
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9:30 am
Date: Wednesday, 1 November 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Lester
Councillor Calvert
Councillor Calvi-Freeman
Councillor Dawson
Councillor Day
Councillor Foster
Councillor Free
Councillor Gilberd
Councillor Lee
Councillor Marsh
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf
Councillor Young

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

AREA OF FOCUS

The role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas of Council, including:

- Environment and Infrastructure – delivering quality infrastructure to support healthy and sustainable living, protecting biodiversity and transitioning to a low carbon city
- Economic Development – promoting the city, attracting talent, keeping the city lively and raising the city's overall prosperity
- Cultural Wellbeing – enabling the city's creative communities to thrive, and supporting the city's galleries and museums to entertain and educate residents and visitors
- Social and Recreation – providing facilities and recreation opportunities to all to support quality living and healthy lifestyles
- Urban Development – making the city an attractive place to live, work and play, protecting its heritage and accommodating for growth
- Transport – ensuring people and goods move efficiently to and through the city
- Governance and Finance – building trust and confidence in decision-making by keeping residents informed, involved in decision-making, and ensuring residents receive value for money services.

The City Strategy Committee also determines what role the Council should play to achieve its objectives including: Service delivery, Funder, Regulator, Facilitator, Advocate

The City Strategy Committee works closely with the Long-term and Annual Plan committee to achieve its objectives.

Quorum: 8 members

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1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meetings held on 27 September and 19 October 2017 will be put to the City Strategy Committee for confirmation.

1.4 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of the City Strategy Committee.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

Minor Matters relating to the General Business of the City Strategy Committee.

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the City Strategy Committee for further discussion.

2. Operational

DEVELOPMENT PROPOSAL FOR SITE 9 NORTH KUMUTOTO WELLINGTON WATERFRONT

Purpose

1. This report summarises the outcome of public consultation undertaken during July on the Willis Bond & Co development proposal for Site 9 at North Kumutoto on Wellington's waterfront, provides officer comment on key themes arising from submissions, and updates the Council on the developer's response to submissions.
2. This report also seeks Council approval to a recommendation to enter into a development agreement and 125 year lease of Site 9 with Willis Bond & Co (the principal terms and conditions are which are detailed in a separate public excluded report) for the proposed development.

Summary

3. At its meeting on 22 June 2017 the City Strategy Committee assessed the preliminary concept design and main legal and commercial terms of a Willis Bond & Co development proposal for site 9 at North Kumutoto on Wellington's waterfront.
4. The City Strategy Committee agreed with officers recommendation to seek public views on the development proposal and preliminary concept design.
5. Public consultation was conducted from 3 – 28 July (inclusive) followed by submitters oral hearings on 17 and 24 August 2017.
6. The total number of written submissions received was 127 of which 53% were either 'Supportive' or 'Very Supportive' of the proposal; 37% were either 'Not Really Supportive' or 'Not At All Supportive' of the proposal and 10% were neutral.
7. The upper-most concern of opposing submissions was the building height exceeding the recommended maximum of 16 – 19 metres for Site 9 made by the Environment Court in its 2012 decision on District Plan Variation 11 (DPV11).
8. Willis Bond & Co has considered public feedback and modified its design reducing the height from 17.1 metres to 16.5 metres at the southern end and from 20.9 metres to 19.9 metres at the north end. The height of the building's plantroom has also been reduced to 1.3 metres from 2.8 metres previously.

Recommendation/s

That the City Strategy Committee:

1. Receive the information.
2. Recommend to Council to note that Wellington City Council has previously assessed the preliminary concept design and main legal and commercial terms of a Willis Bond & Co development proposal for site 9 at North Kumutoto on Wellington waterfront.
3. Note the results of the public consultation process on the site 9 development proposal 3 – 28 July and oral hearings on 17 and 24 August 2017.

4. Recommend to Council to agree to enter into a contract for a 125 year ground lease and development agreement conditional on Council approval, resource consent and tenant leasing commitment, with Site 9 Redevelopment Limited Partnership, a subsidiary of Willis Bond & Company on terms and conditions considered by the City Strategy Committee on 22 June 2017.

Background

9. At its meeting of 22 June 2017 the City Strategy Committee reviewed the background, preliminary concept design and main legal and commercial terms of a Willis Bond development proposal for Site 9 and agreed with officers recommendation to undertake public consultation and receive public feedback on the development proposal.
10. Public consultation was undertaken between 3 and 28 July 2017 inclusive. Information comprised background to the proposal, details of the proposal including plans, images, main design features and height relative to adjacent buildings and details of the public consultation and decision-making process.
11. A display of the consultation materials was opened in a branded on-site public information kiosk including on-site feedback forms. Consultation information was also available online and at the Wellington Public Library and Council service centre in Wakefield Street.
12. The consultation was promoted to the public via a media release, an advertorial in the 'DomPost Weekend' newspaper and via Facebook and Twitter. Submissions were made either at the kiosk, online, via e-mail or by post.
13. Meetings were held with the following key stakeholders prior to commencement of the public consultation period to present the proposals and answer questions: Wellington Civic Trust, Waterfront Watch, local iwi (Port Nicholson Block Settlement Trust, Wellington Tenths Trust and Te Runanga o Toa Rangitira Inc), Inner City Wellington and the owners of five adjacent properties.
14. The total number of written submissions received was 127 of which 53% were either 'Supportive' or 'Very Supportive' of the proposal; 37% were either 'Not Really Supportive' or 'Not At All Supportive' of the proposal and 10% were neutral.
15. Some 15 submitters spoke to their submissions at oral hearings on 17 and 24 August 2017.
16. The three most common reasons for supporting the proposal were:
 - i) proposed development of the site
 - ii) improved vitality and vibrancy the proposal would add
 - iii) the design of the building
17. The three most common reasons for opposing the proposal were:
 - i) the site should be open space or some other public use
 - ii) the building bulk and scale are too large and/or the building is too high
 - iii) the building would block public and private views of the harbour
18. Willis Bond and its architects Athfield Architects have assimilated the public feedback and have responded as follows:

- i) Amended the building design to remove a previously proposed minor (1.1m) intrusion into the Whitmore St viewshaft at the building's northern end.
 - ii) Reduced overall building height to 16.5 metres at the southern end and 19.9 metres at the northern end of the building.
 - iii) Increased the setback of the top level of the building to 8.2 metres at its southern end.
 - iv) Removed a 'wing' roof on the harbour side of the building as part of the reduction in overall height of the building.
 - v) Re-aligned the western façade of the building to provide continuous pedestrian shelter along the Customhouse Quay side of the building.
19. Comparative heights of immediately adjacent buildings are:
- Shed 13 roof apex 14.9m
 - Meridian building annex 19m; main roof 20.2m and rooftop plant 21.7m

Note – all building heights are measured as metres above AMSL (average mean sea level). Ground level at North Kumutoto is at a height of 2.5m above AMSL so the above building heights are reduced by 2.5m when measuring building height above ground.

20. The revised design has been reviewed by Council's Technical Advisory Group (TAG). While TAG endorses the proposed building design, it is apparent that TAG believes some recent design adjustments to address concerns expressed in public consultation will need further refinement during development of the detailed design. A copy of the TAG review is contained in appendix 1 to this paper.
21. A full analysis and report on the public consultation was undertaken by independent specialist consultants Resource Management Group and is contained in appendix 2 to this paper.

Discussion

Key themes in support of the development proposal

22. One of the most common reasons given in public consultation in support of the proposal was that submitters saw the development of the site being positive for both the waterfront and for Wellington which is seen as needing more high quality and well designed buildings.
23. Development of site 9 is seen as 'completing' this part of the waterfront, providing shelter and bringing more vibrancy and vitality to North Kumutoto which has previously been seen as a largely featureless landscape with little amenity value beyond public carparking.

Key themes in opposition to the development proposal

24. One of the most common reasons given in public consultation for opposing the proposal was that the site should be open space or some other public use.

Officer comment

25. It is noted that development of a building on Site 9 has been proposed for some considerable time via the Wellington Waterfront Framework, the North Kumutoto design guide and successive waterfront development plans.

26. It is also noted that, while the Environment Court indicated in its 2012 decision on DPV11 that Site 8 was appropriate to remain as open space, it did not make the same comments about Site 9. Site 9 was considered appropriate for development.

Key themes in opposition – exceeding ‘permitted’ height limits

27. Several submitters in their written and oral submissions stated that the proposed building height exceeded the 16m – 19m maximum building height reference to Site 9 in the 2012 Environment Court appeal relating to DPV11.

Officer comment

28. As explained below, officers do not consider that the Environment Court ruling on DPV11 established any maximum permitted heights for Site 9, and that the proposal will be evaluated on its merits when referred to the Environment Court for consideration.
29. DPV11 had intended to dispense with the District Plan provision that did not have any height below which a development would be a permitted activity – commonly referred to as the ‘zero height rule’ which triggers the need for a publicly notified resource consent for all waterfront developments.
30. The Environment Court stated a 16m – 19m above average mean sea level maximum permitted building height for Site 9 would be appropriate if DPV11 was to be implemented but DPV11 did not meet the statutory requirements of a plan change and the planning regime has remained unchanged with retention of the ‘zero height rule’ requiring all development proposals to go through a publicly notified resource consent process.
31. In 2014, Willis Bond went through a publicly notified resource consent process for the proposed PWC building development proposal on Site 10. After a rigorous assessment of all aspects of the development proposal and building design, the Environment Court went beyond the 22m AMSL reference height in the DPV11 hearing and approved a building of 26.25m above AMSL (including 3.85m plant room).
32. The Environment Court in its decision on the Site 10 development referred back to its decision on DPV11. Referring to the building heights indicated in the DPV11 decision, the Court stated that it was at the time, dealing with a Plan Variation and not an actual building proposal and that it was not setting "*dimensional maxima*" in any "*absolute sense*" but rather was "*setting guidelines*" for what "*may be acceptable*"; adding that the building heights referenced in the DPV11 decision could be regarded as "*an indication of a permitted activity maximum, with loftier structures being subject to the discipline of obtaining a resource consent of the appropriate activity status*".
33. Willis Bond has indicated that, if Council supports the Site 9 development proposal, it will seek direct referral to the Environment Court for its resource consent application.

Status of current proposal

34. The ground floor of the building will be predominantly publicly accessible with retail and/or hospitality type uses which will integrate with and further activate the adjacent public space.
35. Willis Bond is yet to determine the proposed use of the above-ground floor space although commercial office use appears to be the preferred and more likely option.
36. It is proposed that Willis Bond and Wellington City Council enter into an Agreement to Lease and Develop Site 9, the principal points of which were detailed in the 22 June 2017 paper to CSC conditional on:

- i) Council approval to all aspects of the development proposal

- ii) WCC obtaining statutory approval of the proposed subdivision to enable it to provide leasehold title of the site to S9RLP
- iii) Willis Bond obtaining a resource consent on terms and conditions wholly acceptable to itself within nine months of Council approval of this proposal

Next Actions

- 37. Officers will, in conjunction with WCC's lawyers complete the formal Lease and Development Agreement between WCC and Willis Bond.
- 38. Officers will instruct surveyors to progress the survey and lodge an application for subdivision of the site to enable the creation of a new leasehold title. Following confirmation of the agreement as unconditional and payment of the agreed sum for the leasehold interest, WCC will transfer leasehold title to Willis Bond on settlement.

Attachments

- Attachment 1. TAG Review of revise design Page 13
- Attachment 2. Resource Management Group Analysis and report on public consultation process for site 9 Page 17

Author	Michael Faherty, Project Director, Waterfront,
Authoriser	David Chick, Chief City Planner

SUPPORTING INFORMATION

Engagement and Consultation

The City Strategy Committee previously agreed with officers assessment of the significance of the proposal as moderate and agreed with officers recommendation to undertake public consultation.

Public consultation was undertaken 3 – 28 July 2017 (inclusive) and oral submissions were heard on 17 and 24 August.

Treaty of Waitangi considerations

Local iwi (Port Nicholson Block Settlement Trust, Wellington Tenths Trust and Te Runanga o Toa Rangitira Inc) were consulted on this proposal.

Financial implications

The costs of public consultation on this development proposal were approximately \$35,000 + GST.

Policy and legislative implications

The recommendation in this paper has been prepared in accordance with relevant Local Government Act decision-making requirements and are consistent with Council's Significance and Engagement Policy.

Risks / legal

The development will be undertaken at the developers risk.

Climate Change impact and considerations

The effects of climate change will be allowed for in the detailed design of the building.

Communications Plan

Communications and engagement have been carried out in accordance with the Communications and Engagement Plan submitted with the Site 9 paper considered by CSC on 22 June 2017.

Health and Safety Impact considered

BUILDING CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH CURRENT HEALTH & SAFETY LAWS AND BEST PRACTICE.

WCC WATERFRONT TECHNICAL ADVISORY GROUP

MEETING MINUTES (confirmed)

Date 9.00am, Friday 6 October 2017 at WCC 'City Shapers' office Shed 6

Present	Allan Brown	WCC (part)
	Helena Tobin	WCC (part)
	Gerald Blunt	WCC City Shaper
	Michael Faherty	WCC City Shaper (part)
	Andrew Millar	Te Papa (part)
	Melissa Ronayne	Te Papa (part)
	Andre Bishop	Athfield Architects (part)
	Ros Luxford	Willis Bond (part)
	Bede Crestani	WCC City Shaper (part)
	Zac Athfield	Athfield Architects (part)
	Jeremy Perrot	Athfield Architects (part)
	Adam Wilde	Archifact (part)
	Stuart Gardyne	TAG
	Robin Simpson	TAG
	Chris McDonald	TAG
	Graeme McIndoe	TAG (Chair)

Next TAG meeting

Regular TAG meeting: Friday 3 November

Minutes of previous 1 Sept 2017 meeting were confirmed.

1 Site 9 Building Design

1. Ros Luxford and Andre Bishop attended, introduced by Michael Faherty, to present the results of consultation and design development following consultation with the public, neighbours and councillors.
2. The status of the discussion was confirmed as being general design review comments, not a pre-application meeting.

Changes to the south end of the building
3. Since our last review there has been a significant aesthetic change to the design of the south end of the building. Changes here include creating a flat south façade, and setting the highest form / top level further away from Shed 13.
4. The building now presents a relatively blunt end to Shed 13, losing the previous modelling of form that helped it to relate successfully to Shed 13. That is, this was previously broken into two forms (a city form and a harbour form), each with a vertical emphasis. That broke down the scale, provided opportunity to change façade type, and gave a better formal and scale relationship to Shed 13 than is now proposed.
5. Variation in the western facade leads to greater visual interest in the view from the Quays, and breaks down the scale of this facade. However where previously the three primary forms of the buildings were each expressed with their own façade treatment, the finish of the east façade now extends around the southern third of the west façade. The previous architectural integrity is

compromised as the facades have become like 'wall paper' or applied decoration as distinct from relating to the constituent building forms.

6. In summary the changes to the south end of the building require further design development to achieve a successful architectural outcome and (notwithstanding some height reduction here which offers relatively inconsequential benefit) a positive scale relation to Shed 13.

Relation to viewshafts

7. There has been a reduction in the north-end cantilever to avoid the Whitmore Street viewshaft. Andre Bishop advised the building also does not encroach into the Waring Taylor viewshaft. However, Ros Luxford noted there is apparent ambiguity in the District Plan as to the precise parameters of the Waring Taylor Street viewshaft, which may or may not mean that the viewshaft cuts across the south end of this revised proposal. TAG raised any angled viewshaft cutting across the south facade of the building as offering potential to reinstate a step in the plan of the south façade which could assist its scale relationship to Shed 13.

Building height

8. The current proposal reduces the height of the ground floor from 4.2m to 3.8m, slightly increases from 3.25m to 3.4m the floor to floor height of the upper floors to allow suitability for office use, and is apparently lower than the previous version (although the floor to floor height changes suggest a 300mm increase). In addition, the highest part of the building, at level 4 has been set back further from the south facade, and the plant room has been lowered. The south end of the building was noted as being at 16.5m amsl, (previously 17.12 amsl) and the highest portion backing on to the Quays 19.98m amsl with a small area of rooftop plant some 1200m above that. Exterior ground level is 2.5 amsl.
9. While recognising these heights are marginally over the 16m and 19 metre heights recommended by the Environment Court, we consider that, subject to resolving the aesthetic design of the south end of the building, this can achieve a successful and respectful relationship to Shed 13.

Roofline

10. Elimination of the 'wing' roof that was part of the design that went out to consultation has been a retrograde step:
 - a. The reduction in height achieved is minor;
 - b. The result is a flat, relatively mundane and monotonous roofscape that will be in view from elevated office floors on the western side of Customhouse Quay; and
 - c. Removal of this 'wing' roof form compromises architectural integrity as it expressed the third primary building form on the top of the building.

Ground floor

11. The extension of the ground floor Tenancy 1 to the north is acceptable, as it maintains a 5m overhang to the north that provides for a sheltered occupiable space at the north end of the building. We consider it important to maintain convenient and direct access to this space at the north end of the building from the Customhouse Quay footpath with access between Tenancy 1 and the heritage fence. This is because the pedestrian route to and from the south would otherwise be around 32m longer and unnecessarily indirect.

12. Coordination with Whitmore Plaza design needs to occur to achieve acceptable ground level treatment, integrity of the heritage gates, urban elements, levels and paths of movement.
13. Introduction of large ground floor columns to connect to base isolators located at first floor level was discussed. This approach to locating base isolators is positive in that it simplifies the relationship of the building to the ground. However at the same time the large columns required may complicate ground floor facades, including extending slightly outside the previously proposed ground floor facades. In responding to questioning of potential to place the ground floor façade outside these large columns, TAG advised it is important to maintain both the access through to the north end of the building by Tenancy 1, and some alignment of the base at the south to Shed 13.
14. While we recognise the merits of brick wall at the south west corner of Tenancy 3 to relate to Shed 13, the street facing window here should be widened, to achieve a similar effect to the scheme we previously viewed.
15. We suggest exploration of minor reconfiguration of the ground floor lobby to allow a glimpse view through the building from the edge of the Quay. This would be particularly beneficial should the nature of the Quays change from traffic domination towards a more pedestrian orientation. This Quay-side entry should be clearly visible and welcoming to avoid a “back-of-house” effect.

Relationship to the Waring Taylor Street wharf gates.

16. The challenge of the seismic drift movement of a base isolated building clashing with the Waring Taylor Street gate posts was raised, with the proposed solution being to slightly narrow the central space at the gates to allow the nearest post to be set back from the proposed building. AB noted that the current main gateposts are so far apart that the gates here which are fixed open, would not be able to meet should they be closed. The existing posts were installed in relatively recent North-Kumutoto public space works. Investigation should verify relation of existing posts to historic gate placement.
17. Subject to the new configuration complementing historic gate placement, we consider the proposed adjustment would be an enhanced public space solution. It would lead to:
 - a. a gate width and spacing more closely related to the width between Sheds 13 and 11;
 - b. a better alignment of the northern steps with the north-side Waring Taylor Street footpath, and
 - c. in achieving these effects it would create a more aesthetically coherent, near-symmetrical configuration.

Facade treatment

18. AB advised that due to construction cost pressures the harbour side facade construction has been changed. Louvre panels on a separate structural frame outside the glassline previously incorporated have been deleted and replaced with feature panels within the glazing system facade. This results in a more conventional and less articulated facade.
19. Whereas previously facade treatment indicated a system that might be

developed for either commercial or residential activities, the new facades are unlikely to be suitable for residential.

20. Alternative ground floor and basement carparking plan for a residential scheme were presented. No alternative upper level plans or facade elevations were shown for potential residential use. This is an important issue should the scheme be submitted for consent on the basis of adaptability or suitability for different functions. This is now clearly a commercial proposal, and the façade would need to be significantly altered to be an appropriate residential proposition.

Development proposal at Site 9: North Kumutoto

Consultation Process and Results



Prepared for Wellington City Council
August 2017



INTRODUCTION

This report provides a summary of the consultation outcomes on a development proposal for a new building on 'Site 9' at North Kumutoto on the Wellington waterfront. It describes the public consultation process undertaken by the Council and the methodology adopted for processing and reporting on the submissions received, before presenting a summary of the feedback provided. The report also provides an account of the matters raised at the oral hearing of submissions.

EXECUTIVE SUMMARY

The Council sought public feedback on the proposal through a formal consultative process in July 2017. The consultation involved the installation of a public information kiosk in a converted shipping container at North Kumutoto, and further engagement with the public via the Council website, print media and through direct correspondence with stakeholders.

A formal survey was provided for respondents to give feedback on the proposal generally, and on the proposed design of the building. The majority of responses utilised this survey format, though many respondents did not respond to all questions. Other respondents used a different format. Feedback received on Council's Facebook page was also considered.

In summary, the main findings from public consultation on the proposal are as follows:

- 128 responses were received, and several parties posted comments on the Council's Facebook page;
- more than half of respondents (53%) were supportive of the proposal generally, whilst 37% indicated that they did not support it;
- the design of the building was supported by 51% respondents, and those expressing a lack of support for the design was lower at 29%;
- the most common reason for supporting or not supporting the proposal related to the use of the site, with 58% of those respondents supporting the proposal and 42% preferring that the site be used as public open space or some other public use;
- other common reasons for supporting the proposal included the enhanced vitality/vibrancy of the area that would result, the design of the building and improved connections created;
- those not in support commonly identified that the building height and bulk are too large, that the site is subject to risk from natural hazards, and/or that the proposal would have adverse effects on heritage values;
- of those parties who made specific suggestions about how the design of the proposal could be improved, more than a third recommended a reduction in building bulk/scale, a quarter recommended general improvements to the design and appearance of the building, and 12% expressed a desire for the ground floor of the building to be more publicly accessible;
- common reasons for preferring a lower building height related to achieving reduced impacts on heritage values, public and private views between the city and harbour and shading on adjoining areas – reference was often made to height limits for the site described in previous decisions by the Environment Court; and
- 14 parties made presentations at the hearing of oral submissions, including parties in support and opposition of the proposal – by and large, these parties emphasised and expanded upon the matters raised in their respective written submissions.

STRUCTURE OF REPORT

The remainder of this report is organised as follows:

- firstly, a summary of the consultation process is provided;
- that summary is followed by an outline of the survey questions asked by the Council in its formal consultation material;
- a brief description of the feedback summary process is then provided, before the results are presented; and
- the report concludes with a summary of the oral hearing process.

SCOPE OF CONSULTATION

The Council's City Strategy Committee resolved to formally consult on the proposal at its meeting of 22 June 2017. The period for consultation and receiving public feedback ran from 3-28 July 2017 (inclusive).

The public consultation process was led by the Council and facilitated by the City Shaper, Democratic Services, Web Design and IT teams. The process including the following:

- An information kiosk was set up in a converted (and branded) shipping container located at North Kumutoto, including display panels showing perspectives, plans and sections of the proposed development. Submission forms and a deposit box were also on prominent display.
- Information relating to the proposal, together with an online submission form, was placed on the 'Have Your Say' page of the Council website.
- Hard copies of the submission forms were made available at the Central Library, and at the Council reception on the ground floor of the Wakefield Street building.
- Individual meetings were conducted with ten stakeholder groups, including three iwi, four adjacent property owners and three community groups. A list of these parties is included at Appendix A.
- Print media was utilised by the Council, including an advertorial, to promote the consultation.

After the consultation period formally closed, the Council's City Strategy Committee conducted oral hearings of submissions for parties that wished to be heard.

FEEDBACK QUESTIONS

The submission forms¹ included questions designed to gather feedback on the proposal at a general level, and on the design of the proposed building. The specific questions were organised as follows:

General level of support for proposal

- 1) Overall, what is your level of support for the proposed building on Site 9?
- 2) What are your reasons for supporting/not supporting the proposed building on this site?

Building design

- 3) Overall, what is your level of support for the design of the proposed building at Site 9?
- 4) What improvements or changes would you suggest for the design of the proposed building?

Other

- 5) What other comments or questions do you have?

FEEDBACK SUMMARY METHODOLOGY

As noted above, an online submission form was created, and a drop box was set up in the kiosk to allow respondents to deposit hard copy responses. The submission form requested that respondents supply their name and contact information. Duplicate submissions detected were subsequently consolidated for analytical purposes.

Some submissions were signed by, or were on behalf of, two or more people; however, these were generally treated as a single submission. One response was provided by Inner City Wellington (ICW) - a group with over 300 members – however, only 28 of the members took part in the exercise. The group's response included itemised answers to the survey questions. A copy of the response is attached at Appendix B. Given its uniqueness, the ICW response has been dealt with differently to the other feedback received. Namely, the quantitative data provided by the respondent is considered as a distinct line item relative to the collective results for the other responses.

Several parties made comments on the Council's Facebook page. These are provided at Appendix C and are summarised at various intervals below. As with the ICW response, the Facebook feedback has been differentiated from the other formal responses provided in the discussion below.

Overall, 128 responses² were received as follows:

- 78 electronic submissions were made on the Council website;
- 33 'hard copy' submissions were either dropped in the waterfront kiosk or delivered/posted to the Council; and
- 17 submissions were emailed to the Council.

Overall, the responses ranged in length and detail from a single sentence through to multiple specific outcomes sought. Some respondents used the form as a cover sheet, attaching further pages with feedback set out in narrative form. Wherever possible, narrative responses have been correlated with the feedback form questions for comparative purposes.

¹ The online forms and hard copy forms used identical question formats

² Consistent with Council practice, a small number of additional submissions were received but were ruled invalid for various reasons, including use of profane or non-sensical language, or where respondents did not provide personal details.

Each response was individually numbered and the results were collated. Responses were organised into a database structured to compile results for the specific questions provided in the feedback forms. Additional fields were also used for general comments and feedback that extended beyond the scope of the direct questions on the forms.

The compiler has exercised some discretion for the purposes of tabulating the data into defined categories as follows:

- for the submissions that utilised the formal survey forms provided by the Council, responses have been analysed where they were recorded by the respondents, meaning that where a respondent has repeated a certain theme or point in multiple fields, some issue duplication has resulted;
- for the submissions that adopted an alternative format:
 - themes that were applicable to specific questions on the feedback forms were recorded under the relevant field(s) for quantitative purposes; and
 - where themes were not applicable to the specific questions, these were summarised as ‘other’ comments.

The tabulated output is the compiler’s best assessment of wording to accurately reflect each response, and to group like responses for comparative purposes.

SUMMARY OF SURVEY RESPONSES TO QUESTIONS

The summary below focusses on the results of responses to the form questions, along with some general, high-level comments regarding the nature and trends seen in the feedback. The summary also includes some of the wider responses provided in the ‘other comments’ section of the form, and in the bespoke submissions which did not utilise the form format.

The figures in the tables and graphs below are *exclusive* of the ICW response at Appendix B and of the feedback received on the Council Facebook Page. For that reason, the results for this question (and Question 3 below) are out of 127 responses, rather than 128. However, the ‘general observations’ section for each question considers the feedback from *all* sources.

Question 1:

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

Feedback (out of 127 responses)	Total
Very supportive	50
Do not support at all	42
Supportive	17
Neutral	8
No response provided	5
Not really supportive	5



Figure 1: Level of support for the proposed building (% of respondents³). Graph at right combines 'Do not support at all' with 'Not really supportive' and 'Very supportive' with 'Supportive'.

General observations:

- The parties that expressed some level of support for the proposal comprise a little over half of the responses received, exceeding the number who do not support the proposal by a ratio of 7:5. Refer **Figure 1**.
- The two largest categories of responses collectively made up 72% of the feedback received, with the largest group being 'very supportive' (39%) and the second largest being not supportive 'at all' (33%).
- Of the 13 parties that expressed no overall view, or a neutral view, some indicated that they were not opposed to development on the site *in general*, but considered that elements of the proposal – such as the building height and bulk – should be revisited.
- ICW was 64% in support, 4% neutral and 32% not supportive.
- Facebook feedback has not been quantified, but responses were both for and against the proposal as discussed further below.

³ Total figures may not add up to 100% due to rounding.

Question 2:

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

Feedback (out of 246 responses ⁴)			Total
Use of the site	proposed use preferred	44	76
	other use / public space	32	
Bulk and scale of building	too large	21	39
	appropriate	17	
	too small	1	
Increased vibrancy / vitality to the site or area			34
Design, Architecture, Materials	like	26	31
	dislike	4	
	other	1	
Connections to / around the waterfront	improved	12	17
	other	3	
	worse	2	
Not specified			19
Resilience to hazards	concern about hazard risk	7	9
	improved hazard resilience	1	
	other	1	
Potential impact on historic heritage	negative impact / unsympathetic	7	9
	positive / sympathetic	2	
Other oppose			8
Other support			4

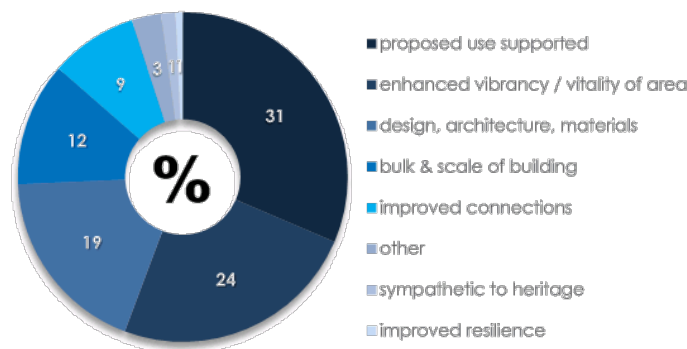


Figure 2: Reasons for supporting the proposal (% of 140 responses)

⁴ Many respondents provided more than one response to this question.

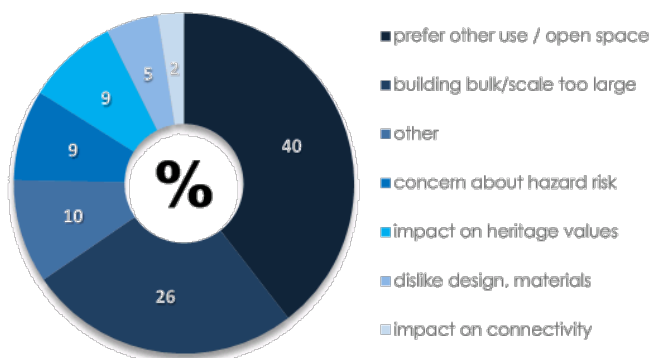


Figure 3: Reasons for not supporting the proposal (% of 81 responses⁵)

General observations:

- The most common topic for both supportive and unsupportive responses related to the *use of the site*. Of those 76 responses, 58% were supportive of the proposal. The remaining 42% prefer that the site is used for public open space or other public use.
- Of the 39 respondents who cited *the building's bulk and scale* as a reason to support or not support the proposal, the number who expressed the view that the building is too large was 10% greater than those who thought the building was of an appropriate scale.
- 34 responses expressed the view that the *vitality or vibrancy* of the area would be improved by the proposal, while no responses suggested the opposite would result.
- Of the 31 respondents who commented on the *design of the building* under this question, 84% were positive about the design. Seventy-one percent of responses relating to *pedestrian connectivity* in the area thought the building would result in an improvement.
- Nine responses addressed *resilience to hazards*, with 63% of that feedback raising hazard risk as a concern. Similarly, 63% of the 9 responses relating to *effects on historic heritage* values were concerned that the proposal would (or might) be unsympathetic to local heritage values.
- The *three most common reasons for supporting the proposal* were the proposed use of the site, the improved vitality and vibrancy the proposal would add, and the design of the building (74% of responses collectively). Refer **Figure 2**.
- The *most common reasons for not supporting the proposal* were that the site should be some other public use or open space, and that the building scale and bulk were too large (66% of responses collectively). Refer **Figure 3**.
- 'Other' reasons for opposition included that the building would block public and private views of the harbour, that insufficient detail was provided in the consultation material, and that the public (not the private sector) should benefit from the use of the site.
- 'Other' reasons cited by supportive respondents included support for private investment.
- For ICW, reasons for support included the proposed use (14), the design of adjoining open space (12), the design of the building (11), and the proposal's fit with surrounding development (15). Reasons for opposition included that the site should be open space (4), that there should be more green space in the area (6), and that there should be no built development on the waterfront (7).

⁵ Total figures may not add up to 100% due to rounding.

- Consistent with the other responses, Facebook feedback included that:
 - housing should be the prioritised use for the site;
 - the project is exciting and will result in improvements to the area;
 - the building suits the surrounding context;
 - the site would be better used for public open space;
 - the proposal will block public views;
 - hazard risk should be considered;
 - the design is good;
 - the design could be improved; and
 - pedestrian access will be enhanced by the proposal.

Question 3:

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

Feedback (out of 127 responses)	Total
Very supportive	44
Do not support at all	32
Supportive	20
Other	17
Neutral	9
Not really supportive	5

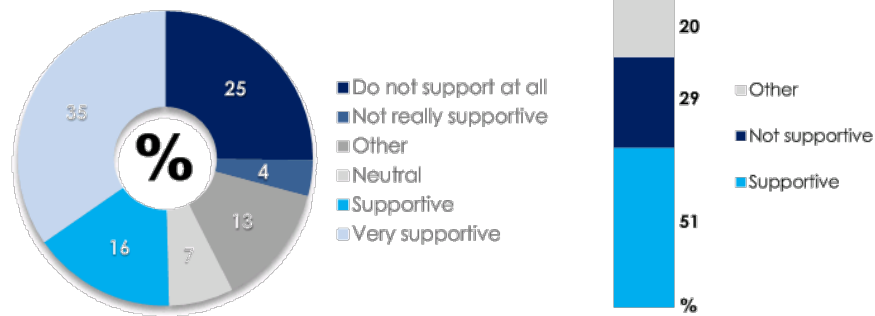


Figure 4: Level of support for the design of proposed building (% of respondents). Graph at right combines 'Do not support at all' with 'Not really supportive' and 'Very supportive' with 'Supportive'.

General observations:

- As with Question 1, the two largest groups of responses were those that were very supportive (35%) of the design and those that did not support the design at all (25%).
- Responses indicating some level of support outnumbered unsupportive responses by a ratio of just over 7:4. The number of parties that did not respond to this question was more than twice the number of parties that did not respond to Question 1.
- A wide range of responses fell into the ‘other’ category. Some simply did not make any comment on the design. Others conveyed that they did not support any building on the site, but did add any comments about the design itself. Relatedly, some said they supported the proposal, but made no comment about the design. Others were supportive of some aspects of the design and not supportive of other parts.
- Eleven of the 28 ICW members indicated that they liked the building design, with 1 member indicating that she/he did not like the design.
- Only around half a dozen comments were made about the design of the building on the Facebook Page – all but one of those comments was supportive.

Question 4:

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

Feedback (out of 144 ⁶ responses)			Total
No response provided			56
General design	support proposal / no change	21	43
	general opposition	12	
	design improvement needed	10	
Bulk and scale of building	prefer smaller	14	20
	appropriate as proposed	6	
Ground floor use	more public use	5	10
	appropriate as proposed	4	
	other	1	
Ensure quality / better building materials			3
Weather protection will be improved for pedestrians			3
Other			3
Ensure green / sustainable design / practices			2
Concern about hazard risk			2
Desire for cycle parking and facilities to be installed			2

⁶ Some respondents provided more than one response to this question.

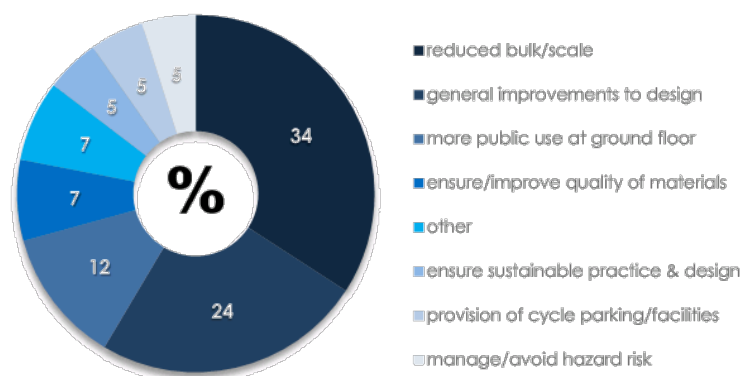


Figure 5: Common suggestions for design improvements (% of 41 responses⁷)

General observations:

- Nearly 45% of the respondents provided *no response* to this question. Some respondents stressed that *no change should be made to the design* (16%), whilst others signalled *general disagreement with the notion of any building on the site* (9%). Again, these figures represent a degree of duplication/overlap with similar responses made under Question 2.
- Apart from those general themes, **Figure 5** illustrates the remaining suggestions made in relation to the proposed design. Of the 41 responses providing those suggestions, the greatest proportion (34%) recommended the *building bulk/scale be reduced*, and nearly a quarter thought that the *building design could be improved* from the current proposal.
- Suggestions in the 'other' category included:
 - more detailed information should be provided about the building design, materials, scale, etc;
 - details of the commercial terms between Council and the developer should be made available so that comment can be made by interested parties; and
 - general support for improved connectivity provided by the proposal.
- Responses from ICW were wide ranging on this point. Twenty-two of the members provided comment, including the following suggestions:
 - reduce building height (2) or alter the design (1);
 - restrict vehicle access to one-way (9) and ensure access is gained opposite Brandon Street end of the site (10);
 - no changes needed (6); and
 - provide grass (11), trees (13) and seating (12) in some of the adjoining open space area.
- Facebook feedback included suggestions for more planting and weather protection, general improvements to the building design, and reduced building height. Some expressed general support for the design of the building, while other expressed that no building should be erected on the site.

⁷ Total figures may not add up to 100% due to rounding.

Question 5:

What other comments or questions do you have?

Sixty-three respondents provided 'other' comments. In many instances, respondents used this section to amplify (or justify) feedback provided elsewhere in the submission form – both in support and in opposition. Given that, and as the remaining 'other' matters are wide-ranging in their scope and few in number, it is considered a more appropriate response for this portion of the summary to adopt a more qualitative approach than the preceding sections.

In taking that approach here, some editorial license has been exercised by the compiler for the sake of brevity. To this end, the summary points below are provided to distil key themes for high-level analysis – it is not intended to be a comprehensive list of all matters raised. Should any reader want to obtain a complete picture of the 'other' feedback provided, reference should be made to each of the responses themselves.

For navigation purposes, the discussion below has been broken down into general topic areas.

Building bulk and scale

- Parties that expressed concern about the proposed bulk/scale of the building cited various reasons as to why they believed the building is too large, including:
 - the impact on public views between the CBD and the harbour/Mt Victoria, including identified viewshafts in the District Plan;
 - the impact on private views from nearby buildings, and related impact on commercial value of those buildings (some of the parties who raised this point clarified that they are not opposed to some development of the site, but prefer the bulk of the current proposal to be reduced);
 - potential impacts on historic heritage values;
 - potential shading effects on Kumutoto Plaza and Site 8;
 - potential impacts on pedestrian amenity from wind; and
 - that the bulk/scale exceeds the parameters expressed by the Environment Court in its decision on Variation 11 to the District Plan ("Variation 11")
- Some parties also expressed the view that the proposal is not consistent with the Wellington Waterfront Framework 2001.

Use of the building

- One suggestion was that the building should include a cultural use, such as a cinema.
- One party expressed disappointment that the formal proposal for a shipwreck museum on the site did not come to fruition.
- Several parties stressed the importance of the building being used for housing given the high levels of demand for new dwellings in the City.

Connectivity

- Some sought better connections to be provided between the waterfront and the railway station/CBD, including through construction of an overbridge or underpass at Waterloo Quay.
- Other parties sought enhancements or additional space for cyclists.
- One respondent stressed the importance of improving lighting in the area for pedestrian safety.

Hazards:

- One respondent expressed that development in this location is expensive and dangerous, preferring that the area be free for pedestrian use and for mitigation of sea level rise & coastal hazard risk.

Historic Heritage:

- One response expressed that the building should be designed to avoid, remedy or mitigate adverse effects on local heritage values, including the values of neighbouring Shed 13. Some concern for those effects was expressed due to the proposal being larger than the height parameters set out in the Environment Court decision on Variation 11. Other parties echoed this concern, or expressed that the proposal *would* result in unacceptable effects on heritage values.
- It was recommended that Council also contact the Regional Archaeologist at Heritage New Zealand Puhere Taonga for advice about potential encountering of archaeological materials.

Commercial matters

- Some noted – and supported – that the development of buildings on the waterfront helps in funding adjacent open space improvements.
- Others lauded the access to private capital for funding the development.
- The viability of the proposal was questioned by some given its smaller scale relative to other nearby projects.
- The need for further commercial development in this area was questioned given other projects underway in the vicinity.

Other points

- One party stressed the importance of Council taking a lead role in the development resulting in net zero emissions (construction and operation), noting Council's commitment to the Low Carbon Capital Plan.
- Some parties expressed that the consultation material lacked sufficient detail about the building bulk, proposed use and design.
- Some suggested more vegetation in the open areas beside the proposed building.
- One party encouraged development to enable the berthing of at least one cruise ship.
- Most parties who suggested the site should be public open space did not provide any detail about what that space should be; however, two respondents suggested that the site should be developed as a Chinese garden.

ORAL HEARINGS

Oral hearings were held by Council's City Strategy Committee on Thursday 17th and Thursday 24th of August 2017. This part of the report provides a brief summary of the matters raised in the submitters' presentations and in response to questions from Committee members.

Mr Michael Gibson

Mr Gibson asked that the site be used as an alternative location for the development of a Chinese Garden (currently proposed for Frank Kitts Park). His view was that the garden was superior to a building which would block views between the city and the harbour.

Mr Gibson was asked if he agreed that the relative value of the land being developed as a mixed-use building would be greater than as a park. He responded that if the land was so valuable for a new building, then the profits should be realised by Council (as owner and landlord), rather than by a private interest.

Mr George Slim

Mr Slim indicated that he is a resident of Shed 21, located just to the north of Site 9. In his view, Site 9 is not suitable for use as open space, preferring instead the increased amenity and activity afforded by the proposal.

Mr Slim noted the potential for pedestrians and vehicles to come into conflict based on the access configurations at Whitmore Street, and the convergence of multiple transport modes in the proposed shared space at Whitmore Plaza. He emphasised the importance of ensuring ongoing access/egress of vehicles between Whitmore Street and the Quay.

In response to a question from the Committee, Mr Slim gave the view that the proposed use of the building for residential/accommodation purposes is ideal as it introduces people into the environment in the evenings – in contrast to an office or commercial use which would be less active after trading hours.

When asked his view about the height of the building, Mr Slim said that the building would need to be taller than Shed 13 for commercial reasons, but should be no taller than the proposed PWC building at Site 10. He thought the proposed stepping down between those two buildings was generally appropriate. He also noted that the site previously contained a building of 'substantial' scale.

Mr Robin Aitken

Mr Aitken spoke to several urban design-related matters. He expressed support for the overall vision and masterplan for North Kumutoto, describing this project as the next step following Site 10 and the Meridian building. In his view, those preceding projects have paved the way for public space enhancements and improved connections, and the Site 9 proposal will do the same.

Following a question from the Committee, Mr Aitken gave his support for the proposed ground floor commercial/retail uses and for residential or commercial uses above ground. In his view, those uses would collectively add to the vitality of the area.

In response to a question about his views on the design and activation of the proposed building, Mr Aitken provided a positive appraisal, noting also that the lighting of the building in the evening could add to visual interest and enhance safety/informal surveillance. He also expressed a desire to see the roof of the building available for some public use, such as a rooftop bar or café.

Mr Daryl Cockburn

Mr Cockburn began his presentation by expressing dissatisfaction with the historical approach to the provision of carparking on the waterfront. He cited Civic Square, Frank Kitts Park and Queens Wharf as examples where poor design outcomes have resulted due to provision of underground parking. Mr Cockburn gave the view that the Site 9 proposal should include nil carparking.

Mr Cockburn also supported the proposed mix of uses in the building. He suggested that the building should be set on solid foundations with no basement. In Mr Cockburn's view, the height of the building is appropriate. He further noted that private views affected by this building were affected by previous buildings located on the site.

Mr Cockburn closed his presentation with some suggestions about building materials. Specifically, he urged a move away from heavily glazed exteriors in favour of more solid materials. He recommended that windows in the building be tall, narrow and sparing.

Mr Cockburn was asked if his preference for nil parking provision should exclude mobility spaces. He responded that all visitors of the site have alternative means of accessing this area.

Mr Jim McMahon – Wellington Civic Trust

Mr McMahon clarified that the Trust is not opposed to development of the site (in general) and recognises the need to provide for a mix of uses there. However, the Trust holds a number of concerns, including:

- the impact of the proposed building on public access – both physical access and sight lines;
- the overall height of the proposal, which exceeds both the height of Shed 13 and the maximum permissible height defined in the Variation 11 decision.

With respect to the latter, Mr McMahon noted that the maximum height of the roof plant appeared to be 8m higher than the lower height threshold for the site set out by the Court (being 16m). He also observed that parts of the building above ground level overhung the ground floor footprint, which added to the Trust's concerns.

Following the presentation from Mr Cockburn, Mr McMahon was asked about the Trust's collective view on levels of glazing. Mr McMahon noted that the Trust have a wide range of views on the matter, but that his personal preference was for less glass in the design.

In response to a question of clarification from the Committee, Mr McMahon confirmed that it is the height *and* overall bulk of the building which is of concern. When asked about the Trust's view on a possible rooftop garden or other publicly accessible space, Mr McMahon noted that he was not opposed to the idea, provided the use was well integrated into the design of the building.

Messrs Lawrence Beckett, Bob Hall & Nick Cobham – AMP Capital

Mr Beckett gave a formal presentation on behalf of the group, reinforcing a number of points identified in their written submission. He clarified from the outset that the submitter owns 109 Featherston Street, and that the submitter obtained resource consent to construct a large office building on that site in 2009. The building is yet to be constructed.

Mr Beckett observed that Site 9 has long been identified as a development site, but conveyed a number of concerns held by the submitter about the effects of the current proposal, including that:

- the height of the building exceeds the Variation 11 decision, which in Mr Beckett's view remains a relevant planning consideration for the site;
- relatedly, the decision found that a 25m height limit would have adverse effects on heritage values and open space amenity; and
- that preliminary shading of the proposal indicated significant shading effects on nearby areas.

Mr Beckett made reference to provisions in the NZ Coastal Policy Statement, the District Plan and the Wellington Waterfront Framework 2001. Drawing on those sources, he noted the importance of ensuring sunlight to Kumutoto Plaza, providing high-amenity public spaces, creating active building frontages and achieving sympathetic building height and scale. Mr Beckett also gave the view that the amount of publicly accessible space at ground floor should be greater than 50%.

The Committee asked whether the submitter would support the proposal if it met the limits set out in the Variation 11 decision. In response, the submitter noted that it would want to review the proposal in detail as a potentially affected party before arriving at a final position.

Mr David Swartz

Mr Swartz shared the concern of AMP and the Civic Trust that the proposed building height is in excess of the Variation 11 decision limits. In his assessment, the proposed height would overwhelm Shed 13 and the bulk of the building would encroach into identified viewshafts.

Mr Swartz gave the opinion that it would be more strategic to develop the site as open space to accommodate for forecast population growth, rather than as a building. He urged the Council to take a long-term view in that respect, consistent with Council's *Urban Growth Plan*.

Mr Rick Willoughby - Newcrest

Mr Willoughby opened his presentation by noting that Newcrest is not opposed to development of the site in general; however, it is concerned about the proposed building height and bulk. By way of context, he explained that the building would obscure views of buildings (or potential buildings) in Newcrest's ownership across Customhouse Quay.

Mr Willoughby observed that the height exceeds the limits in Variation 11 and that the bulk extends into identified viewshafts. He took exception to the notion that the Variation 11 decision only amounts to a guideline. However, and in contrast to the representatives from AMP, Mr Willoughby explained that Newcrest would support the proposal if it met the limits in Variation 11 and respected the neighbouring context.

He urged the Council to amend the proposal to be consistent with Variation 11 – short of that, he clarified that Newcrest would oppose the building as proposed.

Mr Peter Henderson

Mr Henderson expressed concern about the commercial arrangements between the Council and the proposed developer, including the process followed to reach those terms. He predicted that the pending consent application for the proposal would be directly referred to the Environment Court, which would preclude public participation by many interested parties in his view.

Mr Henderson also expressed dissatisfaction with:

- the lack of any apparent affordable housing in the proposed development;
- the development ignoring the Variation 11 Decision; and
- the City being incrementally 'walled off' from the waterfront.

Mr Henderson urged the Council to better implement the recommendations of the *City to Waterfront - Public Spaces, Public Life* report led by the Danish urban designer, Jan Gehl.

Mr Finbar Kiddle & Ms Alison Dangerfield – Heritage New Zealand

Mr Kiddle firstly explained that Heritage New Zealand (HNZ) was extensively involved in the resource consent hearing for Site 10 and in the Court proceedings on Variation 11. He later clarified that HNZ was not appraised of the proposal for Site 9 prior to the current consultation process commencing.

Mr Kiddle identified the high heritage value in the area, noting in particular Shed 13 adjoining Site 9 to the south. He also noted the proposal for a Wellington Harbour heritage area currently being considered.

As explained by Mr Kiddle, HNZ's main interest is that the building is designed to be sympathetic to the heritage values of the area. In his view, the level of information provided in the consultation material for site 9 was not of sufficient detail for HNZ to provide a view at this stage about its appropriateness or otherwise. Mr Kiddle did observe that the height exceeds that spelled out in the North Kumutoto Design Brief. He also referred the Committee to various policies in Chapter 12 of the District Plan that will be relevant to any future resource consent proposal for the site.

Mr Kiddle confirmed that HNZ is not opposed to development of the site, but is not able to confirm a position of support or opposition until further detail is available. To that end, he expressed a desire for HNZ to work collaboratively with the Council – both in relation to the design of the building and in the management of any potential archaeological issues.

Ms Dangerfield was asked her view on the appropriateness of a heavily glazed building in terms of its impact on neighbouring heritage buildings. She noted that glazing can be sympathetic, often with a reflective quality that supports heritage values; and that it can equally be unsympathetic if not well executed. Ms Dangerfield emphasised that the appropriateness will ultimately turn upon the overall design of the building, of which glazing is one component.

Messrs Brad Olsen & Jack Marshall – Wellington City Youth Council

Mr Olsen and Mr Marshall largely emphasised points contained in the Youth Council's written submission. They explained that young people enjoy the waterfront, particularly as a key pedestrian route (noting that many young people do not own cars). The pair outlined the Youth Council's views that:

- buildings on the waterfront play an important role in defining and enhancing adjoining public space;
- the proposed scale of the building is generally appropriate;
- retail and commercial space at ground floor are highly desirable for Site 9; and
- the building design should ensure pedestrian safety and amenity are provided for, including through lighting and management of wind effects.

Mrs Pauline Swann

Mrs Swann explained several reasons for her opposition to the proposed development. She noted that the history of proposed development on the site – and public opposition to development there – dates back to Variation 17 to the original District Plan. Mrs Swann echoed the suggestion from Jan Gehl that buildings on the waterfront should be 2-3 storeys and allow for clear views between the City and Harbour. Her submission also noted the impact on heritage values as a concern with the current proposal.

Mrs Swann described Wellington's harbour as one of the world's most beautiful. In her view, the increasing number of cruise ship passengers arriving into the City each year would prefer the site to be an area for recreation. Mrs Swann believed such a use for the site would also be preferred by Wellington's residents and by other visitors, noting that open spaces in urban areas are significant contributors to well-being.

Mrs Swann was asked if the recreational use of the site should be limited to open space. In response, she explained that any number recreational facilities might be suitable for the site, provided the overall scale of associated development is appropriate for the waterfront context.

Mr Matthias Zuschlag

Mr Zuschlag explained his general opposition to any building on the site. In his view, more public open spaces are necessary with the anticipated increase in Wellington's population. Mr Zuschlag recommended the site be developed as open space with screening to mitigate road noise. He suggested the space could be subject to a public design competition.

Mr Zuschlag expressed concern with the level of shading created by the building, noting the adjoining area at Kumutoto is one of few remaining areas with good solar access on the waterfront.

Mr Zuschlag was asked by the Committee if the taller buildings to the west of Customhouse Quay would not already shade the adjoining area at Kumutoto to a similar extent as the proposed building. He responded that they might, but shading diagrams would be required to confirm that. In any case, Mr Zuschlag reiterated that he did not support the proposal.

Mr Victor Davie – Waterfront Watch

Mr Davie opened his presentation by expressing his disappointment with the level of information provided in the consultation material. In his view, the information was not detailed enough for people to provide a meaningful view.

Mr Davie outlined several reasons why Waterfront Watch is opposed to the proposal, including:

- the site's dimensions raise doubts that it could be viably used for commercial purposes, and its proximity to the road raises similar doubts about potential residential uses;
- the manner in which the building's upper floors overhang its footprint contributes to the inappropriateness of the overall bulk;
- the bulk and height of the building will adversely impact the heritage values of Shed 13;
- alternative designs to the current proposal were made by other parties which complied with the height limits in Variation 11 - however, those designs were not selected by the Council;
- the limits in Variation 11 should be strictly applied by any building on the site;

- Site 10 should be completed, and the associated environmental results known, before development of Site 9 advances any further; and
- the proposal will almost entirely shade Site 8.

In conclusion, Mr Davie sought that the proposal be rejected or placed on hold until Site 10 is complete, that further consultation and design suggestions be called for at that time, and that the Council bring people with them on that process, rather than against them.

Mr Davie was asked by the Committee if he had any specific views on sunlight access, noting previous submitters' comments on the matter. He reiterated his view that the project should await the completion of Site 10, before conducting further shading studies and ultimately determining what the overall net effect would be.

Mr Andrew Hay – Stride Property

Mr Hay began his presentation by complementing WCC on its vision both for the City and waterfront. He explained that Stride supports the Site 9 development proposal as Wellington is in need of more high quality and well-designed buildings. In Mr Hay's view, the proposed building design represents a good transition between the height of the PWC building to the north and Shed 13 to the south.

Mr Hay made the observation that as a frequent pedestrian along the waterfront when he lived in Wellington, he found the walk between the Meridian building and the railway station was the least pleasant and most desolate / uninteresting part of the Waterfront.

Mr Hay stated that the proposal was a considerable improvement over the use of the site as a carpark. He asked a hypothetical question whether the city would ever consider a potential counter-factual situation where it would remove a building to create a carpark.

In response to a question from the Committee regarding his thoughts on the building height, Mr Hay responded that the height was appropriate and that opposition to the height seemed to come from those with competing interests.

Mr Hay was also asked whether he had a preference for a residential use for the property. In response, Mr Hay said that commercial/office use and residential use have distinct advantages; but the main point (irrespective) is that both have the benefit of bringing more activity and more people to the area with the attendant benefit of greater security and safety.

Prepared for Wellington City Council by:

Resource Management Group Ltd
24 August 2017

Appendix A
List of stakeholders met

- Port Nicholson Block Settlement Trust
- Wellington Tenths Trust
- Te Runanga o Toa Rangitira Inc
- AMP/Canadian Pension Trust Board
- Newcrest
- Brian Galt
- Stride Property
- Waterfront Watch
- Inner City Wellington
- Wellington Civic Trust

Appendix B
Response from Inner City Wellington

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Name: Geraldine Murphy, Deputy Chair Contact number: 0274 507804 Email address: innercitywellington@gmail.com Submission is on behalf of Inner City Wellington (ICW) 28 July 2017	
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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'.

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Q4. What improvements or 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 (99%) of 319 members

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Appendix C
Facebook Feedback

Wellington City Council
 @wellingtoncitycouncil

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129

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.NZ

Like Reply 1 July 20 at 1:00pm

Corina Connor I agree, Heather.
 Like Reply 1 July 20 at 9:15pm

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 1:28pm

Dan Milward Wellington City Council! 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 20 at 9:03am

Zaed Aznam Well said Heather. Please put that I writing, I was talking about a friend last night exactly all your points 🙌
 Like Reply 1 July 20 at 9:03pm

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 1 July 24 at 7:44am

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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 2 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.NZ

Like Reply 3 July 20 at 12:07m

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 6:40pm

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. I've read the proposal but it's really short on engineering details. See More
 Like Reply 3 July 22 at 12:15pm

The screenshot shows the Facebook profile of Wellington City Council (@wellingtoncitycouncil). The profile picture is a yellow square with a large grey 'W'. The page header includes 'Liked', 'Following', and 'Share' buttons. The main content is a post from Rita Stuart asking about a building proposal. The council's response, posted by Wellington City Council, provides details about a five-level building with 4000 square metres of lettable space. Below the text is a thumbnail image of a building and a link to 'Development proposal for Site 9, Wellington Waterfront - Public Input'. The post has several replies from users like Sue Bannister, Rita Stuart, Tamati Emmerson, Jeanette Rose, and John Hunt, all discussing the proposal and its impact on housing and the waterfront.

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Liked Following Share ...

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 6:18am

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 beverage. See More

Development proposal for Site 9, Wellington Waterfront - Public Input
 Preliminary concept design for proposed...
 WELLINGTON.GOVT.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 11:20pm

Write a reply...

Aian 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 than it is currently.
 Like · Reply · 12 · July 20 at 11:22am

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 doesnt 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



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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 10:46am · 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 tick box.
 Like · Reply · 1 hr



Ngairé 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

The screenshot shows the Facebook page for Wellington City Council. The page header includes the council's name, handle (@wellingtoncitycouncil), and navigation links for Home, About, Photos, Enews Signup, Videos, Events, Twitter, Instagram, and Instagram feed. A 'Posts' section is highlighted, and a 'Community' section with a 'Create a Page' button is visible below.

The main content area displays a post and a list of comments. At the top of the post area, there are interaction buttons: 'Liked', 'Following', 'Share', and a menu icon. The post itself is from Robert Holdsworth, dated July 21 at 3:10am, with 7 likes and 1 reply. The comments are as follows:

- Bryan Hall** (July 22 at 1:03pm): 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
- Adele Evans** (July 21 at 7:42pm): How about WCC fixing the lights that have been out on our street for over 3 months
- Jeannie Knott** (July 22 at 4:25pm): Why would WCC keep destroying our water front for future generations! It's so very bad
- Kirk Burgess** (1 · 20 hrs · Edited): 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?
- Penny Harrington** (July 21 at 5:50pm): WCC have only their own requirements on this. We the ratepayers are merely the financial purse for their stupidity
- Harriet Palmer** (July 22 at 10:55am): WCC, are you considering these comments as submissions? Legally, there's nothing stopping you
- Graeme Milne** (July 24 at 4:54pm): Looks fine to me... not too highnot sure if you detractors would be happy with anything...
- Paul Scholten** (4 hrs): Looks like site prep is underway already in any event which makes one assume it's a happening thing regardless.
- Andrew Cunningham** (July 23 at 6:17pm): Any architecturally inspired development along the waterfront is great!
- Corinne Rivoallan** (July 21 at 1:24pm): Another rates hike projet from WCC
- Selwyn Feary** (July 24 at 9:36am): Why so ugly? a view is way better than that
- Leigh Kennedy** (16 hrs): Will there be a cycling lane?
- Robb Morison** (July 24 at 1:17pm): Thanks for posting this.

