
Our 10-Year Plan

Wellington City Council, Draft Waterfront Development Plan

WELLINGTON WATERFRONT DEVELOPMENT PLAN

Introduction

Wellington's waterfront is one of the most popular, easily recognised and frequently photographed parts of our city.

The Waterfront Development Plan (WDP) is a programme for ongoing development of this space that ties in with our resilience and sustainable growth priorities for Wellington.

Implementation of the plan is primarily the responsibility of Build Wellington (previously Wellington Waterfront Limited). Waterfront Operations, a Council division, is responsible for the waterfront's management and maintenance.

This plan covers the 3-year period from 1 July 2018 and it will be reviewed annually as part of the 2019/20 and 2020/21 Annual Plans.

What is planned for the next 3 years

The WDP implements the vision and objectives laid out in the Wellington Waterfront Framework (2001)¹. A number of waterfront-related projects have been completed, or are currently in the process of being completed. Key projects are also planned for the next 3 years. They are:

North Kumutoto. Developer Willis Bond & Co is progressing plans for a five-level building on Site 9 at North Kumutoto. The developer is proposing to lodge its resource consent application by mid-2018 and it is likely to be granted direct referral to the Environment Court later in 2018. In the event consent is granted, construction would begin by mid-2019. Completion of the building in 2020 will complement both the new PwC building and North Kumutoto public space (programmed for completion by late 2018) and draw hundreds of workers to the area.

¹ The principles and objectives of the Wellington Waterfront Framework were reviewed by the Council in 2011 and endorsed as still being a relevant and appropriate blueprint for the future of the waterfront.

Queens Wharf. An exploration of opportunities to breathe new life into Shed 1 on the outer-T of Queens Wharf was delayed as a result of the 2016 earthquake. Remedial work is currently planned to allow displaced tenant Wellington Helicopters Limited back into the building by mid-2018. Plans to investigate a purpose-built helicopter facility on the southern end of the outer-T will be advanced once Wellington Helicopters is ready to do so.

Frank Kitts Park Precinct. As Wellington’s population grows, so too does the need for well-designed, fit-for-purpose, high-quality public space and parks. Frank Kitts Park is more than 25 years old and a comprehensive makeover has been planned for the past decade. Following the granting of a resource consent for the development by independent planning commissioners in late 2016, an appeal to the Environment Court is set down for March 2018.

Construction can commence at the beginning of 2018 provided:

- the court upholds the resource consent
- detailed planning and design is completed
- external funding commitments for the Chinese garden are attained
- the Council approve an increase in budget to reflect escalation costs since the park’s redevelopment proposal was last costed.

Capex Budget (\$000):	2018/19	2019/20	2020/21
Option ‘A’ (1 st stage - playground only)	\$1,000	\$1,500	\$0
Option ‘B’ (All FKP) – subject to Chinese Garden fundraising	-	-	-

Note: The Council’s contribution of \$6.3 million is included for year 8 of Our 10-Year Plan. This contribution is for work on the surrounding Frank Kitts Park precinct, not the Chinese Garden itself.

Waitangi Precinct. The site situated between Waitangi Park to the east and Te Papa to the west (home to the Harbourside Market) is the last remaining undeveloped site on the waterfront. The Council continues to scope opportunities for its development.

Seawall and wharf maintenance. The wharves require regular maintenance to address general wear and tear. Seawalls are also critical assets and many are heritage-listed.

Further maintenance of these essential elements of the waterfront is planned for each of the next 3 years with an allocated budget sum of \$1.371m.

Capex Budget (\$000):	2018/19	2019/20	2020/21
	\$ 815	\$290	\$266

Other capital renewals and general planning. While the waterfront did not experience the same extent of damage or disruption as CentrePort in the November 2016 earthquake, that event necessitated a programme of wharf repair work that will continue over the 3-year life of this plan. The allocated budget for the next 3-year work programme is \$3.055m.

Capex Budget (\$000):	2018/19	2019/20	2020/21
	\$ 1,115	\$ 1,260	\$ 680

How we'll measure our performance

The overall success of the waterfront will be measured by the achievement of the principles and objectives outlined in the Waterfront Framework.

The framework has set seven objectives for the waterfront:

- The waterfront is locally and internationally recognised for its design
- The waterfront is readily accessible to all people
- The waterfront is, and is perceived to be, safe at all times
- The waterfront is seen as an attractive place by Wellingtonians and visitors
- The waterfront successfully caters for a wide range of events and activities

- Significant heritage buildings are protected on the waterfront
- Activities on the waterfront are integrated with those on the harbour

Periodic independent surveys of public opinion have consistently shown satisfaction and approval ratings in excess of 90 percent. We will strive to maintain and improve these ratings.

Design outcomes will continue to be monitored by the Council's Technical Advisory Group (TAG) – an independent provider of design advice.

