. For a long time the citizens of Wellington have had to fight to keep the waterfront as public open space, with some successes such as at Chaffers Park. I am dismayed to see the Council continuing to insist on building more large buildings on the waterfront space. The Council's growth plans for the city suggest increasing population in the central city which puts an even higher premium on the limited public space left.

There appears to be little good reason for yet another bulky private building on the waterfront, and so I oppose the proposal. My main reasons for opposing it are:

- No reasons are given for why it is necessary, except that the Council planned to have a building there. The building could be anywhere in Wellington as it has no good maritime reason for being on the waterfront.
- There is no evidence that this area of Wellington needs even more new cafes, restaurants, shops and galleries, especially when the horsefloat building is completed at Site 10. I am concerned ratepayers' resources will be wasted on another white elephant such as the Queen's Wharf retail area became.
- If there are any historical maritime cues from its neighbours in its design, they are invisible, unless the resemblance to a stack of containers in front of an iceberg is what the proposal means. The design is completely unsympathetic with the historic Sheds 11 and 13 to the south and the old ferry terminal nearby.
- From the drawings it appears similar in height to the horsefloat building at Site 10, and so may also exceed the Environment Court's height limits for the area. The Council should abide by its own rules.
- Despite the assertion it is "generally in scale with neighbouring premises", this is incorrect in the case of its maritime neighbours, Sheds 11 and 13, the iron gates, and the old ferry terminal. It is much higher and bulkier than they are. The reference point should not be the office blocks of the CBD.
- We are told more than half of the ground-floor space would be "publicly accessible" with cafes, restaurants, shops etc. but as these are private businesses, they do not constitute public spaces.

---

**From:** Diana Moore  
**Sent:** Tuesday, 18 July 2017 3:37 p.m.  
**To:** BUS: SITE9  
**Subject:** Attention Amy Law

Site nine, with another five story block rapidly rising next door, will make Wakefield Street into more of a traffic tunnel than it is currently. The waterfront space is currently being swallowed by more building as fast as it is being used by even more people escaping from the city. Oriental Bay is overcrowded and more space for parks and reserves needs to be developed, rather than more buildings, as Wellington's population grows.

Please reconsider plans for further building and concentrate on more outdoor space.

Yours sincerely,  
Diana Moore,

Wellington 6011.

Sent from my iPad

---

**From:** Michael Gibson  
**Sent:** Tuesday, 18 July 2017 3:27 p.m.  
**To:** BUS: SITE9  
**Subject:** Chinese Garden

I propose that the site be used as a Chinese garden.

I wish to be heard in connection with my submission.

SIGNED  
Michael Gibson

Northland  
Wellington 601

**Submitter Details**

First Name: **Loreta**  
 Last Name: **Salazar**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

A great addition to the wharf & makes good use of the space

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

none

What other comments or questions do you have?

Comments

none

**Attached Documents**

File

108

### Submitter Details

First Name: **David**  
 Last Name: **Barber**  
 Street:  
 Suburb: **Wilton**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

As the WCC acknowledges, the waterfront is a very special place for Wellingtonians and there has already been enough multi-storey development, which blocks views of the harbour from the city and limits access for the public. The number of For Lease signs on existing office buildings in the CBD does not indicate need for more commercial office space. The experience of other blocks built nearby on reclaimed land on the waterfront during earthquakes in recent years also questions the wisdom of erecting more similar structures. It is time to stop development on the waterfront and allow citizens to enjoy the open space.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The best change would be to leave the space open with no building.

What other comments or questions do you have?

### Submitter Details

First Name: **Christopher**

Last Name: **Brown**

Street:

Suburb: **Island Bay**

City: **Wellington**

Country: **New Zealand**

PostCode: **6023**

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

design is disappointing. This is an iconic site and there should be a competition for a concept

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

a more exciting exterior

What other comments or questions do you have?

Comments

### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**First Name: **Murray**Last Name: **Foster**

Street:

Suburb: **Khandallah**City: **Wellington**

Country:

PostCode: **6035**

Daytime Phone:

Mobile:

eMail:

Wishes to be heard:

 Yes I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

 Submitter Agent Both**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I believe we need to make the most of our unique waterfront and I believe it will add to the attraction of the inner city and I support anything that brings people into the city

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Attached Documents

File	111
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### Submitter Details

First Name: **Janet**  
 Last Name: **Tremewan**  
 Street:  
 Suburb: **Karori**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Once again the waterfront is being covered with more buildings. I understand there was an Environment Court hearing about this site which restricted shape, size, height. It appears that there is now a suggestion that the planned building will exceed the dimensions approved by the Environment Court. How can this be?

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Any building on the site should be within the parameters set by the Environment Court.

What other comments or questions do you have?

Comments

It's very frustrating that residents' opinions seem to be ignored and little regard given to



Environment Court directions.

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Andrew**  
 Last Name: **Hay**  
 Organisation: **Stride Investment Management Limited**  
 Street:  
 Suburb: **Auckland**  
 City: **Auckland**  
 Country: **New Zealand**  
 PostCode: **1141**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Developing additional structures and activity adds to the amenity of the waterfront for the community. Providing a building structure adds weather protection to pedestrians transitioning along the waterfront to the railway station and onward to the stadium. Increasing activity adds to the safety of the location. Great architecture in public spaces adds to what makes Wellington waterfront such a great attraction for residents and visitors alike.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

None, the site is long and reasonably narrow with significant external wall area for the floor space created - which impacts on how the building can feasibly be delivered. We like how the façade is broken up into differing material treatments rather than a single unitary block. This reflects a similar façade treatment employed on the adjacent Meridian building.

What other comments or questions do you have?

#### Comments

Viable commercial activity on the waterfront enhances the public space. Great architecture is something that everyone can be proud of. If a private organisation is prepared to risk private investment into development that returns an enhancement of the public space then it is something to be supported during planning and celebrated on delivery.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Geraint**  
 Last Name: **Scott**  
 Street:  
 Suburb: **Newtown**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6021**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The building is far too large and represents a further loss of public ownership of the waterfront. There needs to be a gradient from water's edge to human scale to large scale - this building would skip the middle step and remove the human scale from this area, especially with the development opposite. It would be far better to use this area for either public art installations or for a one or two storey building that contains the history of the waterfront that is currently on the side of TSB Bank Arena.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Maximum 2 storeys.

What other comments or questions do you have?

**Submitter Details**

First Name: **Gerald**  
 Last Name: **Fitzgerald**  
 Organisation: **n/a**  
 Street:  
 Suburb: **Khandallah**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6035**  
 Daytime Phone:  
 Mobile:  
 eMail: -

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both
- 

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

This is the last piece of an important part of the jigsaw. The developers have an excellent reputation for quality outcomes. Let's get on with it

---

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive
- 

What improvements or changes would you suggest for the design of the building?

Comments

Trust the professionals and do not super-impose the amateur view of Council officers

---

What other comments or questions do you have?

Comments

---

### Submitter Details

First Name: **Sam**  
 Last Name: **Cooper**  
 Organisation: **Robt. Jones Holdings Ltd**  
 Street:  
 Suburb: **Wellington Central**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

#### Comments

The building is outside the parameters set out in the 2012 Environment Court decision. This is to the detriment of shading for the proposed public area in front of the building, the view shafts in place under the district plan, and the views from a building we own (Featherston House, albeit the impact will be limited). We simply ask that the original dimensions set out in the Environment Court (importantly including proposed height of plant room) are complied with. We have been advised that this proposal sits 8.5m above that determination, including plant room. Further, we would encourage the Council not to approve a substandard structure, with inferior ceiling heights, to simply increase the short term payout. The city is littered with buildings of the 1980's era with substandard ceiling heights that cannot be remedied without demolition.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

#### Comments

I reiterate the comments above. We support development at this site that is in proportion with the land area and neighbouring buildings. This is what the Environment Court determined in 2012. Why keep encroaching?

---

What other comments or questions do you have?

Comments

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

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## Section 1 – your details

Your name*: <i>Kris Goodwin</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <table><tr><td>1 Do not support at all</td><td>2 Not really supportive</td><td>3 Neutral</td><td>4 Supportive</td><td>5 Very supportive</td></tr></table>	1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive
1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive	
2. What are your reasons for supporting/not supporting the proposed building on this site? <i>Need more of this in Wellington.</i>					
3. Overall, what is your level of support for the design of the proposed building at site 9? <table><tr><td>1 Do not support at all</td><td>2 Not really supportive</td><td>3 Neutral</td><td>4 Supportive</td><td>5 Very supportive</td></tr></table>	1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive
1 Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive	



4. What improvements or changes would you suggest for the design of the building?



5. What other comments or questions do you have?



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J003851

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Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Hannah**

Last Name: **Smith**

Street:

Suburb: **Newlands**

City: **Wellington**

Country:

PostCode: **6037**

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I think that is a good idea but it will take a lot of time

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Do it in bits and not all at the same time

What other comments or questions do you have?

Comments

nothing really

### Attached Documents

File	
18072017090016-0001	
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront	122

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

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## Section 1 – your details

Your name*:	Harrodh Smith
Your email or postal address*:	Newlands, Wellington 603;
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?
1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive
2. What are your reasons for supporting/not supporting the proposed building on this site?
I think that is a good idea but it will take a lot of time!
3. Overall, what is your level of support for the design of the proposed building at site 9?
1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive

4. What improvements or changes would you suggest for the design of the building?

Do ~~it~~ it in bits and not all at the same time!

5. What other comments or questions do you have?

Nothing really

1st fold here - fasten here once folded

2nd fold here

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Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Melissa**  
 Last Name: **McGhie**  
 Organisation: **Rolle Consultancy & Management Ltd**  
 Street:  
 Suburb:  
 City:  
 Country: **New Zealand**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

---

What are your reasons for supporting/not supporting the proposed building on this site?

#### Comments

My client, Customhouse Ventures Limited, owns Maritime Tower, a commercial property at 10 Customhouse Quay. We have serious concerns about the proposed development of Site 9 Kumutoto and therefore welcome the chance to provide a submission. We oppose certain aspects of the proposal and these are outlined below: District Plan and council objectives The proposed building goes against the Wellington City Council's District Plan and its objectives for the site, affecting views and heritage values in the area. It will intrude into view shafts prescribed by the District Plan. The proposed building is out of proportion and will dramatically overshadow the neighbouring historic Shed 13, damaging our city's important heritage values. It breaches height determinations set by the Environment Court The proposed development by Willis Bond is higher than the maximum height set down by the Environment Court for Site 9. The Court determined that the northern half of Site 9 should have a maximum height of 19 metres (above mean sea level) and the southern half of the site should be no higher than 16 metres (above mean sea level). The determination's intention is clear - these are 'maximum' heights, so any roof top plant and structures should fall within those heights. The proposed building significantly exceeds those heights, particularly at the southern end, and the rooftop plant extends even further above the prescribed maximum heights. Impact on public amenity We are concerned that the building will reduce public enjoyment of the area in several ways. Firstly, with the intrusion into view shafts as already noted, Wellingtonians will lose the unimpeded harbour views they value so much and which the District Plan has committed to preserve for perpetuity. Secondly, Wellington's 'city-to-sea' values will be reduced with the visual barrier created by this large building, isolating this important area from the CBD. Decrease in the value of neighbouring properties With the extra height above permitted values, the completed building would block waterfront views from Maritime Tower, as well as some

other key office buildings nearby. The detrimental effect on the outlook from these commercial properties will in turn reduce their value. This is an unacceptable and unfair outcome. Conclusion I hope that you will reconsider the current design in the light of the above comments.

---

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

---

What improvements or changes would you suggest for the design of the building?

Comments  
reduction in height

---

What other comments or questions do you have?

Comments

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Daniel**  
 Last Name: **Williams**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The progressive development of the waterfront over recent years has added considerably to the city. The waterfront is a huge asset and provided public space and access is at the forefront of consideration development is great

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

The port area is the huge untapped potential in terms of waterfront development for both public use and commercial development, I would like to see a long term master plan for the alternative use of this area developed.

Attached Documents

127

File
19072017101321-0001
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront



# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

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## Section 1 – your details

Your name*: <i>Daniel Williams</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral                      Supportive                      Very supportive</p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <p><i>The progressive development of the waterfront over recent years has added considerably to the city. The waterfront is a huge asset and provided public space and access is at the forefront of consideration development is great.</i></p>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral                      Supportive                      Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

The port area is the huge untapped potential in terms of waterfront development for both public use and commercial development. I would like to see a long term master plan for the alternative use of this area developed.

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FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Janice and David**  
 Last Name: **Duncan and Thomas**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

support open and public spaces don't support were waterfront buildings blocking the waterfront from the city there are so many sites in Wellington CBD needing redevelopment why touch the waterfront

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Don't build

What other comments or questions do you have?

Comments

Why does Willis & Bond get all the work.

Attached Documents

File	131
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19072017101339-0001

Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <i>Sorecc Duncan / David Thomas</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

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1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <i>→ support open &amp; public spaces → don't support wave waterfront buildings blocking the waterfront from the city → there are so many sites in Wellington CBD needing redevelopment why touch the waterfront</i>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

Don't build.

5. What other comments or questions do you have?

Why does Willis's e band get all the work.

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2nd fold here

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Wellington City Council

Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Shona**  
 Last Name: **Heyward**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Positive development of space, providing public access and facilities for enjoyment, availing fresh air and views. Building is modern and attractive. Only concern - wisdom of building on reclaimed land. Recent earthquakes are a timely reminder of Mother Nature!!

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

See over - reclaimed land/Natural Disasters

### Attached Documents

File
20072017085333-0001

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*:	<i>Shona Heyward</i>
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
<i>Positive development of space, providing public access and facilities for enjoyment, <del>at</del> availing fresh air + views. Building is modern + attractive.  Only concern – wisdom of building on reclaimed land. Recent earthquakes are a timely reminder of Mother Nature!!</i>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						



4. What improvements or changes would you suggest for the design of the building?

*(Handwritten mark)*

5. What other comments or questions do you have?

*See over - reclaimed land / Natural Disasters*

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2nd fold here

J003851

Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Sue**  
 Last Name: **Stannard**  
 Street:  
 Suburb:  
 City:  
 Country: **New Zealand**  
 PostCode: **6035**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

---

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

#### Comments

The main reasons I don't support the proposed building are as follows: \* This part of the waterfront does not need another building, especially after the open space on site 10 is being built on. Already we've lost a lot of visual connection with our waterfront and another building would increase that sense of a barricade between the CBD area and harbour. \* We've also lost a lot of the open space on the waterfront through new buildings. As more people continue to live and work in the CBD, open space is increasingly important. \* The proposed development also detracts from the historic Shed 13 next door. \* Although the ground floor would be 'mostly publicly accessible with facilities such as cafes, restaurants, shops and galleries with indoor/outdoor flow where possible', the development mostly benefits people who can afford to buy into the boutique apartments, etc. \* The building would create shading on the open spaces around it and would add to existing wind flow effects in the area. (The proposal doesn't include any information on those effects, which detract from public use.) \* I'm concerned as a ratepayer that the Council is not providing any financial information about the deal.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

N/a

---

What other comments or questions do you have?

Comments

---

Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Selwyn**  
 Last Name: **Feary**  
 Street:  
 Suburb: **Owhiro Bay**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6023**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I'm ok for a building but this one is ugly, reminiscent of cheap estate housing in England

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

At least have a clear view from street to sea Can be achieved by having an interesting building on approx 5m high columns or piers containing services Does it have to parallel to the road like a fence?

What other comments or questions do you have?

Comments

beautiful place that needs a delightful solution

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

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## Section 1 – your details

Your name*:	William Woods
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
Scale look right public amenity provision. provides <del>connectivity</del> link to PWC + rail station + port										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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----- 2nd fold here -----

J003851

Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name\*: <sup>4 3/4</sup> Sam Innes (Liz Innes) <sup>3 7 1/2</sup>

Your email or postal address\*: Paparangi, Wellington

You are making this submission:  
 as an individual  
 on behalf of an organisation. Your organisation's name:

I would like to make an oral submission to the Councillors  Yes  No  
 If yes, please give your phone number so that a submission time can be arranged\*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?

1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive

2. What are your reasons for supporting/not supporting the proposed building on this site?

Good idea

3. Overall, what is your level of support for the design of the proposed building at site 9?

1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive

4. What improvements or changes would you suggest for the design of the building?

more slides and ice cream

5. What other comments or questions do you have?

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2nd fold here

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Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140



### Submitter Details

First Name: **Ella**  
 Last Name: **Dangerfield**  
 Street:  
 Suburb:  
 City:  
 Country:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

it is a vast improvement on the current use of the site the waterfront is an area to be enjoyed: having workspaces/cages etc is much better than carparking

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

it fits well with the proposed landscaping

What other comments or questions do you have?

Comments

go ahead with it!

### Attached Documents

File
25072017085320-0001

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <i>ELLA DANGERFIELD</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?										
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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
<i>it is a vast improvement on the current use of the site. The waterfront is an area to be enjoyed; having workspaces / cafes etc is much better than carparking.</i>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table><tr><td><b>1</b></td><td><b>2</b></td><td><b>3</b></td><td><b>4</b></td><td><b>5</b></td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

it fits well with the proposed landscaping.

5. What other comments or questions do you have?

go ahead with it!

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FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Christopher**

Last Name: **Pugsly**

Street:

Suburb:

City:

Country:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Congests space with another glass monstrosity whcih degrades from the delight of the Wellington waterfront

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Open Space

### Attached Documents

File	
25072017085339-0001	
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront	148

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*:	<i>Christopher Pugh</i>
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?
<input checked="" type="radio"/> 1 Do not support at all <input type="radio"/> 2 Not really supportive <input type="radio"/> 3 Neutral <input type="radio"/> 4 Supportive <input type="radio"/> 5 Very supportive
2. What are your reasons for supporting/not supporting the proposed building on this site?
<i>congests space with another glass monstrosity which degrades from the delight of the Wellington waterfront</i>
3. Overall, what is your level of support for the design of the proposed building at site 9?
<input checked="" type="radio"/> 1 Do not support at all <input type="radio"/> 2 Not really supportive <input type="radio"/> 3 Neutral <input type="radio"/> 4 Supportive <input type="radio"/> 5 Very supportive

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

*Open space*

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**Absolutely Positively  
Wellington City Council**

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FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Richard**  
 Last Name: **Norman**  
 Street:  
 Suburb: **Mount Victoria**  
 City: **Wellington**  
 Country:  
 PostCode: **6011**  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Very effective use of a site which is bleak and asphalt dominated currently

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Please let's have development move ahead at speed after so many years of delays and objections. This will be a great next step for the harbourfront which is a distinctive part of Wellington's attractiveness as 'the world's most livable city' - much better than Auckland's harbourfront.

Attached Documents

File	151
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## Section 1 – your details

Your name*:	Richard Norman
Your email or postal address*:	Mt Victoria
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:	Only if too many anti submissions are received.

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?										
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1	2	3	4	5						
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Very effective use of a site which is bleach + asphalt dominated currently.										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						



4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

Please let's have development move ahead at speed, - after so many years of delays + objections. This will be a great next step for the harbour front, which is a distinctive part of Wellington's attractiveness as 'the world's most liveable city' - much better than Auckland's harbour front.

1st fold here - fasten here once folded

2nd fold here

J003851

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**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Benedicte**

Last Name: **Florin**

Street:

Suburb:

City:

Country:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

It would be preferable to have more green space and open space for the public Building should be lower, same height as shed 13 Public spaces on lower floor could be eating spaces (bring own packed lunch) and working spaces (bring your own laptop)

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Lower building (same as shed 13) more greenery, maybe a living wall? public spaces really public, not just commercial cafes

What other comments or questions do you have?

Comments

Attached Documents

File

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). Tell us what you think by 5pm, Friday 28 July 2017.

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## Section 1 – your details

Your name*:	Benedicte FLORIN
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?
1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive
2. What are your reasons for supporting/not supporting the proposed building on this site?
<ul style="list-style-type: none"><li>It would be preferable to have more green space + open space for the public</li><li>Building should be lower - same height as shed 13</li><li>Public spaces on lower floor could be eating spaces (bring own packed lunch) and working spaces (bring your own laptop)</li></ul>
3. Overall, what is your level of support for the design of the proposed building at site 9?
1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive

4. What improvements or changes would you suggest for the design of the building?

- lower building (same as shed 13)
- more greenery - maybe a living wall?
- public spaces really public, not just commercial cafés

5. What other comments or questions do you have?

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**Wellington City Council**

Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Murray**

Last Name: **N/A**

Street:

Suburb:

City:

Country:

eMail:

Wishes to be heard:

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

Submitter

Agent

Both

---

### Submission

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Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Provide more family orientated space on waterfront so families also enjoy space in weekends. I.e. BBQ - coin operated and areas safe for children to experience fishing

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

What other comments or questions do you have?

Comments

Provide more family orientated space on waterfront so families also enjoy space in weekends. I.e. BBQ - coin operated and areas safe for children to experience fishing

### Attached Documents

File
27072017101207-0001

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <i>WARRANT</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

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1. Overall, what is your level of support for the proposed building on site 9?										
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Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
<p style="font-size: 1.2em; font-family: cursive;">           PROVIDE MORE FAMILY ORIENTATED            SPACE ON WATERFRONT SO FAMILIES            ALSO ENJOY SPACE IN WEEKENDS!            I.E BBQ - COIN OPERATED &amp; AREAS SAFE FOR            CHILDREN TO EXPERIENCE FISHING.         </p>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">Do not support at all</td> <td style="text-align: center;">Not really supportive</td> <td style="text-align: center;">Neutral</td> <td style="text-align: center;">Supportive</td> <td style="text-align: center;">Very supportive</td> </tr> </table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

N/A

5. What other comments or questions do you have?

See # 2

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J003851

Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

### Submitter Details

First Name: **Matthias**  
 Last Name: **Zuschlag**  
 Street:  
 Suburb: **Wilton**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

Wellington is a city growing at about 1 to 1.5%, which means that by 2050 about 300.000 people would call Wellington home. Public space is a very valuable and needs to be preserved for future growth. The total area has great potential to be an attractive outdoor Rec area if redeveloped in a way that shields from traffic. The proposed way is unacceptable as it reduces open space very much directly to its footprint. However the impact of the building goes even further due to its height of about 15meters, as it shades the area in front of it for large parts of the day, particular in the period between March and October. The lack of sunshine due to the buildings shadow diminishes the value of the open space in front of it even more. People prefer to be in the sun, especially in times when it is less intense.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

No building at all, rather screening of traffic in other ways, plenty of trees and benches, plus larger open space the enables outdoor activities.



What other comments or questions do you have?

#### Comments

The timing of the consultation process should have been made when the PWC building was completed, as this would allow for a far better assessment of the space and the impact of the PWC building on the area.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

### Submitter Details

First Name: **Jim**  
 Last Name: **McMahon**  
 Organisation: **Wellington Civic Trust**  
 Street:  
 Suburb:  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6143**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The Wellington Civic Trust has significant concerns about the proposed development of Site 9. This particular area represents a gateway to the waterfront and conveys a strong 'welcome to Wellington' message to visitors. We consider the proposed building design a missed opportunity to highlight the site's importance and represents a poor use of precious public waterfront land.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The Trust's concerns include: The Effect on the Public The building will effectively dislocate the heart of the city from the waterfront by creating an imposing visual barrier. We expect the proposed building will intrude into the view shafts (in breach of the District Plan), negatively affecting the protected views of the iconic Wellington harbour. We are also concerned the proposed building will shade the surrounding area, diminishing the amenity value of the waterfront for Wellingtonians,

including Kumutoto Plaza. Impact on Shed 13 We are concerned the height and scale of the proposed building will be overbearing in its relationship to Shed 13, a valuable heritage building which should remain as the centrepiece for the waterfront area. Height contradicts decisions by the Environment Court The height of the proposed development appears to exceed the permitted guidelines stipulated by the Environment Court. The Environment Court was explicit in stating that the maximum height of any building, including rooftop plant and structures, should be 19 metres above mean sea level for the northern half of the site and 16 metres above mean sea level to the south. In terms of height above ground level we consider the building will exceed the maximum height permitted by the Environment Court for the southern half of the site by almost 40% (or almost 80% for the rooftop plant).

---

What other comments or questions do you have?

#### Comments

The Wellington Civic Trust urges Wellington City Council to re-consider the proposed building design and its utilisation of a valuable open space. We wish to present our submission to Wellington City Council in person.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**

First Name: **Laurence**  
 Last Name: **Beckett**  
 Organisation: **4Sight Consulting**  
 Street:  
 Suburb: **Wellington Central**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6011**  
 Daytime Phone:  
 Mobile:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

We act for AMP Capital Investors Limited (AMPCI) which is the property manager for the owners (PSPIB Waiheke Incorporated) of the building located at 2-8 Waring Taylor Street and 109 Featherston Street (Part Lots 5 and 6 DP 1130). The building at 2-8 Waring Taylor Street and 109 Featherston Street (hereafter referred to as 109 Featherston St) is located on the opposite side of Waterloo Quay from Site 9 (North Kumutoto), approximately 35m away. Construction of a multi-storey building in the proposed location (Site 9) has the potential to adversely affect the amenity of the building at 109 Featherston St, and the tenancies within that building. The proposed Site 9 development also has the potential to impact on the future development potential of 109 Featherston Street.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

The degree of effects of the proposed Site 9 development on 109 Featherston St cannot be determined / quantified until such time as design details that accurately show the proposed height and position of the building are available. AMPCI therefore wishes to reserve its position with respect to the proposed development until relevant information is available. This includes building design plans and details, and any supporting reports that may form part of an AEE and resource consent application to Wellington City Council.

---

What other comments or questions do you have?

#### Comments

While insufficient information is available to enable AMPCI to confirm its position on the proposal, AMPCI does wish to be involved in, and make a presentation at, the meeting with Councillors that is scheduled for September this year. We note that the date of the meeting has not yet been confirmed. We would ask that AMPCI be advised as soon as the meeting time and date has been finalised.

---

#### Attached Documents

File
Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

**Submitter Details**First Name: **Rosemary**Last Name: **Christian**

Street:

Suburb: **Thorndon**City: **Wellington**Country: **New Zealand**PostCode: **6011**

Mobile:

eMail:

Wishes to be heard:

 Yes I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

 Submitter Agent Both**Submission**

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

I believe we need to keep all the open space on the waterfront as open space. This building offers nothing for the residents of Wellington although I'm sure it would be a great space for the privileged few to live/work. That is until the next major earthquake.

Overall, what is your level of support for the design of the proposed building at site 9?

Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Don't build it

What other comments or questions do you have?

Comments

Does anyone remember how unsuccessful the Queens Wharf shopping complex was? Why set people up to fail again?

### Submitter Details

First Name: **David**  
 Last Name: **Zwartz**  
 Street:  
 Suburb: **Kelburn**  
 City: **Wellington**  
 Country: **New Zealand**  
 PostCode: **6012**  
 Daytime Phone:  
 eMail:

Wishes to be heard:

- Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter  
 Agent  
 Both

### Submission

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9).

Overall, what is your level of support for the proposed building on site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What are your reasons for supporting/not supporting the proposed building on this site?

Comments

The Site 9 area should be kept as open recreational space to cater for the forecast increased growth of inner-city population.

Overall, what is your level of support for the design of the proposed building at site 9?

- Do not support at all  Not really supportive  Neutral  Supportive  Very supportive

What improvements or changes would you suggest for the design of the building?

Comments

Not in the least inspiring architecture (see Waterfront Framework page 11)

What other comments or questions do you have?

Comments

It is claimed that the new building is 'generally to scale with neighbouring premises.' This is untrue (see Proposal page 8). The proposed building shuts off 'views and glimpses of the harbour, and the hills beyond'. (Waterfront Framework page 13)

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

## Privacy statement - what we do with your personal information

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## Section 1 – your details

Your name*: <i>Billy Maguire</i>
Your email or postal address*:
You are making this submission: <input type="checkbox"/> as an individual <input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name: <i>My main boys</i>
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <p>1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 <b>Very supportive</b></p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <i>It looks cool.</i>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p>1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 <b>Very supportive</b></p>



4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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J003851

Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <i>Kristina Keogh</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?  1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive
2. What are your reasons for supporting/not supporting the proposed building on this site?  <i>great addition to Wellington's waterfront.</i>
3. Overall, what is your level of support for the design of the proposed building at site 9?  1 Do not support at all      2 Not really supportive      3 Neutral      4 Supportive      5 Very supportive

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke



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Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*: <b>MICHAEL KEOGH</b>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    <b>Very supportive</b></p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <p style="text-align: center;"><b>IT WILL BE A GREAT ENHANCEMENT TO WELLINGTON'S WATERFRONT.</b></p>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    <b>Very supportive</b></p>

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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2nd fold here

J003851

Free Post Authority Number 2199

**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*:	Theresa Keogh
Your email or postal address*:	Island Bay, wellington 6023
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						
2. What are your reasons for supporting/not supporting the proposed building on this site?										
This would be fantastic for Wellington's Waterfront.										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>Do not support at all</td><td>Not really supportive</td><td>Neutral</td><td>Supportive</td><td>Very supportive</td></tr></table>	1	2	3	4	5	Do not support at all	Not really supportive	Neutral	Supportive	Very supportive
1	2	3	4	5						
Do not support at all	Not really supportive	Neutral	Supportive	Very supportive						

4. What improvements or changes would you suggest for the design of the building?

I like the design

5. What other comments or questions do you have?

Wellington's waterfront is looking fantastic, keep doing what they are doing.

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J003851

Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke



FREEPOST 2199  
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PO Box 2199  
Wellington 6140



26 July 2017

File ref: 33002-177

Freepost 2199  
Amy Law (279)  
Wellington City Council  
PO Box 2199  
Wellington 6140

Email: [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz)

## HERITAGE NEW ZEALAND POUHERE TAONGA SUBMISSION ON THE DEVELOPMENT PROPOSAL FOR SITE 9

### Introduction

1. Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
2. Heritage New Zealand has been extensively involved in the variety of proposals for the North Kumutoto area. This includes Variation 11, the formation of the North Kumutoto Design Brief, and the resource consents for Site 8 and Site 10. Considering this history of involvement, and Heritage New Zealand's position as New Zealand's lead heritage agency, Heritage New Zealand is somewhat surprised that we have not been consulted earlier in this development process.

### Heritage value

3. North Kumutoto is an area rich in nationally significant historic heritage. Of particular importance to the proposed development is the nearby Shed 13. This building is a Category 1 Historic Place, which means it is of special or outstanding historic heritage significance or value. Built in 1905, the simple and elegant Shed 13 has played an integral part in Wellington's trading and commercial history. It remains an important part of the City's waterfront.
4. Site 9 is also within the proposed Wellington Harbour Board Historic Area, which is currently considered for entry onto the New Zealand Heritage List / Rārangī Kōrero. This area encompasses much of the Wellington waterfront. It recognises that the important heritage of this area forms a collective whole, and that its value is more than the sum of the individual heritage buildings and structures.
5. Heritage New Zealand also notes that there is the potential for archaeological material to be discovered in any earthworks. Accordingly, the Council should undertake an archaeological assessment and, if necessary, apply for an authority under the Heritage New Zealand Pouhere Taonga Act 2014.

### Potential impacts on heritage

6. Given the heritage significance of the area, Heritage New Zealand considers it imperative that any development is appropriately designed to avoid, remedy, or mitigate its adverse effects on historic heritage value.

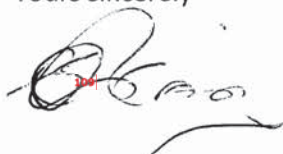


7. The information provided does not contain sufficient detail for Heritage New Zealand to be confident that the interface between the proposed building and Shed 13 will be sympathetic to historic heritage. It also does not provide details on how the proposal may affect key site lines to Shed 13, nor how it would relate to the proposed Historic Area.
8. Based on the limited information available to us, Heritage New Zealand is concerned about how the height and bulk of the proposed building may adversely affect Shed 13 and the surrounding historic environment. In particular, we note that the building height does not comply with that set in the North Kumutoto Design Brief. This Wellington City Council (Council) document sets a maximum height limit of 19m at the northern end of the building and 16m at the southern end (including roof top structures).
9. This height limit is based upon that established in the Environment Court appeal on Variation 11, with the intention being that it creates a stepping down in height to the lower Shed 13. The decision of the Environment Court reflects a considered approach designed to ensure development is in proportion to the surrounding historic environment and that it meets the principles in the Wellington Waterfront Framework. This framework states that new buildings in the North Queens Wharf Area will be in proportion to the heritage buildings, including Shed 13. Heritage New Zealand cannot see any rationale provided by the Council to justify heights over and above that established through the robust process already completed.

#### Conclusion

10. While Heritage New Zealand does not oppose building on site 9, we are very concerned that the Council has disregarded the considerable work done on determining appropriate height limits in the North Kumutoto. These limits respect historic heritage value and are included in Council's own documents. The proposal documents also do not provide sufficient detail to determine the extent of other adverse effects. In the absence of this information, Heritage New Zealand reserves its position on the proposed design, as it cannot be confident that the proposal will respect and promote the heritage value of one of Wellington's most important areas.
11. To address this, Heritage New Zealand wishes to meet with the Council to discuss the proposal prior to public notification and to have more detailed plans made available. The Council is also encouraged to contact the Regional Archaeologist, Kathryn Hurren, to discuss compliance with the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. She can be contacted at 04 494 8324 or at KHurren@heritage.org.nz.
12. Heritage New Zealand wishes to be heard in support of this submission.

Yours sincerely



Claire Craig  
General Manager  
Central Region  
Heritage New Zealand Pouhere Taonga

Address for Service:

Finbar Kiddle

Heritage Adviser Planning

Central Region

Heritage New Zealand Pouhere Taonga

Wellington 6140

# Submission on the North Kumutoto Site 9 Development Proposal

To the Wellington City Council

Wellington City Youth Council

**Note: We would like to appear in person to support our written submission**

Brad Olsen and Jack Marshall  
*On behalf of the Wellington City Youth Council*  
% Wellington City Council, PO Box 2199, Wellington 6140

## Introduction

The Wellington City Youth Council welcomes the opportunity to submit on the Site 9 Proposal. We have in the past supported the development of North Kumutoto, particularly open space on Site 8.

## The Proposal

Young people around Wellington are passionate about the incredible social amenity the Wellington Waterfront brings to the city. The developments already completed on North Kumutoto, and those both underway and planned, will add significant value to the surrounding area. We note the Environment Court decision limiting building heights and footprints in 2011, and support the positioning of the building on Site 9 that preserves the view shafts from the CBD to the water, in line with the Environment Court decision.

The Youth Council encourages Council to ensure possibilities for retail, food and beverage, and complementary outlets are located on the ground floor of the Site 9 building, providing services amenable to the public space situated alongside at Site 8 and the general waterfront walkway, given the close proximity.

We acknowledge that within an urban Central Business District (CBD), open space should be used effectively, and that this at times means building development. Of paramount importance in deciding on the form the development on Site 9 should take is that the public amenity value of the Waterfront must not only be retained, but enhanced to preserve public access, alongside providing both an enjoyable and functional multi-purpose public space.

The Youth Council acknowledges works both planned and underway to enhance the public space on North Kumutoto Site 8, and stress our support of designs for Site 9 that ensure linkages to this public space, allowing for a shared space for various activities. Central to this is the need to ensure adequate cross-planning between Site areas, to ensure all Sites are ‘tied together’ and present a united feel conducive to public use, rather than be conceptualised in isolation. We note the Council’s continuing work on this aspect of North Kumutoto.

We would note our concern that this building may contribute to channelling wind in the direction of Waterloo and Customhouse Quay at street level. We would ask that due consideration of the potential impact of this be considered, as the effects of such wind movements would dissuade pedestrians from using this area.

Noting the clear value of walkable transport paths in Wellington, especially those paths around the Waterfront, we would also ask that Council make a clear commitment to improving connection nodes linking to North Kumutoto, notably the pedestrian crossing that feeds onto the Waterfront in this area, nearest the NZ Post building. We note that this was identified as “critical to the success of the waterfront development” in the 2001 Wellington Waterfront Framework. Further, we encourage Council to ensure improved lighting is considered within the planning for this area, noting that at current this area is poorly lit at night, and is used extensively by many sports fans going to and from Westpac Stadium. Improved lighting would allow for better use of the space and increase safety given its location next to the Wellington Harbour.

## Summary

Overall, the Youth Council are supportive of the proposed development on North Kumutoto Site 9, noting our express desire to ensure and enhance public access is considered and incorporated throughout the development.

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**From:** Alana Bowman ·  
**Sent:** Thursday, 27 July 2017 9:40 a.m.  
**To:** BUS: SITE9  
**Cc:** Alana Bowman  
**Subject:** Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I respectfully submit the following:

City Shaper have failed again to provide any opportunity for meaningful engagement or consultation with the public and community organisations to determine the use of waterfront property or for this site in particular.

The information provided for a building on this site is vague and fails to even specify the height of the building proposed by Willis Bond.

The expense of the brochure produced by council should not be incurred by Council but by the developer.

No building should be built on Site 9.

No further buildings should be built on open space on the Wellington Waterfront.

I wish to speak to the proposal if the public is offered the opportunity.

Sincerely

Alana Bowman

Wellington



27 July 2017

Wellington City Council  
**WELLINGTON**

**E-mail:** [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz)

Dear Sir/Madam,

### **Submission on Proposed Development for Site 9, Wellington Waterfront**

Thank you for the opportunity to make a submission on the proposed development of Site 9 on the Wellington Waterfront.

Cornerstone Partners is a Wellington-based commercial property investment company owning various buildings through single asset owning companies. We own the building at 36 Customhouse Quay through our company 36 Customhouse Quay Limited and have some concerns about the proposed development on Site 9.

Although Cornerstone Partners does not object in principle to the proposed development of this high-value vacant site, we have concerns over aspects of the design and apparent height of this building.

#### **1.Environment Court Decisions:**

The design of this proposed building, as it currently stands, means it exceeds the maximum heights specified by the Environment Court. As we understand it, for Site 9, the Northern half of the site should have a maximum height of 19 metres above mean sea level and the Southern half of the site should be no higher than 16 metres above mean sea level.

The Environment Court was clear in its determination that any rooftop plant and associated structures should not exceed these maximum heights.

We are concerned that it appears to us that the proposed building will be significantly higher than that permitted by the Environment Court and that the plant room essentially adds another floor on top in its effect on view. This will



impact on the views our tenants enjoy from the lower floors of the building at 36 Customhouse Quay.

## **2.The Proposal & the City's District Plan:**

In our view, the proposed building is contrary to the Wellington City Council's own District Plan in that the proposed building does not comply with the view shafts to the North and South of site 9.

In addition, Shed 13 is an important heritage building and we are concerned that the height of the proposed development will overpower this landmark.

## **3.The Impact on Value of 36 Customhouse Quay:**

The non-complying aspects of the proposed building on site 9 will impact our tenants' views from the lower floors in our building which will have an effect on the property's value.

With the proposed building, once completed, exceeding permitted maximum heights for this site it will block views for our property and other buildings nearby.

## **4.Conclusion:**


The height of this proposed building, the impact on important view shafts, and its effect on the value of our property is unacceptable.

We look forward to hearing from you in due course.

Yours faithfully,  
**Cornerstone Partners Limited**

Andrew Cotterrell  
CEO & Legal Director



<p><b>Name:</b> Geraldine Murphy, Deputy Chair  <b>Contact number:</b>  <b>Email address:</b>  <b>Submission is on behalf of Inner City Wellington (ICW)</b>                  28 July 2017</p>	 <p><b>INNER-CITY</b>  <b>WELLINGTON</b> <small>Te Reo Pokapū o Pōneke</small>                  VOICE OF TE ARO AND WELLINGTON CENTRAL</p>
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**Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront**

**Q1. Level of support for proposal**

ICW’s submission reflects the responses of the 28 members who responded to the survey. The majority (18, 64%) support or strongly support the proposal, with 9 (32%) opposing or strongly opposing, and 1 (4%) neutral.

**Q2. Reasons for support/not supporting proposed building**

Respondents could select more than one option.

Supporting (Total respondents 18)	Number selecting	Not supporting (Total respondents 9)	Number selecting
Proposed use of whole Site 9 (mix of open, public & private use)	14	Want the area to be all open space	4
Like design of open space	12	Want more green space in that area	6
Like design of the building	11	Do not like design of the building	1
Think it fits with other development in the area	15	Do not support any building development on the waterfront	7
Other: area around Meridian is well used, hopefully new development will be as good; provides separation from busy traffic congested Jervois Quay to the waterfront walkway; like the look of the building and think it will fit in with others around it, as well as look of waterfront area.		Other: overbuilding this area detracts from the reason people go to the waterfront, which is a main attraction in this part of the city; waterfront has enough buildings – these are valuable sites and we do not hear anything about what the developers and new owners are paying the city; once the PWC Building is up, the area will be quite crowded – we should not build any more buildings around that area.	

There was one respondent who was neutral/ambivalent as the design of the area and building neither excited or worried them, and they were not really affected as they don’t use that area of the waterfront much.

Five respondents, who had selected oppose/strongly oppose also commented, selecting: my feedback won’t change the result; that creating a canyon of buildings will suppress the feeling of wide open space that exists in this part of the waterfront and which people enjoy.

**Q3. Overall, what is the level of support for the design of the proposed building at Site 9?**

Eleven of the 18 respondents who supported/strongly supported the proposal selected the option ‘liked the design of the building’.

**Q4. What improvements of changes would you suggest for the design of the building?**

22 out of the 28 respondents answered this question and could select multiple options. Six respondents selected 'nothing needs to change'.

In response to our question of how the design of the area be improved, three respondents selected reduce the height of the building (2) and change the design of the building (1). One respondent also commented 'more food caravans, not food courts. More sculptures and art, less building. People come here to get away from office blocks and enjoy a different dynamic'.

Other improvement suggestions were:

Traffic:

- Restrict vehicle access to service vehicles and taxis and make it one way (9), with one respondent also stating that restricting vehicle access would be good, but not for bikes.
- Require cars entering the underground carpark to use the entrance opposite Brandon St (10)
- Mixed vehicle/pedestrian use of Whitmore Plaza limits the flexibility to create sheltered areas for seating in that area from wind and sun (other)

Open space

- Put some of the open area in grass (11)
- Have more trees in Whitmore Plaza (13)
- Have more seating areas in Whitmore Plaza (12)
- Provide some protection from the wind that funnels through the area and cover over the walkways for rainy days so it's more viable to walk along the waterfront from the station to Courtenay/Te Aro/Mt Victoria areas.

**Other comments**

While the consultation has been purposely limited to the building for the resource consent process, the responses show that ICW members have ideas to improve how the whole area works together. Work has already started on the public space nearest the water (by the Kina sculpture). Hopefully our feedback on how the open spaces interact will still be considered given the early stages of development of the open area.

**Demographics of respondents**

- 21 Residential owner-occupier in inner city
- 1 Residential tenant in inner city
- 2 Business/organisation property owner-occupier in inner city
- 2 Business /organisation tenant/lease in inner city
- 2 not answered

28 (9%) of 319 members

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**From:** Katie Underwood  
**Sent:** Friday, 28 July 2017 11:59 a.m.  
**To:** BUS: SITE9  
**Subject:** Site 9 submission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for the opportunity to submit on the proposed development of site 9.

I don't see how this building can be viable. The proposal for a building on site 10 was only viable if they exceeded the height limit and had huge site coverage. Using the same argument, there is no way the building on site 9 can be a viable commercial proposition. I also question the need for a new building on the waterfront (public space) when there are several new office blocks being built in close proximity.

I am also pretty sure that a high rise building on this site isn't in accordance with the Waterfront Framework. It will block views and vistas from the city and block the waterfront from anyone who isn't standing by the sea.

In addition to this a building on this site will not be sympathetic/in character to the area "the character of the area will be of squares, lanes and any new buildings in scale with the heritage buildings such as Shed 21 at the northern end and the Queens Wharf apartments and Sheds 11 and 13 at the southern end' as noted on Page 32 of the Framework.

There has been limited opportunity to provide meaningful engagement or consultation with the public and community. Surely it would be possible for City Shaper to directly contact those that have submitted before, regardless of their views, to have a say in further determining the use of waterfront property or for this site in particular. The environment court has been quite specific previously about meaningful consultation. This doesn't appear to have been applied here again.

The height of this building is not specified so how are submitters able to comment on the building, the information is limited and does not cover off what should be provided to make an informed meaningful decision.

I believe that there should be no building on site 9 and it should be included as public space. There are more and more people living in the central city and recreational space is needed. Leave the waterfront alone.

I wish to speak to the proposal if the public is offered the opportunity.

Catharine Underwood

Brooklyn  
Wellington 6021

## NEWCREST

### Submission on proposed development on Site 9, Wellington Waterfront

28 July 2017

#### 1. Details

Your name : Andrew Fraser / Lincoln Fraser

Email:

We are making this submission on behalf of Newcrest Limited

We would like to make an oral submission to the Councillors

Phone:

#### 2. About Newcrest

Newcrest welcomes the opportunity to provide a submission to the Wellington City Council on the proposed development for Site 9 on the Wellington Waterfront.

Newcrest is a New Zealand family-owned company which has been developing award-winning high-quality commercial, residential, industrial and retail properties throughout New Zealand for more than a quarter of a century. Newcrest has had an office in Wellington for most of that period. We specialise in creating attractive, energy efficient buildings that minimise their impact on the environment.

Newcrest is currently managing the development of 20 Customhouse Quay, which is owned by 20 Customhouse Quay LP. Newcrest also manages a property at 1 Whitmore Street, which is owned by Balfour Whitmore Limited and Wilton CQ Limited. We are supportive of a vibrant Wellington waterfront.

#### 3. Opposition to proposed development for Site 9, Wellington Waterfront

Wellington City Council and Willis Bond are proposing a five-level building along Customhouse Quay on Site 9 Kumutoto, a high-profile vacant site on Wellington's waterfront.

Newcrest as an owner and developer of neighbouring properties is not opposed to the development of the site in principle. However, Newcrest is opposed to aspects of the proposal as currently designed for the following reasons:

#### **a. It does not comply with Environment Court determinations**

The proposal is for a building with the same number of floors and almost the same height as the Site 10 building currently in construction, which is not what the Environment Court intended.

For Site 9, the Environment Court has stated that the northern half of the site should have a maximum height of 19 metres above mean sea level and the southern half of the site should be no higher than 16 metres above mean sea level. It is clear from the relevant decision that those heights are maximum heights and therefore are intended to include any plant and roof top structures. However, the proposed building exceeds the maximum heights for the site by up to 8.5 metres for the roof top plant and up to 5 metres in other areas. That is unacceptable.

It should also be noted that in 2013 Willis Bond proposed a building structure of 25.7 metres for the neighbouring Site 10 location, despite the Environment Court specifying that the maximum height should be 22 metres. The height was later reduced after negative public reaction. In the case of Site 9, the extent of infringement in the proposed design is more serious.

#### **b. It is contrary to the District Plan**

The proposal is contradictory to the Wellington City Council's own District Plan and the Council's own previously stated objectives for the site. The proposed building would intrude into two of the view shafts prescribed by the District Plan.

#### **c. It would detract from Wellington's heritage**

The lack of the required step down to 16m from near the mid-point of the site means that the new building would overwhelm and dominate the neighbouring historic Shed 13 to the detriment of Wellington's heritage, something that the Environment Court and previous schemes on the site have sought to preserve.

#### **d. It will reduce the value of neighbouring properties**

The building, once complete, would obstruct views of the waterfront from properties we own and some other nearby buildings. The extra height above the permitted maximums, together with the view shaft intrusions, would significantly affect nearby properties including the new building at 20 Customhouse Quay, robbing tenants of valuable views of the Wellington waterfront, harbour and landscape beyond. The result would be a substantial loss of value from the neighbouring properties; some of that value would be transferred to Site 9. The owners of the nearby buildings, including the owners we represent, rely on the Council to enforce the provisions of the District Plan and to respect the Environment Court's previous decision on the matter in order to preserve, as far as it would be reasonable to expect, the value of their investments.

**e. It will reduce public enjoyment**

The proposed building would intrude into view shafts along the Wellington waterfront and rob Wellingtonians of views of their harbour that the District Plan intended to preserve for all time. A building of this scale would provide a significant visual barrier, isolating this important area from the city.

The proposal would also dominate and shade the public open space at Kumutoto, undermining the significant investment in this area for public enjoyment.

**4. Conclusion**

Newcrest is grateful for the opportunity to outline its submission to the proposed development on Site 9 on the Wellington. Newcrest would welcome the opportunity to present to the Wellington City Council in person.

28 July 2017

Amy Law (279)  
Wellington City Council  
Freepost 2199  
P.O. Box 2199  
Wellington 6140  
site9@wcc.govt.nz

**Re: Development proposal for Site 9, Wellington Waterfront**

This submission is from the Architectural Centre, an incorporated society dating from 1946, which represents both professionals and non-professionals interested in the promotion of good design.

We have the following comments to make regarding the development proposal for Site 9 on Wellington Waterfront:

1. The Wellington City Council has a **Low Carbon Capital Plan 2016-2018** (LCCP) (October 2016)<sup>1</sup> which is less than a year old. It identifies "building energy use and private transport" as the areas where Wellington city can mostly make a difference today (LCCP p. 9), and asserts that "**if we don't stop creating the problem then our adaptation challenges become even more difficult**" (LCCP p. 12). It also states that currently 38% of Wellington city's emissions are from stationary energy (LCCP p. 17) - which includes building energy-use, and positions the council as "Leading by example" (LCCP p. 22).
2. We support the council's ambitions in the Low Carbon Capital Plan, but we do not see that it substantially translates into this project for Site 9. The council indeed (rather than just in word) needs to lead by example. **Council developments must be Zero Net Carbon** (ZNC) if Wellington is going to have a viable low carbon emissions future. By this we mean net zero construction emissions and net zero operating emissions proven by independent life cycle analysis. Including relevant analysis as part of any future resource consent application would assist in demonstrating that the council actually does care about energy-use and reducing our collective emissions. If the Council can't be assertive and progressive in this area then who can? Stating double-glazing and insulation are to be used in a building just doesn't cut it anymore - that's simply meeting very minimum requirements. It is common practice in buildings these days to have insulation and double-glazing. **This is not leading by example but being dragged along by the conservative apron strings of the Building Code.** ZNC building is defined as "a highly energy efficient building that produces on-site or procures, enough carbon-free renewable energy to meet the building operations energy consumption annually." Architecture 2030, for

<sup>1</sup> WCC "Low Carbon Capital Plan 2016-2018"  
<http://wellington.govt.nz/~media/services/environment-and-waste/environment/files/low-carbon-capital-plan-2016-2018.pdf?la=en>

example, has a brief statement outlining this.<sup>2</sup> This is the standard the Council must achieve to have integrity in relation to Climate Change.

3. It's nice that the council is planning to have passive solar power (Site 9 p. 7) - but what exactly does this mean? Sunlight through the windows? or sufficient photovoltaics to power the building's energy needs all year long? The detail on this is so vague **it is hard not to see this as green-washing.**<sup>3</sup> This building is an opportunity to promote a partial green roof, rooftop water collection, grey water recycling, car sharing, electric vehicle charging, bike parking and *not* adding to conventional basement car parking (Site 9 p. 4).
4. Your Low Carbon Capital Plan explicitly queries the value of minimum parking requirements (LCCP p. 15). We cannot see a need for CBD buildings to provide car-parking, and note that Astelia Hotel has demonstrated the viability of this. The council needs to **promote urban life without car ownership and without car parks** which spend most of their life entertaining vacant space. Car-sharing, car-hire and taxis are viable supplements to regular PT use, walking and cycling.
5. The high levels of glazing (even when double-glazed) are a cause for concern when there is no plan, because there is no designated function yet. This amount of double-glazing will not ameliorate **the sins of glazing in terms of winter heat-loss and summer heat-gain**, and could be particularly worrying for residential (apartment and hotel) functions. We strongly recommend the reduction of glazing on the building because of its demands on energy. G7 of the building code (Natural light) needs to be considered to be a maximum (rather than a minimum) for natural light in order to minimise energy-use. The proposal of an exterior without any idea of how the interior will function also undermines any substance to the viability of their being "environmentally sustainable design" (p. 7). It is important to know what is meant by this term: "environmentally sustainable design" in this context. **What is the performance of the building in terms of energy and thermal comfort?**
6. The building is proposed for an environmentally tough site. Wind in particular can be an issue on the waterfront. How is this addressed in the design? How does the design meet the WCC Wind Design Guide? Will it improve the wind environment or not? Information regarding the impact of the building on the microclimate of public spaces around the building (e.g. wind and sun) would be helpful for a proper consultation.
7. The building's location on the waterfront, and within an area liable to flooding from sea level rise and/or tsunami, makes this building vulnerable. How does the design anticipate such issues in a resilient manner, and what are the potential liabilities for the Council? We also note that the design should anticipate the completion of the northern section of the harbourfront promenade, and any possible effects this might have on this building and its relationship to context.
8. As noted above, the proposed is for a building which currently has no use. Instead it is stated that there will be 4,000 sqm of lettable space (Site 9 p. 4), which may be "high quality commercial office space, serviced

<sup>2</sup> "Zero Net Carbon (ZNC) Building"

[http://www.architecture2030.org/downloads/znc\\_building\\_definition.pdf](http://www.architecture2030.org/downloads/znc_building_definition.pdf)

<sup>3</sup> as defined by Wikipedia green-washing is "a form of spin in which green PR or green marketing is deceptively used to promote the perception that an organization's products, aims or policies are environmentally friendly." <https://en.wikipedia.org/wiki/Greenwashing>



apartments or a boutique hotel" (p. 5). At this point it seems vital to state the obvious: "What are the current needs of the city?" We have been, for most of this year, greeted daily with outcries for more housing, the increasingly the plight of the homeless, and intermittent responses from the Mayor and the Deputy Mayor claiming that **addressing housing supply**, social housing and affordable housing is top of the council agenda. We have been told that the housing crisis will take years to address and we are playing catchup. Owners of inner city office buildings are encouraged to convert them into housing. The stunningly obvious question to ask is: **why are we not addressing issues of housing need in this development?**

9. We are pleased that it is proposed that the ground floor be publicly accessible - well only half of it. But it appears that the focus will be commercial. **Is public space really public if you have to buy something in order to justify being there?** What space (and how much) will be available for people to use without pressure to spend money?
10. In a related matter, the proposal is light on what public facilities will be available. Will there be free wifi? free public toilets and changing sheds? free tourist information? a citizen advice bureau? ... Public access to a commercialised ground floor is not enough. **This is a public building. The best bit will be the rooftop. This needs to be accessible to the public too** - perhaps with some free viewing space, and a small cafe?
11. The document states that: "The design for site 9 takes strong cues from its historical maritime context" (p. 7). This is not evident in the design in any way. It just appears to be an average office block - be honest about it. It is not particularly adventurous or progressive in design terms; but aesthetically it is sufficient. More important than a faux heritage argument is an understanding of how the building will aesthetically and formally work in relation to the other structures of the waterfront (past, current and future) and its relationship to the CBD.
12. We have found that the consultation information is insufficient at a number of levels. The images of the building, for example, are deceptive. Glass seen from the outside of buildings is usually perceived as dark (black or grey) not transparent. This suggests the need for more accurate drawings for any future resource consent process. The text is shallow and needs more detail to support its claims. Saying something is "environmentally friendly" does not automatically achieve this. Give us the data and analysis to show that the building will actually be a positive contribution to the environment. **Give us a truly public architecture which the city can be proud of**, and one which has integrity aesthetically, environmentally and civically as a meaningful contribution to public space on the ground floor and on the best viewing platform of the roof. But also give us a building which is really needed in this time of housing shortage. **Show us some leadership.**

Thank you for this opportunity to comment on the proposed development for Site 9 on the waterfront at North Kumutoto. If you have any questions please do not hesitate to contact me.

Yours faithfully



Christine McCarthy  
President, Architectural Centre  
arch@architecture.org.nz

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**From:** Milton Hollard  
**Sent:** Friday, 28 July 2017 4:12 p.m.  
**To:** BUS: SITE9  
**Subject:** SITE 9

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose the proposed development on the waterfront at Site 9, North Kumutoto.

The buiding fails to comply with the height restrictions recommended previously by the Environment Court. It is disgraceful that this breach is kept quiet about in the consultation document and that the Council is complicit with the architects and developer Willis Bond in allowing this to happen. It says a lot about the failure of councillors to bring staff and others to account and for ntheir disregard for the Court.

I recommend--

- 1 That the proposal does not proceed; and
- 2 That City Shapers be disestablished.

Milton Hollard

Kelburn, Wellington 6021

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**From:** Jacky du Fresne  
**Sent:** Friday, 28 July 2017 4:22 p.m.  
**To:** BUS: SITE9  
**Subject:** Feedback on Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From what I can glean — writing this in a hurry to catch the deadline having just got home from 3 week's absence — I am not in favour of this proposal. I do like the look of it and features like sheltered walkway, facilities for walkers and cyclists... but real clear information is scanty. Eg. Its height, relationship to outside, whether it provides sheltered courtyard public sitting places , its uses (do we need more cafes and restaurants?), etc I would like to know more.  
I intend to make a submission later.

Jacqueline Haydn

Pukeahu 6021



**Wellington Chamber of Commerce Submission  
to Wellington City Council  
on its Site 9, North Kumutoto consultation  
July 2017**

## **ABOUT THE CHAMBER**

The Wellington Chamber of Commerce (the Chamber) has been the voice of business in the Wellington region for 161 years since 1856 and advocates for policies that reflect the interest of Wellington's business community, in both the city and region, and the development of the Wellington economy as a whole. We are also the hub Chamber for the lower North Island, and work with the Taranaki, Hawke's Bay, Dannevirke, Manawatu, Whanganui, Wairarapa, Kapiti, Porirua and Hutt Valley Chambers of Commerce.

The Chamber is accredited through the New Zealand Chamber of Commerce network and as part of our wider organisation is also one of the four regional organisations of BusinessNZ. Our organisation also delivers membership services through Business Central to the Central New Zealand region, and ExportNZ to Central New Zealand.

## **OVERVIEW**

The Chamber welcomes the opportunity to submit on Wellington City Council's Site 9, North Kumutoto consultation. We welcome the wider development of North Kumutoto, bringing improvements to the surrounding public spaces.

The Chamber is very supportive of the general direction of the wider Wellington Waterfront development. The programme of work since 2001 has helped make Wellington an attractive place to work, live and visit and so has enhanced both the local economy and the business environment. We welcome the emphasis on public spaces surrounded by low-rise, mixed-use buildings incorporating residential, commercial, retail and hospitality activities. However we are concerned that this consultation does not include financial implications, and would strongly encourage this information be made available.

## **SITE 9, NORTH KUMUTOTO**

The Chamber supports Wellington Waterfront Framework intent that the waterfront ought to be "... a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations." We agree, that the waterfront is a central part of "Wellington's identity, an important visitor attraction, a well known civic place, leisure space and business location."

We would like to take this opportunity to comment on the use of the site 9. Given the need for a five star hotel in Wellington and the prime waterfront location offered by Kumutoto, we think this would be an excellent use of the site. The Chamber is on the record having long-



advocated that the design brief of the wider North Kumutoto area should have accommodated such a hotel and that it be actively pursued as part of this commercial development.

The Chamber is concerned that this may be another missed opportunity, developing another office building on Wellington's waterfront rather than a hotel, particularly in light of Wellington's successful growth as a visitor destination. We would support the option put forward in the proposal that instead of commercial office space, that it be better used for high quality serviced apartments or a boutique hotel.

In this regard, we were also disappointed that the proposal for the Shipwreck museum was also not progressed, given the potential success of this visitor attraction, the generosity of those involved, and locality to other tourist attractions.

We are supportive of the design, and the purported environmental and resilience features. We are also supportive that the space will continue to support visitor, leisure and cultural activities and provide quality shared space. However, without financial details we are unable to comment further, or in any substance, on whether the project will provide a return on investment or be of benefit to the ratepayers, in particular, benefit to the commercial ratepayers of Wellington City who pay 47% of the total rate take, while only making up 21% of rateable property. We would strongly recommend that financial information be included and that this information is made available as soon as possible, to ensure the project can be supported.

Wellington City Council  
PO Box 2199  
Wellington 6140  
New Zealand  
Amy Law (279)

28 July 2017

Dear Amy

### **Site 9: Submission on the proposal for a new building at site 9, North Kumutoto, Wellington Waterfront**

I feel the Wellington Waterfront has a significant civic role and destination space for the Wellington region.

I have reviewed the proposed new building at site 9, North Kumutoto, Wellington Waterfront (proposed development) and make the following submission.

#### **Building Height**

My assessment shows that the proposed development is likely to exceed the District Plan maximum height limits for the area. The District Plan was designed to protect the nature of the waterfront area and preserve the predominant scale of the existing buildings. The proposed development appears to exceed these limits by at least 1.5 storeys. This is likely to be to the detriment of the surrounding urban landscape and in our opinion is not compatible with the surrounding buildings on this stretch of the Wellington waterfront.

**Recommendation:** that the building height is restricted to that detailed in the Wellington City District Plan 13.6.3.1.

#### **Waterfront & City connectivity**

Our assessment also shows that the proposed development will cut into View Shafts 4 and 5 as allocated by the District Plan (Chapter 13 (13.6.3.3), Appendix 11). These view shafts are essential to the value and permeability of the surrounding area. The view both from the Jervois Quay, the surrounding buildings and through the open public areas provides a connection to the waterfront and back to the orthogonal grid of the city. I feel that by intruding into these view shafts the proposal unnecessarily restricts that valuable connection between city and sea that the District Plan preserves.

**Recommendation:** the building envelope needs to be better designed to be more sympathetic to these view shafts and retain the aesthetic of the surrounding area.

Thank you for your consideration. I am available to discuss these concerns and feel these items should be carefully considered in any Resource Consent granted to the development.

Kind regards,

Maurice Clark, ONZM, BSc (Eng)



# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](#), email your thoughts to [site9@wcc.govt.nz](#) or post this form to us (no stamp needed). Tell us what you think by pm, Friday 2 July 2011.

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## Section 1 – your details

Your name: <b>Aurice Lar</b>
Your email or postal address:
How are you making this submission? <input type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation (your organisation's name)
Would you like to make an oral submission to the councillors? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged.

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](#).

<b>1 Overall, what is your level of support for the proposed building on site 9</b>										
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<b>2 What are your reasons for supporting / not supporting the proposed building on this site</b>										
<p><b>Building Height</b>          My assessment shows that the proposed development is likely to exceed the District Plan maximum height limits for the area. The District Plan was designed to protect the nature of the waterfront area and preserve the predominant scale of the existing buildings. The proposed development appears to exceed these limits by at least 1.5 storeys. This is likely to be to the detriment of the surrounding urban landscape and in our opinion is not compatible with the surrounding buildings on this stretch of the Wellington waterfront.  <b>Recommendation:</b> that the building height is restricted to that detailed in the Wellington City District Plan 13.6.3.1.</p> <p><b>Waterfront &amp; City connectivity</b>          Our assessment also shows that the proposed development will cut into View Shafts 4 and 5 as allocated by the District Plan (Chapter 13 (13.6.3.3), Appendix 11). These view shafts are essential to the value and permeability of the surrounding area. The view both from the Jervois Quay, the surrounding buildings and through the open public areas provides a connection to the waterfront and back to the orthogonal grid of the city. I feel that by intruding into these view shafts the proposal unnecessarily restricts that valuable connection between city and sea that the District Plan preserves.  <b>Recommendation:</b> the building envelope needs to be better designed to be more sympathetic to these view shafts and retain the aesthetic of the surrounding area.</p>										
<b>Overall, what is your level of support for the design of the proposed building at site 9</b>										
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Do not support at all	Not really supportive									

**What improvements or changes would you suggest for the design of the building**

See comment 2

**What other comments or questions do you have**

N/A

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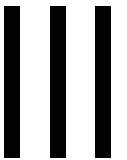
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## Section 1 – your details

Your name*: <b>MARK FORSYTH</b>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

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4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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Wellington 6140

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Your name*:	<i>M KERWIN</i>
Your email or postal address*:	
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	
<input type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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2. What are your reasons for supporting/not supporting the proposed building on this site?										
<i>OK as long as it's built with design not a block of concrete + windows</i>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
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4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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## Section 1 – your details

Your name*: <b>STEPHAN RUPP</b>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

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1. Overall, what is your level of support for the proposed building on site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>
2. What are your reasons for supporting/not supporting the proposed building on this site? <p style="text-align: center;">It is an improvement on the current situation, which is a car park! The building fits in nicely, go ahead!</p>
3. Overall, what is your level of support for the design of the proposed building at site 9? <p style="text-align: center;">1                      2                      3                      4                      5 Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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## Section 1 – your details

Your name*:	Alan Benton
Your email or postal address*:	
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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2. What are your reasons for supporting/not supporting the proposed building on this site?										
<ul style="list-style-type: none"><li>- Good use of space</li><li>- Scale of buildings is reasonable</li><li>- Aesthetically pleasing</li><li>- promotes pedestrian activity as opposed to motor vehicles.</li></ul>										
3. Overall, what is your level of support for the design of the proposed building at site 9?										
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4. What improvements or changes would you suggest for the design of the building?

N/A

5. What other comments or questions do you have?

Improved pedestrian access between CBD + waterfront. (in general). Especially from train station. - underpass/subway?

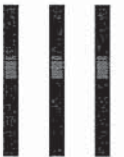
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## Section 1 – your details

Your name*:	MS S.F. MCINTYRE
Your email or postal address*:	PINEHAVEN, UPPER HUTT, 5019
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input type="checkbox"/> Yes <input type="checkbox"/> No
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2. What are your reasons for supporting/not supporting the proposed building on this site?	<p>To make any comment on the proposed new development on site 9, North Kumutoto, I would require much clearer information, ie. height of proposed building and public access, etc. Poor information appears to be a growing tendency.</p>
3. Overall, what is your level of support for the design of the proposed building at site 9?	<p>1                      2                      3                      4                      5</p> <p>Do not support at all    Not really supportive    Neutral    Supportive    Very supportive</p>

4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

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## Section 1 – your details

Your name*: <b>Brian Burrells</b>
Your email or postal address*: <b>MARAKAI WELLINGTON 6021</b>
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

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<b>1</b> Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive	
2. What are your reasons for supporting/not supporting the proposed building on this site? <b>ANY ADDITIONAL BUILDINGS BLOCK MORE OF THE MARBOUR VIEWS FROM THE CITY (CBD)</b>					
3. Overall, what is your level of support for the design of the proposed building at site 9? <table><tr><td><b>1</b> Do not support at all</td><td>2 Not really supportive</td><td>3 Neutral</td><td>4 Supportive</td><td>5 Very supportive</td></tr></table>	<b>1</b> Do not support at all	2 Not really supportive	3 Neutral	4 Supportive	5 Very supportive
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4. What improvements or changes would you suggest for the design of the building?

5. What other comments or questions do you have?

Refer to my comments to  
 Question 1 - ie NO MORE BUILDINGS  
 BLOCKING MORE AND MORE VIEWS  
 WHAT DETAILS IT HAVE TO BE PAID OFF  
 THAT WOULD MAKE IT DESIRABLE TO GET INCOME  
 FROM LEASE OF THE LAND ..

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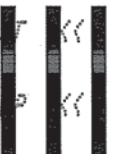
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## Section 1 – your details

Your name*: <i>MRS L.M. BURRELL</i>
Your email or postal address*: <i>HATAITAI WELLINGTON 6021</i>
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

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2. What are your reasons for <u>supporting/not supporting</u> the proposed building on this site? <i>it is yet another building to block the already restricted views from the CBD of the Harbour, Oriental Bay &amp; skywards to Mount Victoria.</i>					
3. Overall, what is your level of support for the design of the proposed building at site 9?  <table><tr><td><b>1</b> Do not support at all</td><td><b>2</b> Not really supportive</td><td><b>3</b> Neutral</td><td><b>4</b> Supportive</td><td><b>5</b> Very supportive</td></tr></table>	<b>1</b> Do not support at all	<b>2</b> Not really supportive	<b>3</b> Neutral	<b>4</b> Supportive	<b>5</b> Very supportive
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4. What improvements or changes would you suggest for the design of the building?

Just dont build it.

5. What other comments or questions do you have?

There is NO NEED for anymore  
Commerical buildings on the waterfront.

KEEP IT AS OPEN SPACE.

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Wellington 6140

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

We want to hear your views on the proposal for a new five-level building at site 9, North Kumutoto, Wellington waterfront. You can answer these questions online at [wellington.govt.nz/site9](http://wellington.govt.nz/site9), email your thoughts to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Friday 28 July 2017.**

## Privacy statement - what we do with your personal information

All submissions (including name and contact details) are provided in their entirety to elected members and made available to the public at our office and on our website. Personal information will also be used for the administration of the consultation process including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

## Section 1 – your details

Your name*: <i>Pauline &amp; Athol Swann</i>
Your email or postal address*:
You are making this submission: <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*:

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?  <table><tr><td><b>1</b> Do not support at all</td><td><b>2</b> Not really supportive</td><td><b>3</b> Neutral</td><td><b>4</b> Supportive</td><td><b>5</b> Very supportive</td></tr></table>	<b>1</b> Do not support at all	<b>2</b> Not really supportive	<b>3</b> Neutral	<b>4</b> Supportive	<b>5</b> Very supportive
<b>1</b> Do not support at all	<b>2</b> Not really supportive	<b>3</b> Neutral	<b>4</b> Supportive	<b>5</b> Very supportive	
2. What are your reasons for supporting/not supporting the proposed building on this site?  <i>See attached</i>					
3. Overall, what is your level of support for the design of the proposed building at site 9?  <table><tr><td><b>1</b> Do not support at all</td><td><b>2</b> Not really supportive</td><td><b>3</b> Neutral</td><td><b>4</b> Supportive</td><td><b>5</b> Very supportive</td></tr></table>	<b>1</b> Do not support at all	<b>2</b> Not really supportive	<b>3</b> Neutral	<b>4</b> Supportive	<b>5</b> Very supportive
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4. What improvements or changes would you suggest for the design of the building?

See attached

5. What other comments or questions do you have?

See attached

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2nd fold here

J003851

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**Wellington City Council**  
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Wadestown

Wellington 6012.

17<sup>th</sup> July 2017

PROPOSAL FOR A NEW BUILDING AT SITE 9, NORTH KUMUTOTO, WELLINGTON WATERFRONT.

Thank you for the opportunity to express our views on the proposal for a new 5 level building on Site 9, North Kumutoto, Wellington Waterfront and we would question the need for more office space as just across the road there are three new office blocks under construction.

We are totally opposed to a high rise building on this site and would refer you to Page 20 of the Waterfront Framework where it states "Important views and vistas from the city to sea will be protected and important new ones created".

What a farce as Page 8 of the North Kumutoto Development proposal for Site 9, it states "the proposed building is generally in scale with neighbouring premises. The views from Customhouse Quay coming from the north, along with the construction on Site 10 will almost block out the Harbour, Eastbourne Ferry Terminal, Oriental Bay and the Mt Victoria St Gerard's Monastery.

On Page 32 of the Framework it states "the character of the area will be of squares, lanes and any new buildings in scale with the heritage buildings such as Shed 21 at the northern end and the Queens Wharf apartments and Sheds 11 and 13 at the southern end.

We would like to quote from a report by Russell Murray, Conservation Architect in 2008 on Heritage values. The old waterfront buildings in the Kumutoto area have high architectural values and interest. The collection is important as a representative group that illustrates the development and use of the historic working waterfront. 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 the city. In summary the Kumutoto area and its wider setting is of high historic significance and has important social, architectural, technical and archaeological values. Sadly with the Meridian, Sheds 11 and 13 are now blocked out from the sea and all that remains is a delivery lane!

In May 1996 Ann Breen and Dick Rigby from the Waterfront Centre, Washington DC made a number of recommendations to a waterfront forum saying that Wellington had reached a critical point in deciding what to do to create a superlative waterfront which included an interior winter garden so people could enjoy the harbour views during the winter, displays on the maritime heritage of the harbour, facilities to house environmental and maritime education programmes and new and expanded play areas.

In 2008 yet another recommendation from Cathy Simon, an American architect on the subject of "are we getting it right" made the point what an asset our waterfront is and should be the major open space and that views from the harbour to the waterfront are also important.

Finally would like to quote from a USA Planning commissioners journal in 2001 – small scale improvements can be more effective as drawing people in to spaces than BIG BUCK projects. Amenities such as vending carts, outdoor café tables/umbrellas and chairs are relatively inexpensive to host a range of events. Plazas and squares in Europe fitting this description have been seen to which the public is drawn.

We would like to make an oral submission

Yours sincerely

The image shows two handwritten signatures in blue ink. The signature on the left is 'Pauline Swann' and the signature on the right is 'Athol Swann'. Both are written in a cursive, flowing style.

Pauline and Athol Swann

28 June 2017

Waterfront Watch Inc

Courtenay Place  
Wellington 6149

Email:

Amy Law  
Assistant Project Manager  
City Shapers  
Wellington City Council

### **Feedback Submission**

Proposal by developers Willis Bond & Co to construct a building on Site 9  
Wellington Waterfront

Waterfront Watch considers this current request for feedback unfortunately lacks basic information to allow either us or the public to make a considered contribution. The following details have not been disclosed:

1. ground level m2 rateable area of site (footprint)
2. first floor total m2
3. any encroachments on view shafts
4. maximum height of the building
5. purpose of the building

Without the foregoing information we are unable to contribute meantime and do not support this building.

Yours sincerely,



Victor Davie  
President

# Proposal for a new building at site 9, North Kumutoto, Wellington Waterfront

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## Section 1 – your details

Your name*:	Patricia Margaret PEEBLES
Your <del>email</del> or postal address*:	mt. Victoria WGTON 6011
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

\*mandatory field

## Section 2 – questions about the proposed new building

It is proposed to develop a building on site 9, North Kumutoto, Wellington Waterfront. You can find out more about the proposed building at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

1. Overall, what is your level of support for the proposed building on site 9?
<input checked="" type="radio"/> 1      2      3      4      5 Do not support at all      Not really supportive      Neutral      Supportive      Very supportive
2. What are your reasons for supporting/not supporting the proposed building on this site?
Another tall bldg blocking w-front/harbour views - one of Wgton's <u>major</u> assets.
3. Overall, what is your level of support for the design of the proposed building at site 9?
<input checked="" type="radio"/> 1      2      3      4      5 Do not support at all      Not really supportive      Neutral      Supportive      Very supportive

4. What improvements or changes would you suggest for the design of the building?

Lower it! 3 storeys max.

5. What other comments or questions do you have?

Bldg. on old w/front structures/piles is short-sighted, expensive + dangerous. Leave the edge of the harbour free for pedestrians - + to accommodate climate change/sea level rise!

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2nd fold here

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**Rita Stuart** Me to whats the building for

Like · Reply · 1 · July 20 at 6:47am



**Wellington City Council** Hi Rita, there is more info on our website but the proposal is to construct a five-level building (ground plus four) with 4000 square metres of lettable space. The ground floor would be mainly publicly accessible with retail and possible food and beverage... [See More](#)



## Development proposal for Site 9, Wellington Waterfront - Public Input

Preliminary concept design for proposed...

WELLINGTON.GOV.T.NZ

Like · Reply · July 20 at 9:30am · Edited



**Rita Stuart** Wellington is short of low cost housing

Like · Reply · 1 · July 20 at 9:51am



**Sue Bannister** Is the city needing more boutique hotels, office space or apartments? This is prime beautiful land.

Like · Reply · 4 · July 22 at 9:03am



**Rita Stuart** I heard that we are so short of homes that council was going to turn empty offices in to flats we do NOT NEED HOTELS

Like · Reply · 1 · July 22 at 2:03pm



**Tamati Emmerson** They wonder why nz is having obesity problems to many food and bars in this shithole city.at the expense of the rate payers build a leisure theme park

Like · Reply · July 22 at 9:22pm



**Jeanette Rose** Hasn't the construction started already?

Like · Reply · July 23 at 7:17pm



**John Hunt** The burning question for me is will it fall to pieces like the others which have been built to spoil our view of the harbour ?

Like · Reply · July 24 at 4:14pm



Write a reply...





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Like · Reply · July 20 at 9:30am · Edited View more replies

Myles Yo Johnston What's the building for? Like · Reply · 2 · July 20 at 6:15am

Wellington City Council Hi Myles, there is more info on our website but the proposal is to construct a five-level building (ground plus four) with 4000 square metres of lettable space. The ground floor would be mainly publicly accessible with retail and possible food and beve... See More



Development proposal for Site 9, Wellington Waterfront - Public Input Preliminary concept design for proposed... WELLINGTON.GOV.T.NZ

Like · Reply · 1 · July 20 at 9:25am

Libby Grant No more buildings on the waterfront! It's our waterfront and we want to keep the space that is left. Someone suggested a Chinese garden - that would be nice. Like · Reply · 16 · July 20 at 8:34am

Graham Joe Better than the ugly car park and road that it currently is. Suggest you read the document before complaining. Like · Reply · 4 · July 20 at 11:30pm

Write a reply... [emojis]

Alan Peck I walk past this ugly space most days on my way from the station to work. I am excited by this project. It will not detract from my views of the harbour and it will improve my views towards the city. It will also bring more life to the waterfront. Like · Reply · 14 · July 21 at 1:19pm

Graham Joe I think it's great. It'll bring people and shelter to a part of the waterfront that is currently just a ugly car park. The building suits the surroundings and the upgraded public areas will be much more attractive then it is currently. Like · Reply · 12 · July 20 at 11:22pm

Tony Labone Another example of the democracy not working the WCC say you can make submissions but take no notice. The Island bay cycleway is a classic example of a Council that dosent care. Like · Reply · 7 · July 22 at 2:07pm

Jay Hirst The current mayor is cohort from the previous so big worries for wellington & the WCC Like · Reply · 1 · July 24 at 12:39am

Write a reply... [emojis]



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**Sue Nicholson** Why not make the ugly car park into a tree park. A few more trees would be nice around there. 🌳 better than another ugly shadow wind tunnel making building.

Like · Reply · 6 · July 23 at 10:48am · Edited



**Mccourtie Kristen** I am not opposed to this - but all commuters will tell you - there isn't enough parking - if you put more 'anything' you will need more parking. By removing the parking that was there following the earthquakes - the draw on the stadium increased - and... [See More](#)

Like · Reply · Yesterday at 8:23am



**Glenn Chadwick** We need better pedestrian access to the [waterfront](#) before more buildings - especially where Wellington Station is. So many people cross there to & from work.

Like · Reply · 3 · July 20 at 10:58pm · Edited



**Christine Meredith** One of the little spots of green around the [waterfront](#). Have these councils had a lobotomy?

Like · Reply · 5 · July 20 at 5:42pm



**Graham Joe** Where is the 'green' in this spot. It is currently grey concrete, no shelter or facilities. How about reading the project before making disparaging remarks.

Like · Reply · 4 · July 20 at 11:38pm



**Guy Smith** I often park my car for the day on this green space.

Like · Reply · 4 · July 22 at 9:05am



Write a reply...



**James Solari** Well resolved and designed buildings in such spaces are an important contribution. Our Wellington [waterfront](#) is a special place that will benefit from a building like this that brings people and life. Much more positive contribution than its current under-utilisation as parking!!

Like · Reply · 2 · July 23 at 6:22pm



**Catherine Solari** I like it. It's better than ugly car parks and I think it is a good use of that space. If we want our city to grow and be more productive we need to build these spaces. ...

Like · Reply · 3 · July 23 at 5:37pm



**John Pilley** Consultation like that done for Waitangi Park? Right down to models that were voted for by the public and then the final built result shows no resemblance to any of them. Clayton's consultation to tick box.

Like · Reply · 1 hr



**Ngaire Mansfield** Great, but no way would I work in it 9-5! And better than an ugly carpark that charged the earth and their machines frequently broken. Get good EQ insurance is all I can say.

Like · Reply · July 23 at 11:33pm



**Colin Russell** Good to see progressive design which activates the [waterfront](#), framing / protecting the waters edge and completing the pedestrian promenade to the railway station.

Like · Reply · 1 · July 24 at 6:52pm





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**Robert Holdsworth** I have two things to say: (a) predicted rise in sea levels (b) tsunami risk. Anyone who builds on the waterfront is crazy.  
Like · Reply · 7 · July 21 at 3:18am  
1 Reply

**Bryan Hall** Why not commit the top floors to Social Housing and then the elected council can be seen to be putting this to the forefront truly as they campaigned on and Just in Lester is championing  
Like · Reply · 4 · July 22 at 1:03pm

**Adele Evans** How about WCC fixing the lights that have been out on our street for over 3 months  
Like · Reply · 4 · July 21 at 7:42pm

**Jeannie Knott** Why would WCC keep destroying our water front for future generations!  
It's so very bad  
Like · Reply · 4 · July 22 at 4:25pm

**Kirk Burgess** Uh - won't this new proposed building mean site 8 (and the nice little lagoon area) is covered by its 5 storey shadow from the afternoon onwards? As opposed to the glorious sun it currently enjoys?  
Like · Reply · 1 · 20 hrs · Edited

**Penny Harrington** WCC have only their own requirements on this. We the ratepayers are merely the financial purse for their stupidity  
Like · Reply · 2 · July 21 at 5:58pm

**Harriet Palmer** WCC, are you considering these comments as submissions? Legally, there's nothing stopping you  
Like · Reply · 2 · July 22 at 10:55am

**Graeme Milne** Looks fine to me ... not too high ....not sure if you detractors would be happy with anything ...  
Like · Reply · July 24 at 4:54pm

**Paul Scholten** Looks like site prep is underway already in any event which makes one assume it's a happening thing regardless.  
Like · Reply · 4 hrs

**Andrew Cunningham** Any architecturally inspired development along the waterfront is great!  
Like · Reply · July 23 at 6:17pm

**Corinne Rivoallan** Another rates hike projet from WCC  
Like · Reply · 3 · July 21 at 1:24pm

**Selwyn Feary** Why so ugly? a view is way better than that  
Like · Reply · 1 · July 24 at 9:36am

**Leigh Kennedy** Will there be a cycling lane?  
Like · Reply · 18 hrs

**Robb Morison** Thanks for posting this.  
Like · Reply · July 24 at 1:17pm

Top Comments is selected, so some comments may have been filtered out.

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129 Top Comments

28 shares

Write a comment...

**Heather Bevan** WCC will just not listen and stop building on the waterfront. You have taken away the fact that we had the longest scenic drive in the Southern Hemisphere, and that recently the most damaged building by Earthquakes were on the reclaimed land of the Wat... See More  
Like · Reply · 39 · July 20 at 10:25am

**Wellington City Council** Hi Heather, we encourage you to make a formal submission on the website here - <https://submissions.wellington.govt.nz/submission.aspx>

**Home Page**

First time users: If you haven't used this online submission system before, you will need to register to create an online account. It is simple and secure and will enable you to log in and make further submissions at any time.

SUBMISSIONS.WELLINGTON.GOV.TZ

Like · Reply · July 20 at 1:08pm

**Corrina Connor** I agree, Heather.  
Like · Reply · 1 · July 20 at 9:49pm

**Graham Joe** Why don't you read the proposal properly before venting your dissatisfaction. This area will enhance and add to all the activities you mention.  
Like · Reply · 1 · July 20 at 11:26pm

**Dan Milward** Wellington City Council blah blah blah excuse excuse excuse - \*cough cough splutter splutter\* Heather can you please stop illuminating how crap this is going to be. We need to make more buildings! Because!  
Like · Reply · 1 · July 21 at 9:29am

**Guy Smith** This spot is currently a carpark. Hardly a recreational hub.  
Like · Reply · 2 · July 22 at 9:03am

**Zaed Aznam** Well said Heather. Please put that I writing, I was talking about to a freind last night exactly all your points  
Like · Reply · July 23 at 3:52pm

**Alan Peck** You can still get out of your car and enjoy the view. Or, drive a little further and enjoy Oriental Bay.  
Like · Reply · July 24 at 7:44pm

Write a reply...

**Heather Garside** It's not clear from these pictures, and there isn't a map on



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Message

Heather Garside It's not clear from these pictures, and there isn't a map on your website either, which would help - just where is the proposed footprint of this building? I'm concerned that it will block the sightlines from the Beehive to the harbour, and beyond to Mt Victoria. This view is very important to retain. Like · Reply · 9 · July 20 at 9:22am

Wellington City Council Hi Heather, the view from the Beehive to the waterfront and Mt Vic will be unobstructed by the proposed new building. The footprint of the proposed building is shown on page 6 of the development proposal which is online at wellington.govt.nz/site9

Development proposal for Site 9, Wellington Waterfront - Public Input Preliminary concept design for proposed... WELLINGTON.GOV.T.NZ

Like · Reply · 3 · July 20 at 1:26pm

Heather Garside Thanks for the reference. On balance, this new proposed building is less offensive than that for Site 10 (looming over the gorgeous little historic ferry building). I like that it is the same size as the old Sheds (and fits in the place that another one used to be). It would be better with less height, as it will shade the public areas. Like · Reply · 1 · July 20 at 5:40pm

David Feehan Such a good idea to put a building on the harbour's edge when other new buildings there have major earthquake problems. Fix the buildings that have damage first before you put even more there. Ive read the proposal but its really short on engineering d... See More Like · Reply · 3 · July 22 at 12:15pm

Write a reply...

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waterfront

Visitor Posts

Tina Zucchini Today at 10:53am Dear WCC, can you say who at VUW is leading the process with the stu... See More Like · Comment

Natasha Bastion Yesterday at 2:38pm Just wondering about no smoking signs at bus stops. I'm at one now a... See More Like · Comment

Anne Dowden Yesterday at 9:59am Lovely morning for a walk on Seatoun beach this morning. Disappointe... See More 5 Likes 1 Comment Like · Comment