
WELLINGTON CIVIC TRUST



www.wellingtoncivictrust.org

FROM THE CHAIR

Dear Members,

The news has just come through as we go to press that there is to be no appeal by the Hilton developers to the decision by the Environment Court, who declined the Hilton Hotel application and upheld the public priority for the use of this unique waterfront site. The Trust has very consistently argued for the Waterfront Framework which identifies the Outer -T of Queens Wharf as a special site and calls for a design competition to identify the optimal opportunity for this site. We are now going to discuss with Wellington Waterfront Limited and the City Council a process for a competition for ideas for the future of the Outer-T. This promises to be a very positive step for the waterfront, the City, and the Trust. As a first step the Board of the Trust is meeting with Wellington Waterfront Limited to hear their thoughts at our May Board meeting. We acknowledge the collaboration with Waterfront Watch that achieved a successful appeal.

To take this case to the Environment Court has required the commitment of all the financial resources and much of the energy of both organizations. The Court's decision which found the proposal was in direct conflict with almost every relevant policy in the District and Regional Plan confirms how important it was for us to take this case. We also acknowledge the skill, professionalism and generosity of our lawyer Morgan Slyfield of Morrison Kent in representing our position.

I and the Board want to thank all the members for your support of the Trust's stand on this issue, and to those of you who were able to contribute financially to the Appeal, a big thank you. We are still trying to fill the deficit, so contributions to get us back in the black are still greatly appreciated.

While the Trust may have seemed like it had a one issue focus during the appeal, in fact we have continued to work on a variety of urban issues, such as the development of the Parliamentary precinct, the transport corridor from Ngauranga Gorge to the Airport, and development criteria in the city. There is a raft of issues that demands the Trust's diligence, and we appreciate your support for these efforts,

Seddon Bennington (Chair)

An Excerpt from the Decision of the Environment Court 14/3/2008

We acknowledge that the Hilton development will enable its developer and the hotel operator to promote their economic wellbeing. It will provide economic benefits to the wider community. The Hilton will provide 5 star accommodation facilities for those who choose to stay in it. It may attract additional tourists. There will be dining and socialising opportunities for those who choose to use the restaurant and bar facilities.

Regrettably we consider that these positive effects are achieved at the expense of many of the qualities which make this site special and unique. The hotel building will dominate the public space due to its bulk and reduce the public access area around the Outer-T. The scale of historic development will be disrupted and the new building will dominate the heritage buildings around it. The stem of the Outer-T will become a vehicle precinct. We were not told how this would be safely managed. The amenity value of the area will be reduced. The use of the Outer-T as a working wharf and a place of berthing for a wide range of vessels will be substantially diminished. Views of the harbour and beyond from private buildings in the city and from at least one important viewpoint in the city will be significantly reduced.

We do not consider that the adverse effects of the proposed development which we have identified can be adequately avoided, remedied or mitigated.

Tour of Waterfront Apartments

On Saturday 16 February, the Trust ran a tour of waterfront apartments as a fund-raising effort. About 40 people signed up for the tour and according to the feedback from the evaluation forms, all had a jolly good time and would like to repeat the experience albeit with a different theme. The tour included apartments at Chaffers apartments (the old Herd Street Post Office Building), the Museum Hotel, Odilins (including the Stock Exchange), the Wharf Office, Shed 22 (by the railway station) and the Kate Sheppard apartments.

Participants praised the Marshalls for keeping people on track and making them feel welcomed and also the generosity of the apartment owners who opened their doors to the throngs. People loved the range of apartments, the opportunity to not only view their interiors but also to see the views out which gave participants a range of very different perspectives of the city. The opportunity to view a wide range of artworks across the seven apartments was also highly appreciated. Brenda Young, (Odilins Apartment), was particularly praised for her hospitality which included the provision of wine and hors d'oeuvres while participants viewed her beautiful apartment and impressive art collection.

The feedback forms gave us some suggestions on aspects that could be improved. Even though these were minor, it's the details that can make a difference to people's enjoyment.

The most popular choice for the next tour was buildings by famous architects followed by historic buildings and notable gardens. But basically those who attended just want another tour. As one participant commented "This is a great addition to the work of the Trust". The Board agrees and has decided to make this an annual event provided we can round up enough volunteers.

The event put \$2,000 into the coffers as a contribution towards our outstanding debts from the Hilton appeal. Any other ideas for fund-raising would be welcome.

Civic Trust Awards 2008

The Civic Trust Awards (last held in 2005) will take place again later this year. The date for the ceremony is Thursday 4th of September 2008. The sub-committee has been busy re-defining the Award Categories for 2008 and we believe that the changes we are making will help ensure an even more successful event. More details in the next newsletter.

Traffic and Transport

The Traffic and Transport committee made a written and verbal submission on the Airport to Ngaraunga route.

The submission favoured a strategy of reducing traffic to minimise congestion, reduce contribution to climate change, build resilience to peak oil, improve health and the regional economy. The submission addressed the quality of the city environment and traffic's divisive effect on urban space such as the waterfront/city.

Solutions proposed included public transport, cycling and walking, smart planning and other innovative solutions. Improvements to the rail network were outlined and a feasibility investigation to allow light rail extension south of the railway station. Improvements in the bus frequency and their emission standards were proposed. The submission also supported "new urbanism" to encourage development around transport nodes and routes.

Wellington Civic Trust AGM

The Annual General Meeting of the Wellington Civic Trust will be held at 5.30pm on Monday the 26th of May at Turnbull House on Bowen Street.

We have two guest speakers. Brent Efford will speak on "Wellington light rail NOW - using tram-train to mend a broken spine" a description of the problem Wellington experiences through having a rail public transport spine that does not connect to the Wellington 'growth spine' - the CBD, Hospital and Airport. A look at light rail as it is used overseas; the use of light rail (trams) on existing railway tracks (called "tram-train") and the route that could be used to extend rail access in stages as far as the Airport.

The other speaker is Professor Phillipa Howden-Chapman inaugural head of Otago University's new Centre for Sustainable Cities, set up earlier this year as a collaborative research institute, she will describe the background to the Centre's establishment, its vision, intentions and the way it functions.

Annual Membership Fees

Because of the Civic Trust's substantially increased activities, the Board decided at its meeting on 29 January 2008 that the annual membership fees would need to be increased. The membership fees for the year beginning 1 April 2008 have been increased. The Renewal of Membership invoices are enclosed with this Newsletter.

APPLICATION TO JOIN THE WELLINGTON CIVIC TRUST

Name:

Address:

Telephone (home): (work):

Email: Fax:

Please tick the category of membership

Individual: \$30

Corporate: \$150

Family: \$40 School: \$50

Student: \$10

Please return with your cheque to:

Membership Secretary, Wellington Civic Trust, PO Box 10 183, Wellington 6143

Wellington Civic Trust.			
Chair:	Seddon Bennington		
Deputy:	Di Buchan		
Secretary:	Alan Smith		
Treasurer:	Di Buchan		
Membership Secretary:	Peter Baillie		
SUB-COMMITTEE RESPONSIBILITIES 2007/8			
Northern Gateway		Traffic and Transport	
Alan Smith (Chair)	Chris Watson	Chris Watson (chair)	Neville Beach
Duncan Joiner	Peter Reilly	Anthony Cross	Diana Shand
Neville Beach	Blair Badcock	Michael Dudding	Alan Smith
Anthony Cross	Di Buchan		
Government Centre/Capital Precinct		Website	
Peter Brooks (Chair)	Alan Smith	Callum Strong	
Duncan Joiner	Blair Badcock		
Michael Dudding	Di Buchan		
District Plan Changes and Resource Consents		Newsletter	
Tony Town (Chair)	Others as required.	David Pucher	
Waterfront		Civic Trust Awards Sub-Committee 2008	
Seddon Beddington (Chair)	Diana Shand	Di Buchan (chair)	
David Pucher	Callum Strong	Peter Baillie	
Di Buchan		Michael Dudding	
		Callum Strong	
		David Pucher	
Publicity and membership			
Seddon Bennington	Margaret Clark		
Callum Strong	Peter Baillie		