

Shelly Bay Oral Hearings 8 September 2017 | Schedule and Submissions

Time	Submission No.	Name, First	Name, Last	Organisation	Page No.
9:30am	95	Craig	Boyes		1
9:35am	402	Mark	Shanks		5
9:40am	916	Jennifer	McDougall		22
9:45am	355	Jim	Mikoz		26
9:50am	676	Mary	Varnham		32
9:55am	BUFFER				
10:00am	691	Morris	Love	Wellington Tenth Trust	36
10:05am	691	Morris	Love	Wellington Tenth Trust	36
10:10am	1076	Mike	Mellow	Living Street Aotearoa	40
10:15am	16	Lalita	Kasanji		42
10:20am	735	Anita	Lowcay		46
10:25am	792	Richard	Shea		50
10:30am-10.45am		MORNING TEA			
10:50am	1082	Paula	Warren	Environmental Reference Group	54
10:55am	1082	Paula	Warren	Environmental Reference Group	54
11:00am	1026	Scott	Figenshow	Community Housing Aotearoa	58
11:05am	1026	Scott	Figenshow	Community Housing Aotearoa	58
11:10am	857	Sarah	Crawford		64
11:15am					
11:20am	989	Ken	Phillips		68
11:25am	1085	Stephen	Satherley		72
11:30am	957	Lucia	Bercinkas		74
11:35am	45	Kate	Pointer		78
11:40am	1079	Tom	Bland	LINZ	2nd: 1
11:45am	1079	Tom	Bland	LINZ	2nd:1
11:50am	768	Hazel	Armstrong		2nd:5
11:55am	1108	Patrick	Morgan	Cycle Aware Wellington	2nd: 8
12:00pm	827	Kennedy-Jean	Sidwell		82
12:05pm	1091	Robin	Boldarin	Miramar Maupuia Progressive	2nd: 10
12:10pm	1091	Robin	Boldarin	Miramar Maupuia Progressive	2nd: 10
12:15pm	389	Rocco	Pierini		2nd: 11
12:20pm	1065	Michael	Gibson		86
12:25pm	842	Dana	Carter		87
12:30pm-1pm		LUNCH			
1:05pm	148	Luke	Bonjers		91
1:10pm	859	Lance	Lones		2nd: 15
1:15pm	942	Leanne	Berry		2nd: 19

Time	Submission No.	Name, First	Name, Last	Organisation	Page No.
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Time slots have not been confirmed by submitters.

1:20pm	821	Dominic	Sheehan	on behalf of Peter Jackson	2nd: 23
1:25pm	1051	Erin	Burnton		2nd: 28
1:30pm	400	Nathan	Hales		2nd: 29
1:35pm	978	Jonathan	Friedlander		2nd: 33
1:40pm	762	Matthew	Hall		2nd: 37
1:45pm	496	James	Fraser		2nd: 41

Submission on

**Proposal for Wellington City Council to sell/lease
part of its land at Shelly Bay**

To: **Wellington City Council**

Name of submitters: **Land Information New Zealand**

This is a submission on the following proposal (the **proposal**):

Proposal for the Wellington City Council to sell/lease part of its land at Shelly Bay

The specific provisions of the proposal that our submission relates to are:

See attached

Our submission is:

See attached

The submitter seeks the following decision from the local authority:

See attached

The submitter wishes to reserve the opportunity be heard in support of this submission.



Signature of person

authorised to sign on

behalf of **Land Information New Zealand**

Date 14 August 2017

Address for Service of Submitter: 20 Addington Road, RD 1, Otaki

Telephone: 021 877 894

Email: tom@landmatters.nz

Contact Person: Tom Bland

SUBMISSION OF LAND INFORMATION NEW ZEALAND

1 INTRODUCTION & BACKGROUND

- 1.1 We represent Land Information New Zealand (the **submitter** or **LINZ**).
- 1.2 The submitter is a government department whose responsibilities include managing land titles, geodetic and cadastral survey systems, topographic information, hydrographic information, managing Crown property and supporting government decision making around foreign ownership.
- 1.3 The submitter manages two million hectares of Crown land across New Zealand. That includes the management of Watts Peninsula in Wellington, a 76 hectare piece of land on the Miramar Peninsula. Management of Watts Peninsula was transferred from the New Zealand Defence Force to LINZ in February 2017.
- 1.4 Watts Peninsula is currently closed to the public as there are health and safety matters, such as unstable trees, which need to be managed. LINZ also manages the adjacent property at Mount Crawford.
- 1.5 The LINZ-administered land at Watts Peninsula is located to the east of the Shelly Bay development proposal area. LINZ is currently exploring land use options including the establishment of a public reserve at Watts Peninsula.
- 1.6 We understand Wellington City Council (the **Council**) granted resource consent in April 2017 to The Wellington Company for a proposal to develop land at Shelly Bay into housing, waterfront walkway, green space, parking and seating, cafes, bars, shops, a brewery and a 50-bed hotel. We also understand the proposed development would be used as an opportunity to address the issue of building and infrastructure maintenance at Shelly Bay.
- 1.7 The Council is seeking feedback on the proposal to sell 0.3 hectares of land and to lease 0.6 hectares of land to Shelly Bay Limited to facilitate the proposed development.

2 SUBMISSIONS

- 2.1 LINZ does not oppose the development of Shelly Bay, nor the approval of the sale and lease of Council land at Shelly Bay to Shelly Bay Limited.
- 2.2 LINZ is concerned that planning for roading and infrastructure (including water supply and sewerage) for the Miramar Peninsula is not being undertaken in an integrated and comprehensive manner.
- 2.3 In its management of the Watts Peninsula and its plans for future land use options and development of a public reserve on the peninsula, LINZ has an interest in any development of roading and infrastructure on the Miramar Peninsula. LINZ is not aware of integrated or comprehensive planning for roading and infrastructure.
- 2.4 LINZ would like to understand how the Council, in approving the proposed lease and sale of Council land, will deal with the issue of integrated infrastructure planning for:
 - a. Roothing;
 - b. Sewer and water; and
 - c. Other infrastructure.
- 2.5 LINZ seeks the opportunity to be involved in any future discussions and/or decisions regarding the provision of roading and other infrastructure services to the Miramar Peninsula.
- 2.6 LINZ also seeks to ensure planning for this is done in an integrated and comprehensive manner that takes into account future development potential for the peninsula as a whole.

3. CONCLUSION and RELIEF SOUGHT

- 3.1 This submission is made on behalf of LINZ, who manage the land to the east of Shelly Bay. It is a neutral submission in respect of the proposed sale and lease of Council land at Shelly Bay to Shelly Bay Limited.
- 3.2 LINZ seeks to ensure planning for infrastructure on the Miramar Peninsula is undertaken in an integrated and comprehensive manner. LINZ also seeks to ensure development of infrastructure for Shelly Bay is not completed in a manner that compromises the plans for future development at Watts Peninsula.

- 3.3 The submitter seeks the opportunity to be involved in any discussions and decisions made regarding the planning for roading and other infrastructure to Shelly Bay and the Miramar Peninsula as a whole.

August 2017

Proposal for the council to sell/lease part of its land at Shelly Bay

Submission of Hazel Armstrong, as an individual.

hazel@hazearmstronglaw.co.nz

56 Maida Vale Road, Roseneath, Wgtn

I would like to make an oral submission. 04 473 6767

I have lived at 56 Maida Vale Road since 1976. Our family goes across to Shelly Bay regularly in summer. We have sat in the afternoon sun on many occasions with friends and picnicked. We love it. We watch the sun set, sheltered from the southerly, and see the lights of the city. We can hear the birds and we can walk on the rocks and dabble our feet in the water. We have tried cycling but find the road too narrow to be safe. It is one of the few flat, sheltered sunny areas where a family can enjoy the outside world for sustained periods of time. It is more relaxing than the busy Oriental Bay which is now under pressure.

I do not support the proposal to sell and lease council land and buildings. I deplore the lack of vision being displayed by Council when we are all supporting intensification in our city for very good environmental reasons. How can Council on the one hand urge us to support intensification and inner city living for families at the same time actively deprive us of the little open space that we can enjoy close to the East of the city?

I am concerned that not only are you asking us to support the sale and long term leasing of council land, that you are also ask us to support funding yet another enclave for the wealthy, just like the Overseas terminal .

1. Overall what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay? What are my reasons for not supporting this agreement.

I do not support the Council entering into an agreement with Shelly Bay to develop Shelly Bay. The Council, as I set out below, ought to retain the land in public hands and develop it for all of us.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. What are the issues for the Council to sell the area of land so it can be developed as housing?

I do not support the sale of the area of land so that it can be developed for housing.

Shelly Bay presents the opportunity for us to have a larger public space which is sheltered, flat and open to the afternoon sun. This proposal squanders this opportunity for a prime spot for us all to enjoy and instead gives us a pocket- handkerchief sized green space, surrounded by an enclave of housing for the wealthy. Council is replicating what it did with the overseas terminal: housing for the wealthy with token public access.

The proposal is being put before the public at a time when council already knows that Oriental Bay is congested on sunny days; the waterfront has considerable foot traffic and cyclists; so it is beyond belief that this proposal is being advanced when it is apparent that more public space is needed. The council is encouraging higher density housing, and urban living, yet simultaneously reducing family friendly options for out door recreation away from traffic, where a family can relax in the afternoon sun, do a spot of fishing, cycling and kayaking.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd. What do you see as the issues with the proposal to lease that area of land.

I do not support the leasing of an area of land for reasons outlined above.

6. The proposed public spaces and facilities at Shelly Bay. What are the issues with the public spaces and facilities.

In the document I could not find mention of public water fountains and public toilets. It is essential that these facilities are free, sufficiently available to cater for increased numbers of people and are not privatised, so that access is confined to patrons of cafes and the like.

8. What other comments.

Hidden away in the Q and A is the absurd suggestion that cyclists will have to compete with the increased traffic flow on the Miramar to Shelly Bay strip. It is already hazardous, and this will make it impossible for the family wanting to cycle with their children. The road must be turned into a one way system to permit cyclists to cycle safely separate from traffic. If Council goes ahead with this proposal, then it must accommodate cyclists, we cannot safely cycle on a 6 metre road with 2 way traffic. It seems absurd to have a cycle way funnelling people out of the city along Cobham Drive, then for them to be squeezed onto the narrow Miramar Peninsula Road.

The concentration of development and people in the region must not cause a deterioration of this special part of the harbour. In fact the shoreline ought to be enhanced. This means that the storm water run-off from the site needs careful management if not ponding. This site which will now have hundreds of houses and hundreds of people, and far more rigid surfaces has the potential to be a menace to the natural ecology that remains in the area.

Careful planting is needed of native trees and grasses, and there appears to be no room for this. There are too many houses, too much development for a small site.

The Miramar Peninsula could become a significant regional park, extreme care needs to be taken to ensure that this development that Council does not compromise the potential of this prospect.

From: Ron Beernink [<mailto:ron.beernink@gmail.com>]

Sent: Tuesday, 15 August 2017 3:07 PM

To: Councillor Diane Calvert <Diane.Calvert@wcc.govt.nz>; Councillor Chris Calvi-Freeman <Chris.Calvi-Freeman@wcc.govt.nz>

Subject: Shelly Bay submission

Hi Diane & Chris. Are either of you the right person to talk to about CAW putting in a belated submission for the Shelly Bay submission?

Unfortunately it looks like the person who was meant to do our CAW submission has gone off the radar. I have been trying to get hold of him for the last week / days but no luck. Would it be possible for me to put a belated submission in on behalf of Cycle Aware Wellington? The key points we would look to make are

- We have no comment to make on the housing development itself, or the proposal to allow the developer to lease the WCC land for the development
- Our submission is focused on the concern that the proposal does not properly consider the needs for people who want to be able to cycle to and from Shelly Bay and the Miramar Peninsula
- The consent application notes that the development is likely to result in a significant increase in traffic volume, but does not recommend any safeguards for cyclists other than maintaining the traffic speed at 40km/hr
- The NZTA cycling infrastructure guidelines clearly advocate against having cyclists (particularly those who are less confident) sharing the road with that volume of traffic and at speed
- We are concerned that without a proper safe design to accommodate cyclists, that biking to and from Shelly Bay and the Miramar Peninsula will no longer be seen as an option for people other than confident road cyclists. Even then the risks of cyclists being run off the road will increase to being unacceptable.
- We recognise that widening the road to accommodate a separated cycle path would be a major challenge and face significant objection from other stakeholders, in particular those concerned with any resulting damage to the existing coast line and eco system.
- We recommend an amendment to the consent / proposal to consider proper safe cycling options, e.g.
 - Keeping the status quo in terms of traffic volumes by providing better public transport
 - Reducing the traffic speed to 20km/hr using various physical traffic calming measures, to create a shared road where cyclists are given priority
 - Creating cycle lanes on either side of the road with a single dual direction lane for motorists in the middle
 - Having the harbour side lane for cyclists, and hill side lane as a one way for motorists
 - Providing space for a separate cycle lane by building out a walking or cycling path across the water where there is not sufficient width

Please advise if there is still an opportunity to make this belated submission. And if so, if the above suffices, or whether you would like us to present as a proper submission document using the headings that were used for your online submissions.

Much appreciated / nga mihi nui

Ron Beernink
Chair Cycle Aware Wellington
027 9367557

MIRAMAR
PROGRESSIVE



MAUPUIA
ASSOCIATION

Oral Submission – time allowing.

Our overall support – agreeable but would like to make some points of concern:

- 1) We believe the traffic volume should be dedicated by the capacity the road will support.
- 2) The footpath should be able accommodate a number of 'passengers' - runners/strollers, cyclists, push chairs etc.
- 3) Generally supportive re the 'green area' but has the potential of the (perhaps 'former') Correction land be taken into consideration?
- 4) Would like to see a general decline in heights from hill to sea side – e.g. no large hotel beside a comparatively diminutive building (officers' mess?) on the waterfront. Would shut out the sunshine – in fact cast a long shadow over buildings in the east.
- 5) Emerging/entry traffic – we assume this will be address in the fullness of time?
- 6) Finally – we would ask why the business sector was privy to a separate consultation and 'locals' were not?

e-mail: robin.boldarin@xtra.co.nz

Introduction



We want to hear your views on the proposal for the Council to sell and lease part of its land at Shelly Bay so a comprehensive development of housing and public space can go ahead as envisaged.

Privacy Statement

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

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eMail: **rocko_n_roll@hotmail.com**

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

The Council is proposing to sell and lease part of its land at Shelly bay to Shelly Bay Ltd that plans to develop housing and public space in Shelly Bay. The agreement includes a proposal for the Council and Shelly Bay Ltd to each fund half of the cost of public infrastructure and public space improvements. You can read more detail on the proposals and view related information at wellington.govt.nz/shellybay

1. It is proposed that the Council enters into an agreement with Shelly Bay Ltd that involves these main elements:

- the sale of a plot of Council land to Shelly Bay Ltd enable housing development,
- the lease of a plot of Council land and two buildings to Shelly Bay Ltd to enable the development of commercial/retail facilities,
- a 50/50 split between the Council and Shelly Bay Ltd for the cost of infrastructure improvement (including the Council's seawall and road) and public space development.

Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?

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

What are your main reasons for supporting/not supporting this agreement?

I find the plan very poorly thought and lacking of any point of interest for the Wellington wider community. - A Shelly Bay development should look into becoming an area for all the Wellingtonians to enjoy and orbit around, this sounds like it would only become benefit of the resident of the new complex. - Access & traffic would be deeply affected and tied to the narrow road currently in place. To fully develop the area as a 'place to go' for everyone a ferry service to town or stairs/elevator connected to the top of Maupuia walkway would have been considered. - The road along the bays already needs urgent implementation of footpaths and pedestrian/family/cycling friendly condition other than those few speed-bumps. The prevision of traffic are already pretty incompatible with the road as is, let alone if footpaths are not improved. - Shelly Bay and the drive around the bays is a beautiful 'miles from nowhere' experience that never fails to impress visitors, one of the few if not the only attraction really to be enjoyed all around the year and weather conditions. - Concerns on the environment impact over the bird and sea fauna, especially the blue penguins. - The whole development seem to have cut some corner to get to the point it stands now, but mostly I find that these allegations haven't been clarified enough by the council, in fact fueling this controversy. - Shelly bay needs a re-qualification, not a development: using the structure present or refurbishing preserving the volumetric dimensions of what is currently there; fixing the pier and implementing a ferry service; making it a hub for visiting wellingtonians rather than something closer to a 'luxury gated community'.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to [page 10 of the consultation document at wellington.govt.nz/shellybay](http://wellington.govt.nz/shellybay)

What is your level of support for that proposal?

- Do not support at all

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- Not really supportive
 - Neutral
 - Supportive
 - Very supportive
-

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

- Shelly bay needs a re-qualification, not a development: using the structure present or refurbishing preserving the volumetric dimensions of what is currently there; fixing the pier and implementing a ferry service; making it a hub for visiting wellingtonians rather than something closer to a 'luxury gated community'.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

I think a strict control should be employed on th equality of the service provided, with clause to the leasing and permits by the council. The area should be a 'hub for entertaining' rather than a residential area...but also something that make shelly bay a 'place to go' like a new and improved waterfront. cafes, museums, shops, promenade, cinema, luna park...

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

Overall, what is your level of support for the proposed public spaces and facilities at Shelly Bay?

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

7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

I like the idea .I'm not confident a good idea is enough to carry a good result. I think a strict control should be employed on the equality of the service provided, with clause to the leasing and permits by the council. The area should be a 'hub for entertaining' rather than a residential area...but also something that make shelly bay a 'place to go' like a new and improved waterfront. cafes, museums, shops, promenade, cinema, luna park...

8. What other comments or questions do you have?

Comments

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

Introduction



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Submitter Details

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eMail: **lance@chilliburnadventures.com**

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

The Council is proposing to sell and lease part of its land at Shelly bay to Shelly Bay Ltd that plans to develop housing and public space in Shelly Bay. The agreement includes a proposal for the Council and Shelly Bay Ltd to each fund half of the cost of public infrastructure and public space improvements. You can read more detail on the proposals and view related information at wellington.govt.nz/shellybay

1. It is proposed that the Council enters into an agreement with Shelly Bay Ltd that involves these main elements:

- the sale of a plot of Council land to Shelly Bay Ltd enable housing development,
- the lease of a plot of Council land and two buildings to Shelly Bay Ltd to enable the development of commercial/retail facilities,
- a 50/50 split between the Council and Shelly Bay Ltd for the cost of infrastructure improvement (including the Council's seawall and road) and public space development.

Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?

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

What are your main reasons for supporting/not supporting this agreement?

I am exceedingly concerned that the size of the development will cause huge traffic problems for the residents of the Miramar Peninsula. I am also concerned about the apparently uncapped nature of the infrastructure cost split - your website says that any overbudget ends up on the city. I've seen projects like this happen elsewhere in the past where the developer gets this kind of subsidy, and quite often the city gets the wrong end of the deal in a really bad way.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

Would love to see that area made more park-like, rather than turned into really dense housing. I know there's apparently a housing shortage in Wellington, but there are better green-field

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locations, with much better vehicular and city access than Shelly Bay that the council could be supporting.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

I think the buildings in the lease area could do with a refresh, but not sure that taking them out of public ownership without a competitive bidding process is really appropriate (a 125 year lease is as close to taking them out of ownership as you can get...)

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

Overall, what is your level of support for the proposed public spaces and facilities at Shelly Bay?

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

7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

Heard that the public spaces were going to be quite limited, much smaller than they currently are, and that parking was going to be a huge problem. I think the council really needs to rethink, and talk with the local residents more before rushing into this sort of deal.

8. What other comments or questions do you have?

Comments

Very concerned about the scale and density of the development - doesn't seem like a project that belongs in the eastern suburbs. Would love to see Shelly Bay developed, particularly into a better

public space, but this doesn't seem like the development for that, particularly given what the traffic is going to do for biking, fishing, and even the little blue penguins around Shelly Bay Road.

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Attached Documents

File
No records to display.

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Submitter Details

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Mobile: **0212278766**
eMail: **leanne.berry@fcmtravel.co.nz**

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

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- Very supportive

What are your main reasons for supporting/not supporting this agreement?

My main concerns are: 1. Traffic; airport to city traffic is already struggling, and there are no immediate plans to extend the tunnel beyond a single lane or the bay road beyond a single lane. How will the traffic from airport to city cope with an estimated extra 3,500 cars coming from Shelly Bay, as well as 13 years of trucks during construction? 2. Public transport: the only option at the moment and during the 13 years of construction is bus. The buses are currently struggling and due to increased traffic are taking twice as long to get to and from the city, and driving past passengers waiting at the bus stop as the buses are full after the second stop meaning buses are currently an unreliable mode of transport. 3. Infrastructure: The current infrastructure at Shelly Bay is not adequate for the development, and 50% of the cost of upgrading water, sewerage, storm water, gas, power, network cables, seawalls and pathways along the 2.5km of roading will be met by ratepayers. Those costs have not been accurately quantified by the developer, nor the Wellington City Council, but they will be upwards of \$20 million and very likely much higher. 4. The Wharf: a new wharf is included in all images of the proposed development, but the cost of an estimated \$15 million is not included. The developer has stated they will only contribute \$10 million towards the infrastructure. So will the ratepayers need to fund \$25 million (the original \$10 mill and \$15 mill for the wharf)? 5. Toxic seabed: what is the cost of clearing the toxins released from the chemicals used to treat the wharf from the Shelly Bay seabed. Who will pay for this? 6. Tsunami: in the event of an earthquake a Tsunami on the Wellington waterfronts is highly likely. How will the aged who no longer drive evacuate their waterfront Retirement Homes - what safety plans are in place for this ? 7. Schools: with 350 extra households, what provision is there for Primary, Intermediate and Secondary Schools in the area - these schools are already struggling with high pupil numbers ? 8. Airport extension: if Shelly Bay and the Airport extension are both under construction at the same time, there will be major traffic issues and demand on local services. How are you planning to manage both projects at the same time ?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to

Updated Version (04092017) 20

What is your level of support for that proposal?

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

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

Please see above. The main issues will be high traffic, need for increased public transport, need for a tunnel extension, need for more schools, need for extensive infrastructure and pressure on local services.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

The main issue is that leasing the land will take many many years to recoup the \$25 million investment(\$10 million infrastructure and \$15 million wharf). The developer will sell these properties and move on. The council has stated that they will sell this area of land for \$ 8 million, but in other documents they talk of leasing it. Are you planning to sell it or lease it?

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

Overall, what is your level of support for the proposed public spaces and facilities at Shelly Bay?

- Do not support at all
- Not really supportive
- Neutral

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- Supportive
- Very supportive

7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

8. What other comments or questions do you have?

Comments

Please contact me to make a submission in person: Leanne Berry M: 021 2278766 E: leanne.berry@fcmtravel.co.nz Thank you

Attached Documents

File
No records to display.

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Submitter Details

First Name: **Peter**
Last Name: **Jackson**
Street: **145 Park Road**
Suburb: **Miramar**
City: **Wellington**
Country:
PostCode: **6022**
eMail: **dominic@wingnutfilms.co.nz**

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

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6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

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- Not really supportive
- Neutral
- Supportive
- Very supportive

7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

8. What other comments or questions do you have?

Comments

Attached Documents

File
Submission on Shelly Bay proposed development -14 Aug 2017

Need Help?

Privacy Statement

**Submission to Wellington City Council
Proposal to sell and lease land in Shelly Bay to redevelop the area**

From Peter Jackson and Fran Walsh

As residents, business owners and neighbours to Shelly Bay, we wish to lodge our objection to the proposed development at Shelly Bay as it currently stands.

The Miramar Peninsula holds a very special place in our hearts.

We have called the Peninsula home for the past 30 years. Our children grew up here; we have pursued our film-making dreams here; and along the way have established an industry that now supports thousands of Wellingtonians.

We genuinely appreciate the Council's desire to improve and enhance Shelly Bay. As residents who enjoy living here and who have business based here, we don't begrudge anyone who wants to live in the area or create new business opportunities here.

However, it is clear to us that given the enormity of the infrastructure that will be required to support over 350 residential dwellings, hotel, rest home and commercial businesses etc, that Wellington ratepayers are subsidising what is essentially a property speculator's money-making venture.

The land itself will be sold for a bargain basement price and Wellingtonians will be saddled with an enormous debt for infrastructure to make this venture viable. Who profits in the end? Certainly not the people in most need of social housing. Even the smallest property on a seaside location in the Eastern suburbs sells for somewhere between six to seven hundred thousand dollars. This is hardly entry level housing. Taking the conservative price of six hundred thousand per unit and times that by 250 (assuming each Citiblox house is \$300,000 per unit) the profit flowing back to the developer is roughly \$75,000,000!

Out of interest has the developer shared with the council the cost price of a single Citiblox dwelling? Does the WCC have a dollar figure for the cost of upgrading Shelly Bay's roading, sewage, water supply, power etc? Having explored this site for a film museum many years ago, we were led to believe by council experts that upgrading Shelly Bay's basic infrastructure alone would cost Wellington ratepayers hundreds of millions of dollars.

It seems to us that Wellingtonians lose both ways. The public coastal land that was always available to all for outdoor leisure activities will be lost to high density, expensive housing which itself will be heavily subsidised by Wellington ratepayers.

As has been stated in a number of critiques of the proposal there are shortcomings with the current proposal in relation to:

- Road access and suitability
- Infrastructure limitations and the costs of establishing and sustaining the infrastructure for such a large development

- Reduction in green space and reduced access to the area for visitors, bikers, walkers and joggers
- Flow-on impacts on residents and businesses on the Miramar Peninsula
- A lack of transport services to the area
- Traffic management during construction and once established
- Potential impact on sensitive areas of historical and cultural significance in the area

Shelly Bay along with Watts Peninsula and Mt Crawford are vital and historically important sites in Wellington's history and, we believe, its future.

Any development on or near these sites needs careful consideration and custodianship by Wellington City Council and that must include consultation with all stakeholders.

Such a process could include iwi, community, businesses including developers, central and local government.

In the meantime, we would be opposed to the Council's plans to sell and lease Shelly Bay land to the development that is currently proposed and with the development itself.

We would like to make an oral submission in support of this position.

Submitted by:

Peter Jackson

Fran Walsh

From: Erin Burton <erinjanetta@gmail.com>
Sent: Sunday, 13 August 2017 6:53 a.m.
To: shellybay
Subject: Wellington Shelley Bay Waterfront development submission.

Follow Up Flag: Follow up
Flag Status: Flagged

I wish to express my concern at the development of this waterfront. I feel that it will cause more harm than good New Zealand. I feel that Wellington is in a unique position that not many other cities in the world have and I feel Wellington needs to protect its uniqueness, not destroy it by building a waterfront development at Shelley Bay. I am opposed to this development as a New Zealander and I wish for my voice to be heard in this matter.

Kind Regards,
Erin Burton

Introduction



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Submitter Details

First Name: **Nathan**
Last Name: **Hales**
Street:
Suburb:
City:
Country:
eMail: **N.hales@vodafone.co.nz**

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

The Council is proposing to sell and lease part of its land at Shelly bay to Shelly Bay Ltd that plans to develop housing and public space in Shelly Bay. The agreement includes a proposal for the Council and Shelly Bay Ltd to each fund half of the cost of public infrastructure and public space improvements. You can read more detail on the proposals and view related information at wellington.govt.nz/shellybay

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- a 50/50 split between the Council and Shelly Bay Ltd for the cost of infrastructure improvement (including the Council's seawall and road) and public space development.

Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?

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

What are your main reasons for supporting/not supporting this agreement?

Lack of available housing space in wellington along with shelly bays proximity to the cbd and airport makes its perfect for development

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

- Do not support at all
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- Neutral
- Supportive
- Very supportive
-

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

More housing and infrastructure wich wellington needs

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for

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What is your level of support for that proposal?

- Do not support at all
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- Neutral
- Supportive
- Very supportive

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

Awesome idea further improving the infrastructure in the area

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

Overall, what is your level of support for the proposed public spaces and facilities at Shelly Bay?

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

7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

Its exactly what wellington is into and will help enhance the area

8. What other comments or questions do you have?

Comments

This vision is a microcosm of wellington and will blend seamlessly with the existing environment (built and natural)

Attached Documents

File
No records to display.

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Submitter Details

First Name: **Jonathan**
Last Name: **Friedlander**
Organisation: **N/a**
Street: **141 Nevay Road**
Suburb: **Miramar**
City: **Wellington**
Country:
PostCode: **6022**
eMail: **Ratahiwi@me.com**

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.

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- Very supportive

What are your main reasons for supporting/not supporting this agreement?

Poor community consultation Apparent 'Back room ' dealings The obvious hidden non negotiated expenses that will be left to the ratepayer of Wellington to subsidise The ripple effects this development will place on existing infrastructure . The increased demands placed on an already overloaded roading system into the city The lack of environmental studies to ascertain potential detrimental effects . The lack of study as to the ability of disaster services to cope with a higher loading . Who is going to pay for all the extra services , facilities ?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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- Not really supportive
- Neutral
- Supportive
- Very supportive

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

Why should a private investor get a gain from what is public property Development for housing in

this area spoils the natural beauty and wildness of this coastal area , that is at present enjoyed by everyone .

978

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

Poor community consultation Apparent 'Back room ' dealings The obvious hidden non negotiated expenses that will be left to the ratepayer of Wellington to subsidise The ripple effects this development will place on existing infrastructure . The increased demands placed on an already overloaded roading system into the city The lack of environmental studies to ascertain potential detrimental effects . The lack of study as to the ability of disaster services to cope with a higher loading . Who is going to pay for all the extra services , facilities ?

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7. What do you see as the benefits and/or issues with the public spaces and facilities?

Comments

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8. What other comments or questions do you have?

Comments

Save Wellingtons last easily accessible section of relatively natural waterfront for everyone's future benefit , creative accounting can 'shine' on any projects sales documents , the realities of the true costs and false promises inevitably end in the ratepayer/taxpayer 'footing' the never ending costs , whilst the 'Shylock' investor skulks off into the sunset carelessly as the only concern they have is short term gain , whilst the future community suffers the burdens . Gullible egotistical mayors come and go like all politicians leaving a blaze of poor decisions for communities to live with whilst they go and live elsewhere (blumsky) . Deeper discussion and impact studies should be carried out openly before any project like this can go ahead.

Attached Documents

File
No records to display.

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Submitter Details

First Name: **Matthew**
Last Name: **Hall**
Street:
Suburb:
City: **Wellington**
Country: **NZ**
eMail: **mattmatthall@gmail.com**

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

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What are your main reasons for supporting/not supporting this agreement?

There has been insufficient evidence provided to the public regarding the costs and benefits of this proposal. There are a multitude of assumptions in the economic case for this proposal that require proper public scrutiny. Without this information it is impossible to evaluate the merits of this proposal. I simply cannot believe that WCC has chosen to consult on this proposal without making this information public. The fact that WCC has done so makes me incredibly suspicious that the economic case for this proposal is weak. I have spent the past 2 weeks attempting to extract a detailed cost-benefit analysis from WCC, to no avail.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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Comments

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See above.

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Comments

See above. The proposed facilities above are simply a pipe-dream without detailed economic analysis. Any developer can promise a ferry (for example), but what is the economic case for one? Do you expect that people will just trust WCC or Ian Cassells to deliver these? More importantly, the majority of the facilities listed above are not public. Cafes, bars, shops, brewery and hotel will be private interests, accessible only to those able to pay. The fact that the consultation is conflating public and private interests is symptomatic of a flawed proposal. From what I can discern from the poor consultation materials, the public facilities - walkway, green space, parking and seating will not be much of an improvement on what already exists at Shelly Bay. For the proposed \$2 million net spend (everyone knows it will be much more than this due to the fact that WCC appear to be agreeing to underwrite any costs blowouts), WCC could create a new park and upgrade seating, without allowing this terribly conceived development to blight the Shelly Bay coastline and cause tremendous traffic problems in one of Wellington's outstanding natural areas.

8. What other comments or questions do you have?

Comments

A very, very poor consultation process. I suggest that you extend or re-open the consultation and provide the detailed economic case for this proposal. The fact that WCC have not submitted their economic assumptions to public scrutiny, gives the strong appearance (whether true or not) that the economic case for this proposal is weak.

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File
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Submitter Details

First Name: **James**
Last Name: **Fraser**
Street: **101 Owen Street**
Suburb: **Newtown**
City: **Wellington**
Country: **New Zealand**
PostCode: **6021**
Daytime Phone: **04 973 5142**
Mobile: **022 369 8963**
eMail: **jamesfraser.avantgardener@gmail.com**

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.

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Submission

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What are your main reasons for supporting/not supporting this agreement?

This is a very BAD DEAL FINANCIALLY for Wellington City ratepayers, financially and poor use of a valuable site. Selling/leasing important public land so cheaply at the same time as committing the Council to major infrastructure expenditure for what is a high end property development with limited public benefit is selling Wellington short. If public funds are to be spent on public land in such a prime site it should be for the benefit of the ratepayers and visitors not a private housing/hotel development. Future income from rates receipts will not be enough to compensate ratepayers from infrastructure and ongoing maintenance costs, a very poor return against the loss of such a valuable asset. OVERDEVELOPMENT; The plan as proposed is far too big for the location with too high a cost to the environment in its construction phase and ongoing stress on infrastructure. Road widening will further damage a unique piece of Wellington Harbour. Projections of massive increased traffic flows will add to pollution of a delicate marine ecology. Here is a good opportunity to prioritise walkers and cyclists over private cars. The Proposal resembles Greta Point opposite which was built to maximise profits by squeezing in as many units as possible restricting public access to the waterfront.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

- Do not support at all
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- Neutral
- Supportive
- Very supportive

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?

Comments

This valuable and unique site should be developed as a PUBLIC AMENITY with the business community included to develop sustainable leisure activities. Iwi should be included with a positive involvement including attractions with reference to Wellington's pre European settlement. I agree there is demand for more housing but providing high end housing on such a valuable site will undoubtedly attract investors from outside Wellington therefore doing nothing for AFFORDABLE HOUSING. Such an important decision regarding such a valuable public asset Shelly Bay could be put to the vote and to let the ratepayers decide.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

I have no objection to a POSITIVE DEVELOPMENT of council land, the restoration and use of heritage buildings but my objection to this deal as outlined is that it is a poor deal for ratepayers. This is a golden opportunity to develop a unique part of Wellington's waterfront requiring vision other than that of a property developer who naturally prioritises a maximum return on his investment.

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel.

Overall, what is your level of support for the proposed public spaces and facilities at Shelly Bay?

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

7. What do you see as the benefits and/or issues with the public spaces and facilities?

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Comments

I support development of public spaces and facilities done to scale and celebrating its heritage, ecology, and 21st century contemporary design. Personally I would support EDUCATIONAL facilities over Retail and Parking. Anything that encourages our young people to be outdoors would get my vote.

8. What other comments or questions do you have?

Comments

I am very worried that some Councillors and WCC officers support such a scheme as outlined above. WHAT ARE THEY THINKING? This proposal is clearly not in the interests of ratepayers and lacks the vision required for such a prime site. Wellington has suffered from this in the past, but it is not all bad news. The regeneration of the city's waterfront and link to Civic Square has been a big success and credit must go to the WCC for its part in this. In my opinion this shows how it can be done.

Attached Documents

File
No records to display.

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