
REPORT 1
(1215/52/04/IM)

DRAFT WATERFRONT DEVELOPMENT PLAN 2007/08

1. Purpose of Report

The purpose of this report is to present the Draft Waterfront Development Plan for 2007/08, for consultation with the public.

2. Recommendations

It is recommended that the Subcommittee:

1. *Receive the information.*
2. *Approve the draft Waterfront Development Plan, attached as Appendix 1 to the officer's report, for consultation subject to Council approving the paper on funding requirements for the Wellington Waterfront Project on 27 June 2007.*
3. *Delegate to the Chair of the Waterfront Development Subcommittee authority to approve any required amendments to the plan before it is published for consultation.*
4. *Ask officers to consult on the contents and report back to the Subcommittee's next meeting.*

3. Discussion

The Waterfront Development Subcommittee is charged with completion of a development plan for the waterfront. The Waterfront Framework states that this is to be done through a balance of making good progress on the waterfront and providing the public with sufficient opportunity to be involved in the process. The development plan flows directly from the Framework.

The Waterfront Development Plan for 2007/08 is the eighth plan developed by the Subcommittee, and informs the business plan for Wellington Waterfront Limited (WWL) which is to be presented to the Subcommittee at its next meeting.

The financial information in this plan is high level and relies on indicative figures provided by WWL.

Any minor amendments to this plan prior to it being issued for consultation will be approved by the Subcommittee chair.

The plan will be put out for consultation for four weeks in July. Members of waterfront distribution lists will be invited to comment, it will be posted on Council's website and the consultation will be advertised so that the members of the community can make submissions if they wish to and feedback will be reported to the Subcommittee.

The Waterfront Development Plan informs the Wellington Waterfront Project Business Plan, prepared by WWL, which determines WWL's implementation of the Framework on an annual basis. This will be presented to the Subcommittee at its next meeting.

Any changes to the development plan as a result of the public consultation will be made and followed through into WWL's business plan where relevant. The Development Plan and WWP Business Plan will be reported up to the Strategy and Policy Committee.

4. Main themes and projects

This draft Development Plan for 2007/08 makes no significant changes in scope from what has been indicated in earlier plans, but the timing of some projects has changed. In 2006/07 the focus was on the Kumutoto (North Queens Wharf) area, the Waitangi Park (Chaffers) area and Frank Kitts Park.

In the 2007/08 plan, work will continue on the Kumutoto public space and Site 7, and the design development of Sites 8, 9 and 10. Progress will continue on Frank Kitts Park, with the design competition, to include the siting of the Chinese Garden, and resource consent processing; however, Council officers recommend that construction now be deferred until 2009/10 to enable WWL to realise sufficient commercial proceeds to fund the redevelopment.

If Council approves the terms of the proposed Willis Bond redevelopment of the Overseas Passenger Terminal, then an application for resource consent can be lodged.

Following an approved change of scope, the second stage of the TSB Bank Arena upgrade will take place during the year.

With regard to Taranaki Street Wharf, WWL will continue to work with Wellington Tenth's Trust to develop the plans for the wharewaka, as well as progressing the plans for the lagoon and bridge extension, with construction scheduled to begin in the 2008/09 year. Redevelopment of the Outer-T, including the planned Hilton hotel have been delayed until the Environment Court has heard the appeals to the Hilton resource consent.

5. Conclusion

If the Subcommittee approve the draft development plan, feedback from the community will be sought. A report on the submissions made and any recommendations for changes will be provided to the Subcommittee meeting that follows the close of the submission period. The final plan will then be provided to the Strategy and Policy Committee for approval.

Contact Officers: *Sarah Polaschek, Portfolio Manager, Council Controlled Organisations and Karen Wallace, Chief Operating Officer*

Supporting Information

1) Strategic Fit / Strategic Outcome

The Waterfront Development Plan would contribute to the following Council outcomes:

More Liveable – Wellington will be a great place to be, offering a variety of places to live, work and play within a high quality environment.

Stronger sense of place – Wellington will have a strong local identity that celebrates and protects its sense of place, capital-city status, distinctive landform and landmarks, defining features, history, heritage buildings, places and spaces.

More Eventful – Wellington will maximise the economic value from promoting and hosting high-profile events.

More Prosperous – Wellington’s urban form, and flexible approach to land use planning in the central city, will contribute to economic growth and prosperity.

2) LTCCP/Annual Plan reference and long term financial impact

C378 Wellington Waterfront Project

A312 Wellington Waterfront operations

CX131 Wellington Waterfront development.

In accord with the 2007/08 LTCCP.

3) Treaty of Waitangi considerations

Maori have had a long connection with the harbour and waterfront that continues today. There are several sites of significance for iwi around the waterfront including Waitangi Lagoon and Te Aro Pa.

4) Decision-Making

This is not a significant decision. The report deals with a strategic asset, but does not propose any changes to the development plan.

5) Consultation

a) General Consultation

Consultation will be undertaken on the draft development plan. All affected parties will be included, and any feedback will be reported to the Subcommittee.

b) Consultation with Maori

Representatives from Council’s mana whenua Treaty partners – Wellington Tenth Trust and Te Rūnanga o Toa Rangatira were involved in the development of the Wellington Waterfront Framework that underpins the Waterfront Development Plan.

6) Legal Implications

There are no implications from this report.

7) Consistency with existing policy

This report is consistent with existing WCC policy on waterfront development.