

OSI

DRAFT NORTH KUMUTOTO DESIGN BRIEF - SUBMISSION FORM

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We are making the submission as individuals.

We have watched the video on line of plans for Sites 9 and 10 (in blue) and Site 8 (in green) and are appalled at the image the buildings will introduce - a canyon like effect along the Quays and minor view shafts from Whitmore, Ballance, Waring Taylor and Johnston Streets. Views of the Heritage Listed Eastbourne Ferry Terminal appear to be totally built out.

Under 2.2 Links to the City reference is made to the strong connection to the CBD, important links to the north including 21 and the Railway station. However we consider that 4 storied buildings on Sites 9 and 10 will have the effect of loss of views across to Mt Victoria and the Monastery. With the increase in cruise ship passengers who walk from Aotea Quay along the improved walkway, what a disappointment it would be to arrive at Kumutoto in the shadows of two buildings with "view shafts" only. We can only imagine how they would prefer a recreation area with a variety of green spaces, shelter, seats, artisans' workshops and access to the hiring of cycles, scooters, crocodile bikes etc to continue on to Te Papa and Oriental Bay. This will also be the case for Wellingtonians and visitors arriving by train, bus or from the Youth Hostel making their way across Waterloo and Customhouse Quays.

We do not agree with 2.6 Views - which implies that glimpses of the harbour and hills framed by buildings increase the sense of drama and reinforce the sense of distance and scale.

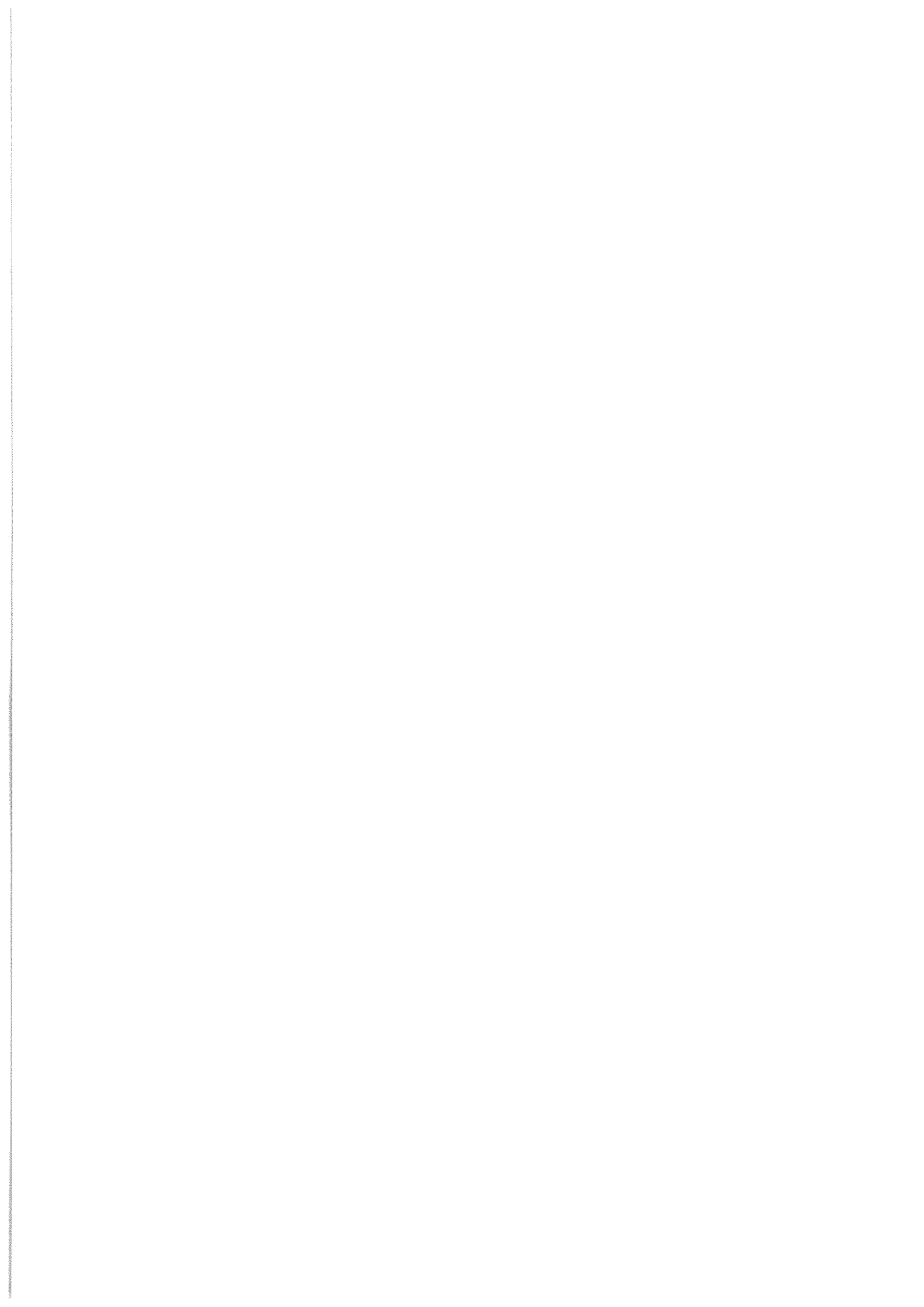
Balance between building and open spaces should not be unduly influenced by the need for revenue but more by Wellingtonians long term needs. With the high growth of office and apartments in the Capital, Railway and Centreport precinct there is a need for more recreational space. Already there are many lunch time workers who take part in sport on the waterfront and its value is incalculable. (complimenting the Town Belt.)

Finally - Funding for public spaces and other improvements. We were at the Town Hall meeting 12 years ago with over 2000 people and the vote was overwhelming to change the status of the waterfront to a reserve. Designating it as a reserve would bring it in line with our other protected areas like the Botanic Gardens, Town Belt, Trelissick Park and Otari Wilton Bush.

Council cannot continue to ignore feedback from the public who are not short of ideas and creativity on how to use the waterfront, rather than treat it as an extension of the CBD. **We have a duty to preserve public space for future generations.**

Yours sincerely  

Pauline and Athol Swann



Submission : The Future of North Kumutoto: Consultation on a Draft Design brief for building and open space development.

Due: 5th November 2012 **DRAFT**

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I make this submission as an individual and wish to be heard.

Introduction: During the last 20 years I have been "consulted" many times on matters relating to our waterfront I remind elected representatives and Council Officers that they are obliged to heed submissions lest their "consultation" be deemed a sham or a result of predetermination (J.McGechan).

Our waterfront is a precious taonga to be preserved as open public space now and into the future.

My submission follows the sequence of the "Submission Form".

1. I applaud the decision that there should be no buildings on Site 8. Neither should there be any other structures other than seats with backs and rubbish bins anywhere else at Kumutoto North. The space should be left open to the elements without any embellishment that will detract from the historic heritage values of the Ferry Wharf Building or Shed 21.
2. I oppose the erection of any buildings on either Site 9 or 10. Such buildings are not mandatory neither are they required as a means to "finance" the waterfront. I refer you to (page 18 bullet point 5) Waterfront Framework [1991].
 - 2.1 However, if, after full public consultation, a development is deemed acceptable by the Court then any building/s or structures should be no

more than a single storey and in a style reminiscent of a Calatrava design.

- 2.2 Site 9 should be left clear of buildings as should Site 10. Any building or structure would impinge on views to the harbour.
- 2.2 Site 10 especially should be left as open public space so that people may enjoy view to the harbour and hills without interruption.
- 2.3 All historic heritage and archaeological sites; described at hearings by various professionally qualified archaeologists and heritage advisers should be clearly identified by sensitive signage as an integral part of the open public space.
- 2.4 Any planting on these sites should be chosen and planted to provide shade over seats not to intrude into views.
- 2.5 Shed 21 should be formally incorporated into the Waterfront Heritage precinct as should the recently listed Eastbourne Ferry Building which seems to have been ignored in the present document.

3. "Balancing Needs":

The focus of the North Kumutoto area must remain our panoramic views of the harbour to hills. Views from Lambton Quay through Whitmore Street must not be obscured in any way. The notion that glimpses, view shafts and framed views will suffice is untenable when weighed against the glories of the open panorama.

- 3.1 Wind tunnels and corridors are abhorrent (eg: western-side of Shed 21) the joy of our harbour is its openness in all weathers.

4. "Funding for Public Spaces and other improvements":

No funding, other than from the general rate, is required for the maintenance of open public space other than that already allocated out of Council budgets. Whatever "improvements" eg: seats- with- backs, rubbish bins and signage (including trompe l'oeil and murals) can also be funded as part of OPEX.

5. Other Comments:

- (a) Meaningful public consultation should guide all decisions related to our City including the waterfront precinct from Oriental Bay to Shed 21 inclusive. The waterfront is not and neither should it be considered an extension of the CBD.
- (b) The waterfront precinct should have a formal designation as part of the District Plan.
- (c) Any decisions made should relate to the intrinsic archaeological, historic and heritage values of the whole waterfront referred in many reports by archaeologists and heritage advisors for many years. WCC should update and reissue its various heritage trails guides to this effect.
- (d) No building/s or structures should be allowed to dominate or detract from either the harbour or our remaining heritage buildings.

Thank you for this opportunity.

Rosamund.

Rosamund Averton.

