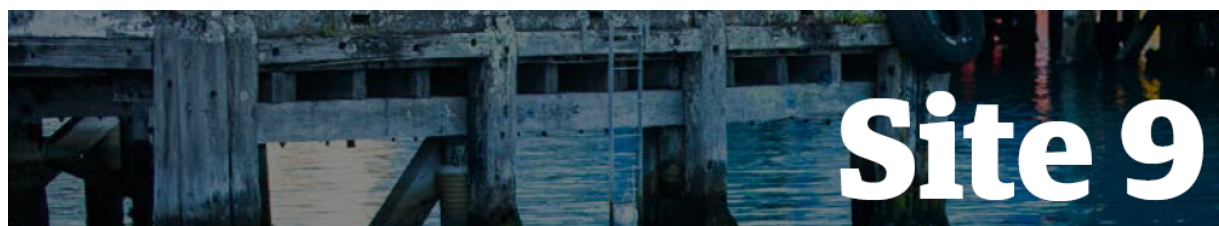


Introduction



“... a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations.”

Privacy Statement

What we do with your personal information.

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

Submitter Details

First Name: **Jim**
Last Name: **McMahon**
Organisation: **Wellington Civic Trust**
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Suburb:
City: **Wellington**
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Wishes to be heard:

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

Correspondence to:

- Submitter
- Agent
- Both

Submission

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

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

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

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

Comments

The Wellington Civic Trust has significant concerns about the proposed development of Site 9. This particular area represents a gateway to the waterfront and conveys a strong 'welcome to Wellington' message to visitors. We consider the proposed building design a missed opportunity to highlight the site's importance and represents a poor use of precious public waterfront land.

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

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

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

Comments

The Trust's concerns include: The Effect on the Public The building will effectively dislocate the heart of the city from the waterfront by creating an imposing visual barrier. We expect the proposed building will intrude into the view shafts (in breach of the District Plan), negatively affecting the protected views of the iconic Wellington harbour. We are also concerned the proposed building will shade the surrounding area, diminishing the amenity value of the waterfront for Wellingtonians, including Kumutoto Plaza. Impact on Shed 13 We are concerned the height and scale of the proposed building will be overbearing in its relationship to Shed 13, a valuable heritage building which should remain as the centrepiece for the waterfront area. Height contradicts decisions by the Environment Court The height of the proposed development appears to exceed the permitted guidelines stipulated by the Environment Court. The Environment Court was explicit in stating that the maximum height of any building, including rooftop plant and structures, should be 19 metres above mean sea level for the northern half of the site and 16 metres above mean sea level to the south. In terms of height above ground level we consider the building will exceed the maximum height permitted by the Environment Court for the southern half of the site by almost 40% (or almost 80% for the rooftop plant).

What other comments or questions do you have?

Comments

The Wellington Civic Trust urges Wellington City Council to re-consider the proposed building design and its utilisation of a valuable open space. We wish to present our submission to Wellington City Council in person.

Attached Documents

| File |
|------------------------|
| No records to display. |

Privacy Statement