

Have your say

Shelly Bay development

Proposed sale and lease of Council land

SUBMISSIONS RECEIVED AUGUST 2017

Volume 2



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586	Trevor Hughes		Online	1811
587	Rebecca Paterson		Online	1814
588	Stefanie Bell		Online	1817
589	Malcolm Hunt	private	Online	1820
590	Ian Harland		Online	1826
591	Jade Mansueto		Online	1829
592	Douglas Hancock		Online	1832
593	Sarah Hunter		Online	1835
594	Simeon Copsey		Online	1838
595	Michael Lowe		Online	1841
596	Jo Gale		Online	1845
597	Uli Mueller		Online	1848
598	Nick Gerritsen	Crispstart Limited	Online	1851
599	Morgan Taylor		Online	1854
600	Lynette Merry	Private	Online	1857
601	Gareth Yaxley	HPY Consulting	Online	1860
602	Kim New		Online	1863
603	Stephanie Millar		Online	1866
604	Warren Tocker		Online	1869
605	MP Mangakahia		Online	1872
606	Malcolm Shaw	Eastern Suburbs	Online	1875
607	Richard Burrell		Online	1878
608	Balajee Thiruppukkuzhi		Online	1881
609	Helen Waddington		Online	1884
610	Peter Whiteford		Online	1887
611	Samuel Askew		Online	1890
612	adam lett		Online	1893
613	Lance Pike		Online	1896
614	Tracey Cassels		Online	1899
615	Ann Cunninghame		Online	1902
616	Nathan Lepper	NZ Ceilings Ltd	Online	1905
617	Sheryl Sun	Business Owner	Online	1908
618	Eleisha McNeill		Online	1911
619	Gemma Harrison		Online	1914
620	Deanna Roa	Te Kura Kaupapa Maori o Nga Mokopuna	Online	1917
621	Tim Jones		Online	1920
622	kadel Barton		Online	1923
623	Simone Robbers		Online	1926
624	Janet Dunn		Online	1929
625	peter savage		Online	1932
626	Paul Retimanu	Manaaki Management Ltd	Online	1935
627	Katie Wood		Online	1938
628	Ashley K		Online	1941
629	Mark Burn	Individual	Online	1944
631	Derek McCorkindale	self	Online	1950
632	Alice Frost		Online	1954
633	Prue Volz		Online	1957
634	Michael Paget	N/A	Online	1960
635	Susan Cornforth		Online	1963
636	Kirsty Pritchard	PMA	Online	1966
637	Greg Crayford		Online	1969
638	Jo McCready		Online	1972
639	Anna Sandle		Online	1975
641	Trent Miller		Online	1978

642	Yvonne Fletcher		Online	1981
643	Patricia Ruakere		Online	1984
644	Melanie McGrattan		Online	1987
645	Tim Jordan		Online	1990
646	Peter Horan		Online	1993
647	Trent Miller		Online	1996
648	albert stanley		Online	1999
649	Miklos Mesterhazy		Online	2002
650	Vicki Robinson		Online	2005
652	Richard Wickens	Te Tumu Paeroa	Online	2008
653	Stephen Young		Online	2011
654	Fredrick Allen	Kiwi Plants Ltd + Kiwi Herbs Ltd	Online	2014
656	Peter Scott	Ray White	Online	2017
658	Kathleen Reece		Online	2020
659	Kieran Long	Check Home	Online	2023
660	Wayne O'Styke		Online	2026
661	Hollie Perkins	Ray White	Online	2029
662	Carl Perkins		Online	2032
663	Nicole McKee		Online	2035
664	Phil Hughes	Palmers Garden Centre	Online	2038
666	mary moinfar	none	Online	2041
668	Amber De Gregoiro		Online	2044
669	Brett Smidt		Online	2047
670	Harry Eggers		Online	2050
671	Melanie Haycock		Online	2053
672	Sonya Jivan		Online	2056
673	Taryn Playle		Online	2059
674	Andrew Brodie		Online	2062
675	Steve Rodwell		Online	2065
676	Mary Varnham		Online	2068
677	Dexter Diedericks		Online	2071
678	Diana Potter		Online	2074
679	John Argue		Online	2077
680	Malcolm Francis		Online	2080
681	Anna Gilhooly		Online	2083
682	Valerie Townsend		Online	2086
683	Martin Robertson		Online	2089
684	Jon newell		Online	2092
685	Brett Smidt		Online	2095
686	sherryn strickland		Online	2099
687	anne ingram		Online	2102
688	hamish Bell		Online	2105
689	Renee Campbell		Online	2108
690	Arlene Oliver		Online	2111
691	Morris Love	Wellington Tenths Trust	Online	2114
692	Sara Rogers		Online	2117
694	Barry Mahon		Online	2120
695	Melanie Young	Coastal Coffee	Online	2123
696	Tobin Smith	CoLab Architecture Ltd.	Online	2126
697	Angus Howden		Online	2129
698	Geoffrey Read		Online	2132
699	debbie Barrett		Online	2135
700	Dale O'Connor		Online	2138
701	Catherine Hanham		Online	2141

702	Petra Spearman	Individual	Online	2144
703	Matt Gibbs		Online	2147
704	Judi Fuller		Online	2150
705	James McGee		Online	2153
706	Catherine Androutsos		Online	2156
707	Toni Taylor		Online	2159
708	Hilary Patton		Online	2162
709	Susan Adams		Online	2165
710	Juliet Mollan	1964	Online	2168
711	Michele Crawford		Online	2171
712	Virginia Merwald		Online	2174
713	Blair Paterson	Colab Architecture Ltd.	Online	2177
714	Steve Farrell		Online	2180
715	Joanne Rogers		Online	2184
716	Michelle Pawson		Online	2188
717	Andre Caraco		Online	2191
718	JOHN EGDEN		Online	2194
719	Doug Trotter		Online	2197
721	Nigel Keats		Online	2200
722	Jane Blackmore	Blackmore and Best gallery	Online	2203
723	Rachel Taulelei		Online	2206
724	Jo Badham	Miramar resident	Online	2209
725	Connie Chapman		Online	2212
726	Katherine Stephens		Online	2215
727	Grahame Hanns		Online	2218
729	Russell Tregonning		Online	2221
730	Vivian Stephens		Online	2224
731	Kim Rickard		Online	2227
732	adam ford	self	Online	2230
733	Sandy Taylor		Online	2233
734	John Roper		Online	2236
735	Anita Lowcay		Online	2239
736	Louise Mulligan		Online	2242
737	Kara Puketapu Dentice		Online	2245
738	Tom Kane		Online	2248
739	Peter O'Brien	individual	Online	2251
741	Jonathan Usher		Online	2254
742	Nigel Hefford		Online	2258
743	Geoff Henry	Ratepayer	Online	2261
744	Hubertus Buyck		Online	2264
745	Riria Te Kanawa		Online	2268
746	Loren Davey		Online	2271
747	Victoria Roper		Online	2274
748	Ben Swartz		Online	2277
749	Warren Beaton		Online	2280
750	Andrew Sturgeon		Online	2283
751	Elizabeth Gregan		Online	2286
752	Yvonne Weeber		Online	2289
753	Angela Melling		Online	2292
754	Susan Slater		Online	2295
755	Ismay Barwell		Online	2298
756	Matthew Harris		Online	2301
757	Maya Kuchit		Online	2304
758	Anthony Te Atawhai Tibble	Atawhai Tibble & Whanau	Online	2307
759	Benny Edlund		Online	2310
760	Hannah Buchanan		Online	2313

761	Helen Paul		Online	2316
762	Matthew Hall		Online	2319
763	Christine & Paul		Email	2322
764	Jenny Dundonn		Online	2324
765	Anna Symons		Online	2327
766	Roimata Mitchell		Online	2330
767	Trahern Beauchamp-		Online	2333
768	Hazel Armstrong		Email	2336
769	Peter Steven		Online	2338
770	Andy McKenzie		Online	2341
771	Paul Redican	Citizen	Online	2344
772	Kelly Newson		Online	2348
773	allan jenkins	resident	Online	2351
775	Stephen Epstein		Email	2354
776	Sarah Egden		Online	2355
777	Paula Comerford		Online	2358
778	Gabriela Lawnicka		Online	2361
779	David Wallace		Online	2364
781	Guy Cassidy	Engeo	Online	2367
782	Godfrey Toft		Online	2370
783	Joanna Michaels		Online	2373
784	Angela Haddon		Email	2376
785	Curtis o''connor		Online	2377
786	Patricia Henaghan		Online	2380
787	Sharon Davis		Online	2383
788	Lesley Calver		Online	2386
789	Rebecca Hesketh		Online	2389
790	Nicholas Reeve		Online	2392
791	Tony Short		Email	2395
792	Richard Shea		Online	2397
793	Sophie Williams		Online	2400
794	Sam Donald	n/a	Online	2403
795	Jenny Ralph	Individual	Online	2406
796	Mary Anderson		Online	2409
797	Michelle Stott		Online	2412
798	Josephine Brien Brien		Online	2415
799	Andrew McCarthy		Online	2418
800	Mike Curtis		Online	2422
801	Martin Groezinger		Online	2425
802	William Briscoe		Online	2428
803	Nicole Miller	Wellington Underwater	Online	2431
804	Iona Woodward		Online	2434
805	Henrietta Reed		Online	2437
806	Gabrielle McKone		Online	2441
807	Gerald Parsonson		Online	2444
808	Ian Seddon	Paris Magdalinos Architects	Online	2447
809	Joanna Laurenson		Online	2450
810	Aimee Geoghegan		Online	2453
811	Janet Weir		Email	2456
812	Gary Dyll		Email	2459
813	Clive Anstey		Email	2460
814	John Mathews		Online	2462
815	Jill Hannay		Online	2465
816	Ezra Kelly		Online	2468
817	Grant Perry		Online	2471
818	Mike Brown		Online	2474
819	B & J Campbell		Online	2477

820	Louise Baker	Camperdown Studios Ltd	Online	2502
821	Peter Jackson		Online	2510
822	Gered Marshall	Resident of the Peninsula	Online	2515
823	Diggle Bruce	Self	Online	2518
824	Virginie Beachman		Online	2521
825	Kevin Dodge		Email	2524
826	Frances Rigby		Online	2526
827	KENNEY-JEAN SIDWELL		Online	2530
828	Shelley Lancaster		Online	2533
829	Richard Blair		Online	2536
830	Jeanne Stuart		Online	2539
831	Penelope Campbell		Online	2542
832	Robin Andrews	Retired	Online	2545
833	Steven Reed		Online	2548
834	David Wilks	Weta Workshop	Online	2551
835	Beryl Skipper		Email	2559
836	Mary Argue		Online	2560
837	Kim Wicksteed		Email	2563
839	Jeremy Ward	East By West Ferries	Email	2564
840	Jeremy Ward		Email	2566
842	Dana Carter		Online	2568
843	Wendy Mohi		Online	2571
845	Geo Snelling		Online	2574
846	Nick Tipping		Online	2577
847	Lynnette Mackay		Online	2580
848	Olivia Womack		Online	2583
849	David Levick	private	Online	2586
850	Tim McKenzie		Online	2589
851	Jane Brimblecombe		Online	2592
852	Chris Lee		Online	2595
853	Steven Becker		Online	2598
854	Peter Dekkers		Online	2601
855	Stewart Glynn		Online	2604
856	Rue Bourke		Email	2607
857	Sarah Crawford		Online	2608
858	Anne Sidwell		Online	2611
859	Lance Lones		Online	2614
860	Alan Reid	self	Online	2617
861	Jeanie Prince		Online	2620
862	Carol Roper		Online	2623
863	Kurt Adams		Online	2626
864	Rod Sandle		Online	2629
865	Sally Egden		Online	2632
866	cynthia andrews		Online	2635
867	Ray Whelan		Online	2638
868	Victor Goldsmith		Online	2641
869	Simon Phillips	Whanau	Online	2644
870	adrian woodliffe		Online	2647
871	John Cryer		Online	2650
872	Jamie Tuuta		Online	2653
873	Peter Jackson		Online	2656
874	Rondell Del Rosario		Online	2659
875	Jonathan Smith		Online	2662
876	Vanessa Young		Online	2665
877	Ryan Leatham		Online	2668
878	nick Olsson		Online	2671

879	Kate Teao		Online	2674
880	Daniel Wordsworth	N/A	Online	2677
881	Guy Taylor-Smith		Online	2680
883	brian sage		Online	2683
884	Trish Anderson		Online	2686
885	Rose Waetford	Resident of Wellington	Online	2689
886	Rosie McRobie		Online	2692
887	Ingrid Kolle		Online	2695
888	Olivia Harris		Online	2698
889	Tomairangi Mareikura		Online	2701
890	Thomas Wutzler		Online	2704
891	Carolyn Anderson		Online	2707
892	Laurence Harger		Online	2710
893	Adrian Armstrong		Online	2713
894	Donovan Connolly	Private	Online	2716
895	Jennifer Cauchi		Online	2719
896	Liz Hibbs		Online	2722
897	Jamie Williams	Wellington Hospitality Group	Online	2725
898	Chen Zhao	JNS Holding	Online	2728
899	Margaret Shepherd		Online	2731
900	Clem Noho		Online	2734
901	Jacqueline Puru-Weber		Online	2737
902	Maia Huriwaka		Online	2740
903	Nic Magdalinos		Online	2743
904	Anne Anglim	None	Online	2746
905	Nikolaos (Nik) Zahariadis		Online	2749
906	Terry Karu		Online	2752
907	Rose Kalolo	Me	Online	2755
908	Richard Egden		Online	2758
909	Bronwyn Cross	NA	Online	2761
910	Sarah Barber		Online	2764
911	Maurice Clark	N/A	Online	2767
912	Asha Stewart		Online	2770
913	Marc Waterworth		Online	2773
914	Cameron Shotter		Online	2776
915	Thomas Liggett		Online	2779
916	Jennifer McDougall		Online	2782
917	Pamela Tregonning		Online	2785
918	Waiana Mulligan		Online	2788
919	Tim & Rose Cookson		Online	2791
920	Chris Purchas		Online	2794
921	Richard Chesney		Online	2797
922	Karen Hofmann-Body		Online	2800
923	Mike Camden	Private citizen	Online	2803
924	Wendy Harland		Online	2806
925	Julie Richards		Online	2809
926	Karen Bailey		Online	2812
927	Jonathan Moes		Online	2815
928	Sarka Schumann		Online	2818
929	James Boyle		Online	2821
930	Maree Maddock		Online	2824
931	Derek Kawiti	Private	Online	2827
932	Agnieszka Kowalik-Tait		Online	2830
933	David Colman		Online	2833
934	Philip Petersen		Online	2836
935	Mike Brewer		Online	2839

936	Colin Neilson		Online	2842
937	Nikolaos Gkogkos		Online	2845
938	grant reid		Online	2848
939	GG Heitmann		Online	2851
940	Emma Davies		Online	2854
941	Robert Mackay		Online	2857
942	Leanne Berry		Online	2860
943	Olivia Porter		Online	2863
944	Andrew Jackson		Online	2866
945	Daniel Croft		Online	2869
946	Alan Blyde		Online	2872
947	Matthew Mallett		Online	2875
948	Elaine Richardson	Hutt Cycle Network	Online	2878
949	Dave Shea		Online	2881
950	Luke Walker		Online	2884
951	Robert Cannell		Online	2887
952	Jeremy Smith	Trinity Group	Online	2890
953	Leigh Malcolm	none	Online	2893
954	james keogh		Online	2897
955	Ben Goodridge		Online	2900
956	Dean Ford		Online	2903
957	Lucia Bercinkas	N/A	Online	2906
958	eyal aharoni	primeproperty group	Online	2909
959	E Laban		Online	2912
960	Janet Ford		Online	2915
961	Maddie McKitterick		Online	2918
962	Suzanne Moran		Online	2921
963	Jane Wild		Online	2924
964	Jo Copland		Online	2927
965	Teresa Williams		Online	2931
966	Bruce Hamilton	Solvation Limited	Online	2934
967	Jonathon Exley		Online	2937
968	Colin Still		Online	2940
969	Che Wilson	NA	Online	2943
970	Sandy Antipas		Online	2946
971	Ross Petherick		Online	2949
972	Alister Smith	Home Owner	Online	2952
973	James Grigg		Online	2955
974	Mackenzie Still		Online	2958
975	Duncan Tamati		Online	2961
976	Monique Hope-Pearson	HPY Consulting Ltd	Online	2964
977	Simon Wi Rutene	Simon Wi Rutene Limited	Online	2967
978	Jonathan Friedlander	N/a	Online	2970
979	Dion Tuuta	None	Online	2973
980	Alison Ballance		Online	2976
981	Jenny Beaumont		Online	2979
982	Vanya Freijser	PMA	Online	2982
983	Roy Norrington		Online	2985
984	Alice Holmes		Online	2988
985	angela foster	foster+melville architects	Online	2991
986	Jennifer Young		Online	2994
987	Lee Hunter		Online	2997
988	Antony David Grenfell	Private individual	Online	3000
989	Ken Phillips		Online	3003
990	Rahira Walsh		Online	3007

992	Nicola Greenaway	Nikau Design Group PTE. LTD.	Online	3010
993	Bruce Simpson	Na	Online	3013
995	jenny cossey		Online	3016
996	Tim Bollinger		Online	3019
998	Ruth Stuart		Online	3023
999	Steven Reed		Online	3026
1000	Ruth Stuart		Online	3029
1001	Sara Barton		Online	3032
1002	George Wilkinson		Online	3035
1003	Catherine Buyck		Online	3038
1004	Catherine Buyck		Online	3042
1005	Kevin Sherwood		Online	3045
1007	Justine Coull		Online	3048
1008	Peter Kavanagh		Online	3052
1010	Mark Donald		Online	3055
1011	Ben Morrison	Morrison Mallett	Online	3058
1012	Robyn Cantlon		Online	3061
1013	John Milford	Wellington Chamber of Commerce	Online	3064
1014	Manoj Ediriweera		Online	3070
1015	Jan Pearson	NA	Online	3073
1016	Ruth Pemberton		Online	3076
1017	MARY SHADBOLT		Online	3079
1018	Silke Koepf		Online	3084
1019	Mia Cassels	Mia Cassels	Online	3087
1020	Paul Linford		Online	3090
1021	Catherine Usher		Online	3093
1022	Simon Stew		Online	3096
1023	Cushla Marsters		Online	3099
1024	Matthew Whiting		Online	3102
1025	David Wright	Weta Digital Limited	Online	3105
1026	Scott Figenshow	Community Housing Aotearoa	Online	3113
1027	Jo Dixon-Didier		Online	3118
1028	James Markham		Online	3121
1029	Richard Nimmo		Online	3124
1030	Ruth O'Brien	Private Resident	Online	3127
1031	Jan Sage	-	Online	3130
1032	amanda campbell		Online	3133
1034	Ellen Blake		Email	3136
1035	Barney Scully		Email	3138
1036	Kim Eriksen & Howard		Email	3140
1037	Elizabeth Henry		Email	3141
1038	Mary O'Keeffe	Maritime	Email	3142
1039	Serene Tan		Email	3144
1040	Brigid Jenkins	New Zealand Walking Access Commission	Email	3145
1041	Elizabeth O'Connor		Email	3147
1042	Mr Vien Vu		Email	3148
1043	Natalie Howell		Email	3149
1044	William Scarlett		Email	3151
1045	Andrea M Gibson		Email	3153
1046	S William Scarlett		Email	3155
1047	S William Scarlett	The Woodward Group (TA Wishbone)	Email	3157

1048	Jane & Stuart Nicolson		Email	3159
1049	Laura Woodward		Email	3160
1050	Robert Murray		Email	3161
1051	Erin Burton		Email	3163
1052	Harry Broad		Email	3164
1053	Warren Lancaster		Email	3166
1054	Clive Ralph		Email	3167
1055	Lindsay Park		Email	3168
1056	Jane de Lisle		Email	3171
1057	Jackie Sommerville		Email	3172
1058	Dr Andrea Crichton		Email	3173
1059	Paul O'Regan		Email	3175
1060	Tod Purser		Email	3176
1062	Neil James Johnstone		Email	3177
1063	Jeremy Macey		Email	3178
1064	Christine McCarthy	Architectural Centre	Email	3179
1065	Michael Gibson		Email	3190
1066	Mike Britton	Wellington Branch of the Royal Forest and Bird Protection Society NZ Incorporated	Email	3191
1067	Glynis Gardner		Email	3197
1068	Andrew Cathie		Email	3199
1069	Turi Park		Email	3201
1070	Dave Preciado	Weta Digital	Email	3203
1071	Ruth Loizou		Email	3205
1072	Stan Andis		Email	3207
1073	Heinz Wieser		Email	3211
1074	Sue Watt		Email	3213
1075	Sandra Edlin		Email	3215
1076	Mike Mellor	Living Streets Aotearoa	Email	3217
1077	Pippa Wisheart		Email	3219
1078	Ben Bell		Email	3222
1079	Tom Bland	Land Information New Zealand	Email	3224
1080	Sharon McGeown	Park Road Post Production	Email	3228
1081	Con Anastasiou		Email	3234
1082	Mark Fenwick	Environmental Reference Group	Email	3236
1083	Ray Deacon		Email	3240
1084	Philippa Cuthbert	Wellington District Council of the NZAA	Email	3243
1085	Stephen Satherley		Email	3244
1086	David Graham	Scots College Cycling Club	Email	3246
1087	Chris Horne		Email	3252
1088	Thomas Wutzler	Miramar Business Improvement District	Email	3255
1089	Tim Alexander		Email	3261
1090	Sunita Singh		Email	3264

1091	Robin Boldarin	Miramar Maupuia Progressive Association	Email	3266
1092	Judith Graykowski		Email	3267
1093	Ian Sweetapple	Endeavour Capital Ltd	Post	3269
1094	Olive Hancox		Over Counter	3270
1095	Nikki Chalker		Over Counter	3271
1096	Girol Karacaoglu		Over Counter	3273
1097	Angela Karacaoglu		Over Counter	3275
1098	LM & BJ Burrell		Over Counter	3277
1099	J. Caroline Williams		Over Counter	3279
1100	Stephen Cotterall		Post	3281
1101	Stathis Moutos		Over Counter	3282
1102	Grant Corleison		Over Counter	3284
1103	Yvonne Clarke		Over Counter	3286
1104	John Clarke		Over Counter	3288
1105	Richard Stubbs		Over Counter	3290
1107	C Ward		Email	3292
1108	Ron Beernink	Cycle Aware	Email	3297
1109	Philip Crampton		Email	3299
1110	Philip Crampton	The Citizenship Trust	Email	3301
1111	Ann MCrone		Email	3302
1112	Nic Lane		Email	3306
1113	Robin Thornton		Over Counter	3307
1114	Peter Ballinger		Over Counter	3309
1115	Murray Stewart		Email	3312
1116	Andrew Muir		Over Counter	3316
1117	Facebook Feedback		Other	3318
1118	Luana Gardiner		Over Counter	3328
1119	Jillian & Gerald Phillips		Over Counter	3330
1120	Deryn Hardie Boys		Over Counter	3332
1121	Amanda Smith		Over Counter	3334
1122	L.J. Linney		Over Counter	3336
1123	Bridget Stubbs		Over Counter	3338
1124	Aine MC Meek		Over Counter	3340
1125	Christine Winstanley		Over Counter	3342
1126	William Bullock		Over Counter	3344
1127	Graeme Colgate		Over Counter	3347
1128	Lisa Crombie		Over Counter	3349
1129	Janice Humphries		Over Counter	3351
1130	Carol O'Sullivan		Over Counter	3353
1131	Anthony Stevens		Over Counter	3355
1132	William Nigel Bullock		Over Counter	3357
1133	Irene Daniels		Over Counter	3359
1134	Robin Lee Hefford		Over Counter	3361
1135	Jack Tully		Over Counter	3363
1136	Grace Tully		Over Counter	3365
1137	Teresa Bullock		Over Counter	3367
1138	Micah Rickards		Over Counter	3369
1139	Chrissy Potter		Post	3371
1140	Faye Bishop		Over Counter	3372
1141	Anna Champion		Post	3374

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 Country:
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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

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 think this is fantastic for the whole Wellington region and is needed to clean up the derelict area

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

Huge benefits to increasing Wellington housing stock and rejuvenating an area that is derelict and a total eyesaw. Also will create nice green areas and business to the area which will bring in locals and tourism. Especially too if serviced by a ferry as well.

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

Huge benefits for business in this area as the area is developed creating spaces for the public and tourists to enjoy. Once this development has been created the area will only grow.

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

The public spaces and facilities will be well supported by locals and tourists alike. It is a lovely Bay/location to accomodate this type of development and will become a real asset to the Wellington area. It could be accessible by ferry from the Hutt Valley and Wellington City so the business like hotel and cafes will do very well. Could also become a great and safe swimming place as well for those outdoor summer activities.

8. What other comments or questions do you have?

Comments

Can't wait to see the development get underway. Very Positive for Wellington

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jonathan**
 Last Name: **Zukerman**
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 Suburb: **Mt Victoria**
 City: **Wellington**
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 Daytime Phone: **0212537896**
 Mobile: **0212537896**
 eMail: **jonathan.zukerman@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

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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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 wish to see this area of Wellington developed for the benefit of all residents. Currently it is poor condition with rotting buildings creating a blight on the landscape. This land should be enhanced.

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
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 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

Benefits - more housing is required in Wellington. Downside is that the road accessing Shelly Bay is narrow and used extensively by walkers, runners, cyclists, fishermen and watersports enthusiasts. With the additional population (and businesses) in Shelly Bay, this road WILL become unsafe for the current users. The council MUST ensure that the road is upgraded to provide safe facilities for all users above and beyond those new residents.

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
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 Very supportive
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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

The bay must be developed properly, if this is required, then I am supportive of the initiative.

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

We should not be providing parking facilities in Shelly Bay, this is prime real estate and shouldn't be wasted on car storage. Instead, develop the land into something more productive and provide a bus/ferry service for visitors.

8. What other comments or questions do you have?

Comments

Please ensure that this development includes facilities for the Great Harbour Way, including dedicated walking AND cycling infrastructure along Shelly Bay road, otherwise one of the most utilised running/walking/cycling routes in Wellington will be ruined, with users safety jeopardised.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Marion**
 Last Name: **Leighton**
 Street: **144 Coromandel Street**
 Suburb: **Newtown**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **0226793601**
 eMail: **marionquentin144@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

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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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?

Overall the area needs to be used more and be more useful/accessible to the people of Wellington. Therefore development is a good idea. The council needs to be involved to keep the developers from making a ghetto for rich people and a place that is not welcoming to everyone else. The council's main focus needs to be the rest of us - not the businesses involved - they will look after themselves.

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

Some housing is important - a mixture of different size housing and ideally some affordable housing. For a mixed community there should be some social housing, some co-housing facilities, some iwi-led housing and some for people who can afford to buy their own.

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
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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

Yes, this will help attract a range of people during the day and keep it from being just an enclave for those who live there. I think more cafes - one probably isn't enough - look at how popular Chocolate fish is. Don't have 'high end' retail - too expensive for most people, but also not another Rongotai style shopping centre that just attracts cars. If you want people to come and hang out doing some shopping and having lunch/coffee then you'll need to have car parks longer than 2 hours.

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?

850

- 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

My main use of the facilities at the moment is walking in the heritage area above - and coming down into Shelley Bay. The tracks and walkways of Wellington are one of it's highlights. Please make more tracks and definitely keep the current tracks open - ESPECIALLY DURING CONSTRUCTION - the building process will take a while and having the tracks closed for all that time will be terrible. I take my walking group down the Shelly Bay end of Main Road a lot. We use chocolate fish a lot and their model with indoor and outdoor space and loads of kids stuff makes it one of the most friendly and attractive cafes in Wellington. I know it will be hard, but supporting them to continue throughout construction would be wonderful. If you are making a modern development you need to sort out cycling. Cycling and walking need to be the priorities here. Cars can be slowed to cycling speed, but cyclists being slowed to walking speed will frustrate everyone and not make things safer.

8. What other comments or questions do you have?

Comments

Just remember, the council's main objective is to think about the rest of us and how we use the space - NOT to pander to the developers. They can't do it without you and realistically it is such an amazing site, they'll do anything you ask. Increase the green space, put in loads of walkways and tracks up into the hills, lots of shared space for residents as well as for the public. make it a community, not just a place to live. Prioritise children, disabled people and older people - the flow on effects will make it a great place for everyone.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Philip**
 Last Name: **Poppe**
 On behalf of: **myself**
 Street: **504 Paekakariki Hill Road, RD 1**
 Suburb:
 City: **Porirua**
 Country:
 PostCode: **5381**
 eMail: **p.poppe@forexLtd.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?

The area is dilapidated and an eyesore on the landscape. It needs to be cleaned up.

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

It can only be beneficial, particularly with the proposed supply of new housing.

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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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

see above

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

853

see above

8. What other comments or questions do you have?

Comments

Get on with it. The sooner it is done the better off the city will be.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Martin**
 Last Name: **Bosley**
 Organisation: **Boz & Co**
 Street: **6001**
 Suburb: **Mt. Cook**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6001**
 Daytime Phone: **48016624**
 Mobile: **0272317300**
 eMail: **martin@martinbosleys.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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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?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as **855**

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

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
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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

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
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 - 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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Patrick**
 Last Name: **Morgan**
 Organisation: **Cycling Action Network**
 Street: **2 Forresters Lane**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **0275634733**
 eMail: **patrick@can.org.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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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?

This is a bad deal for Wellington. Why? - severe negative impacts on people walking and cycling - undermines investments in Cobham Drive walking and cycling route - creates a 4km gap in the Great Harbour Way - opaque process - loss of public space - what other options have been investigated? - creates a car-dependent suburb - poor alignment with Wellington's urban growth **858**

plan - creates legal risk over consenting process - failure to provide social housing - development is vulnerable to sea level rise - sends a message that Wellington is not serious about mitigating climate change - risk over escalating infrastructure costs

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

- opaque process - loss of public space - what other options have been investigated? - creates a car-dependent suburb - poor alignment with Wellington's urban growth plan - creates legal risk over consenting process - failure to provide social housing - development is vulnerable to sea level rise

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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Comments

- opaque process - what other options have been investigated? - creates legal risk over consenting process - development is vulnerable to sea level rise

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

Comments

- opaque process - what other options have been investigated? - creates legal risk over consenting process - development is vulnerable to sea level rise

8. What other comments or questions do you have?

Comments

Thanks for the opportunity to have a say. CAN is New Zealand's national network of cycling advocates. We work with government, local authorities, businesses and the community on behalf of cyclists, for a better cycling environment. CAN aims to: Promote the benefits of cycling Improve safety for cyclists Encourage the creation of a good cycling environment Promote cycle tourism Advocate for integrated cycle planning Increase the number of cyclists on our roads. CAN was formed in 1997 as New Zealand's national network of cycling advocate groups. It is the national voice for everyday people on bicycles - recreational, commuter and touring. Patrick Morgan Project Manager CAN - Cycling Action Network Tel 027-563-4733, skype: patrick.morgan.can twitter: @patrickmorgan @CyclingANZ PO Box 25-424, 2 Forresters Lane, opposite Tory St Bunnings, Wellington Join us: <http://can.org.nz/> Find us on Facebook More people on bikes, more often

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michael**
 Last Name: **O'Donnell**
 Street:
 Suburb: **Ohariu**
 City: **Ohariu**
 Country: **New Zealand**
 PostCode: **6037**
 Daytime Phone: **+64274365696**
 Mobile: **+64274365696**
 eMail: **mod@vworkapp.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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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?

The proposal provides much needed housing and tourist facilities, broadens the rating base, cleans up an otherwise rapidly deteriorating area, and adds a number of public amenities. We need to transform it from an eyesore to something for all Wellingtonians to enjoy.

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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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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ian**
 Last Name: **Douglas**
 On behalf of: **Self**
 Street: **76 Orangi Kaupapa Road**
 Suburb: **Northland**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **04 4757 109**
 Mobile: **021 0591591**
 eMail: **douglas.familynz@xtra.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

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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?

The Shelly Bay area has been one of huge disappointment to me for decades. To have such a beautiful area of Wellington fall in to such disrepair and decay is both frustrating and wasteful. The opportunity too see a quality development that will benefit all New Zealanders and remove the

eyesores that are currently there is one I would seriously like to see happen. I believe the development will bring significant benefit to our community at large and provide us with an amenity that we can all enjoy and be proud of.

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

As long as the housing is well designed in a manner that is sympathetic to its surrounds then I believe it should happen. Wellington needs more housing generally, and having quality, well designed and built housing will help attract the kind of individuals that can help develop and grow our city. Convenient modern housing will attract individuals who can create jobs, contribute to the overall structure of the community and help fuel growth and opportunity for us all. Such housing should be a part of all city planning, and should happen, within well designed guidelines, in this area.

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

Having successful commercial operations so close to the central city will help grow jobs and opportunities for our wider community. I believe it is essential to an overall successful development to include such concepts.

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

These types of facilities are an integral part of any development. They are crucial to providing an area that all participants can feel a part of, in that they provide recreational and relaxation opportunities which are the lifeblood a successful community. I feel it is essential these elements are included.

8. What other comments or questions do you have?

Comments

The Shelly Bay area has layen dormant and neglected for too long. It is simply time to end the procrastination and forge ahead with a development that showcases our creativity, our forward thinking, amd present a development that we can all be proud of and a part of. This development will do that, please just make it happen.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **David**
 Last Name: **Marinovich**
 On behalf of: **Myself**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **021581880**
 Mobile: **021581880**
 eMail: **D.j.marinovich@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

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?

Hi I am just generally writing to register my support as I personally would love to see the area turned into a more vibrant, modern and happening place. As someone who has been in the UK for the last 8 years it is quite noticeable how much Wellington's stature has faded over that time. It has

slowly lost some of its relevance as other places like Tauranga, Hamilton, Queenstown and of course, Auckland continue to grow and attract new people. Wellington has some great spots (and this is one of them) and they should be showcased. This means development, which in turn often means private investment. It's been really sad listening to all the negative feedback that seems to dominate the headlines on this potential development. People seem to fear change, and fail to see the potential benefits in the future. Shelly Bay is an ideal candidate for a hotel, bar, cafe and some residential units. As it stands at the moment, it is an 'eye saw' and looks neglected....and quite frankly when I have visitors over from outside Wellington or NZ, not one person has been impressed by its current state. Why would you not want to develop it?

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
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-

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

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

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? **868**

- 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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Roberta**
 Last Name: **Bosman**
 Street: **81 The Parade**
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Daytime Phone: **04**
 Mobile: **3838159**
 eMail: **roberta.bosman@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

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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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 think it will bring vibrancy to the area and provide housing.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed a870

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

There are not enough houses to meet demand. The area will meet some home owners 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 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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **John**
 Last Name: **Randal**
 Street: **46 Verviers Street**
 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **021921531**
 Mobile: **021921531**
 eMail: **siftyjohn@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

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:

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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?

Transfer of value from Wellington ratepayers to private developers, and a few businesses/residents
 Disruption to key recreational road route due to increase in traffic flows that will inevitably result

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

Access to this site is poor (i.e. the road not big enough) Seems like a bad deal for existing ratepayers.

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

Again, traffic volumes

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

If the development goes ahead, of course public facilities are key. But, the enhancements listed are more than offset by the public costs of the proposed development.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Greig**
 Last Name: **Wilson**
 Street: **53 Kowhai Street**
 Suburb: **Wainuiomata**
 City: **Lower Hutt**
 Country:
 PostCode: **5014**
 eMail: **Greig@hospogurus.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

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

Great to see this land used in a productive way. Will add great value to Wellington City. Would much rather see a thriving little mini village than the current rotting buildings. Its a no brainer

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

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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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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Aidan**
 Last Name: **Burch**
 Street: **44 Nevay Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 295 0591**
 eMail: **aidan_burch@yahoo.co.uk**

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,
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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?

The principal reason for not supporting this proposal is that I do not support the proposed development of Shelly Bay in its current form and the local community has had no opportunity to comment on it as part of the resource consent process. I am hoping that the Council can be persuaded not to follow through on this proposal so that the brakes can be put on the Shelly Bay development and a revised plan that involves the community from the outset and is sensitive to the

significant value this place has to the community and wider region, can be considered. While I acknowledge that a number of regions in NZ are experiencing significant housing pressures (and the resource process was carried out under the HASHA Act), this cannot mean that any area, regardless of its natural/heritage/community value should be developed without consultation. As the Council's consultation document notes on the first page, Shelly Bay is recognised for its 'outstanding natural characteristics'. It is therefore entirely disingenuous for the Council to be supporting a development that will destroy these natural characteristics, while lining the pockets of private developer who has no interest other than money in mind. I support sensitive development in and around the city, and Shelly Bay certainly needs some attention paid to it, but not at all cost. What is clear is that the current proposals are driven purely by greed, with the Council being taken for a ride by the developers, who just need to throw in a few references to 'sustainability', 'community' etc to pull the wool over the Council's eyes. The planned development represents a significant loss of public, natural and community space - despite the developer's absurd comments to the contrary. Access to the shoreline will be lost for the entire length of the road from Miramar to Shelly Bay, and just calling that small patch of a grass a 'village green' does not make the place a village. It is a gated community without a gate. I also have no doubt that this consultation process is entirely window dressing too. It is clear that these plans are all so far advanced that no matter how many submissions the Council receives objecting to the plans, they will proceed anyway. Democracy is sadly always more favourable to those with deepest pockets. And while I have this opportunity (as it is clear that opportunities to comment on proposals relating to developments on the Miramar Peninsular are as rare as hens' teeth), it is clear that plans for the development of Mt Crawford and Watts Peninsular are also advancing rapidly. Will we have a chance to comment on those too, or are the Council and Developers also waiting until these plans are too advanced to be overturned before consulting the community? This is an area of significant natural beauty, that looks like it is next on the chopping block.

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

See comments above

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

See comments above

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

See comments above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sharon**
 Last Name: **Lapwood**
 Street: **Flat 7, Ionian Flats, 123 Brougham Street**
 Suburb: **Mount Victoria**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **Sharon.lapwood@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

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:

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- 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?

Shelly bay currently has low traffic volumes and low speed limits which makes it very popular with cyclists and runners. Developing it would destroy these conditions and there are few viable alternatives for these groups. Having semiwild space near the city for Wellingtonians to exercise in and enjoy has massive health benefits and attracts visitors.

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
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 - 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

Destruction of a well loved semi wild environment

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
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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

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

Concerned about traffic flow

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Martin**
 Last Name: **Rigby**
 Street: **158 Tasman Street**
 Suburb: **Mount Cook**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **04 462 1182**
 Mobile: **027 286 3557**
 eMail: **martinrigby29@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

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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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?

Concerns are - rate payer subsidy of 2 million - ongoing road / infrastructure costs - impact on coast line, penguins etc - loss of use from recreational purposes, bikers and walkers - sea level rise and erosion of the area - little trust in the quality of the development - traffic and congestion

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
as above

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

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
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-

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

Comments

Great spot for recreation and walking, especially with access to the road behind

8. What other comments or questions do you have?

Comments

N/a

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrew**
 Last Name: **Haddleton**
 Organisation: **Andrew Haddleton**
 On behalf of: **Andrew Haddleton**
 Street: **21A Maida Vale Road**
 Suburb: **Roseneath**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **021458089**
 Mobile: **021458089**
 eMail: **andrew.haddleton@xtra.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

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?

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

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

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

8. What other comments or questions do you have?

Comments

How will the profits be allocated? If the Council will get 50% profits, then 50% of infrastructure costs. Otherwise, the developer, who I imagine will make the profits, they should pay in proportion to their gain. The ratepayers should not subsidise a profit-making developer.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Nick**
 Last Name: **Dawson**
 Street: **8 Black Rock Road**
 Suburb: **Newlands**
 City: **Wellington**
 Country:
 PostCode: **6037**
 Mobile: **0273040212**
 eMail: **dawsonnick1989@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

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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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 think the proposed development of Shelly Bay is a fantastic idea. The current buildings and infrastructure have been seriously under invested in over the past decades which is a huge shame considering Shelly Bays fantastic location. The fact that a local lwi and local developer (who is one of the leading advocates of Wellington) are teaming up to develop Shelly Bay into a modern and new neighborhood is a great story that will have multiple benefits to Wellington. The proposed

development will be a new tourist attraction, will provide new housing and will create jobs (both during and after the development). All these outcomes should be thoroughly supported by Council.

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

Benefits: Increased housing stock for Wellington Creation of jobs both during and after the development Great story having a local Iwi and a Private developer team up to development a site that has been seriously under invested in the past Issues: Potential for cost overruns with infrastructure upgrades may result in finances of the proposed transaction not being as strong as proposed. Having a professional development like the Wellington Company involved goes a long way towards mitigating this risk.

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

Benefits include the lease providing a long term income stream to the council, the new commercial premises will generate jobs for the local economy and the land and buildings are currently underutilized at the present because of under investment. Potential issues may revolve around the structure of the leasing arrangement.

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

These additions to Shelly Bay will provide economic benefits to Wellington from increased Jobs and increased tourism (if the final product of the development becomes a niche neighborhood that is popular). Potential issues may revolve around the Council's obligations long term around maintenance of the public spaces (ie if the total cost of maintenance isn't fully funded by new rates).

8. What other comments or questions do you have?

Comments

Overall I fully support this development and proposed sale/lease arrangements that the Council will enter into. The fact that this fantastic site has been left to deteriorate into its current state is a shame and every effort should be made to support the Iwi and The Wellington Company in developing Shelly Bay.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **J**
 Last Name: **Harris**
 Street: **147 Coromandel Street**
 Suburb: **Newtown**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **021**
 Mobile: **686602**
 eMail: **James.DG.harris@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

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:
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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?

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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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

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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 - Supportive
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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

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

Once in a lifetime opportunity to create accessible public space at the edge of the harbour. A high quality cycleway suitable for kids will enable people of all ages to go to and through Shelley Bay⁸⁹⁵

and around Miramar peninsula. The road should separately cater for sports cyclists (both training and events) on Wellington's best flat cycling circuit. Buildings should be moved back to the hill to make best use of the flat space for public activities.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Blair**
 Last Name: **Brooker**
 Street: **207 Wilton Road**
 Suburb: **Wilton**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **Blair_brooker@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

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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?

This is public land being sold off, a lot of public land around the harbour is being sold off. Soon there will be none left. Land for public not for profit.

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

Loss of more public land

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

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

Issues for cyclists and runners using the area. There aren't many places in Wellington that aren't

overrun by cars. This will happen here as well.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **AI**
 Last Name: **Jackson**
 Street: **Flat 1, 50 Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0272532053**
 eMail: **AI@jackson.net.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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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'm happy for the Council to sell its land but not for the Council to pay for the infrastructure required. This should be paid by the developer.

-
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

The area can be properly developed after years of neglect.

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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-

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michael**
 Last Name: **Jacques**
 Organisation: **MDJ Media & Events Ltd**
 On behalf of: **Wellington Marathon & events community**
 Street: **20 Te Kiteroa Grove**
 Suburb: **Churton Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6037**
 Daytime Phone: **0275244821**
 Mobile: **0275244821**
 eMail: **michael@mdj.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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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?
 Positive development for an important part of Wellington.

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

Neutral on actual land ownership, but can see benefits of one owner in regard to the development process prior to bringing end result to market.

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

Neutral on actual ownership, but WCC retaining ownership if waterfront commercial sites would be an efficient way of retaining some control of the development and future public interests 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

Not supportive of hotel development. The Peninsula is an important area for recreation and while residential and minor retail provide for positive living environments, a hotel would create too much traffic on what is an important recreational thoroughfare.

8. What other comments or questions do you have?

Comments

It is critical that wider & better quality roading is developed to suit the increased use resulting from the development, including cycle lanes. # Miramar Peninsula is an important local recreation area and it is critical that normal two-way thoroughfare is retained. # Miramar Peninsula is an important event area and normal road closure opportunities must be retained, as Wellington does not have any other suitably convenient thoroughfares for events.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Joe**
 Last Name: **Meech**
 Street: **40 Para Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Joe.meech@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

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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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?

Rate payers should not foot the bill. Road which is if great scenic value to cycling families will not be safe

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

Infrastructure wont support numbers

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
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- Supportive
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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

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

They are exclusive spaces for the rich

907

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Bruce**
 Last Name: **Spedding**
 Organisation: **n/a**
 Street: **13 Konini Street**
 Suburb: **Eastbourne**
 City: **Lower Hutt**
 Country: **New Zealand**
 PostCode: **5013**
 Daytime Phone: **+642102974741**
 Mobile: **+642102974741**
 eMail: **winzurf@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
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Submission

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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?

The location is a unique asset to Wellington and it's a unique opportunity to create a recreational feature which would be of immense value to the region. The proposed development would increase the amount of road traffic and number of vehicles at the location immensely which would undermine

it as a cycling recreational area, and a destination for water sports. There is no provision for safe cycling in recognition of the increase in traffic that would arise. There is insufficient parking for the commercial use let alone the recreational use of the. The problem of access by bike, or access by vehicle for recreational use will result in the area becoming a preserve for the residents only. It should be developed as a recreational reserve first with any commercial or residential development taking a lower priority.

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

No benefits, the amount of housing will not be significant, there are still plenty of other options, and this site is unique in too many other ways to be wasted on housing.

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

The commercial development could be ok if it is in keeping with recreational development and values.

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

The hotel serves no use in this location, the other developments could be ok.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Hilary**
 Last Name: **Waterman**
 Street: **5 Dallas Court**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021 2868003**
 Mobile: **0212868003**
 eMail: **hilarywaterman@yahoo.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

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?

Will completely spoil the beautiful green space that is the peninsular. 'Round the bays' is one of Wellingtons greatest attractions. Please leave it alone. Put the houses somewhere else.

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

Limited high end housing for a privileged few. Keep the space for the inner city public.

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

Do it somewhere less beautiful. The innercity accessible coast line is precious. Please dont stuff it up like you have done elsewhere.

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

Please leave it alone. There is plenty of room elsewhere for shopping and hotels etc. And do we really need more places to eat!! NZ has the third highest rate of obesity in the world, so why are building yet more cafes etc at the cost of a really important green space. Parks before pizza.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Dale**
 Last Name: **Hoare**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6421416644**
 Mobile: **+6421416644**
 eMail: **hoarshouse@yahoo.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

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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?

In response to the three main points; 1- no objection provided the land is disbursed through open tender or auction. The land transfer must be seen to be getting best value to the rate payer 2- No objection 3-Shelly Bay Ltd should be responsible for all associated infrastructure costs.

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

I believe the density of housing renders the remaining open spaces too congested to be enjoyed as a destination by visitors. It also constrains future access to Watts Peninsula. The Master Plans shows very clearly a maximised site with zero provision for any recreational activities present or in the future.

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
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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

I believe the density of housing renders the remaining open spaces too congested to be enjoyed as a destination by visitors. It also constrains future access to Watts Peninsula. The Master Plans shows very clearly a maximised site with zero provision for any recreational activities present or in the future.

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

Severely insufficient on all counts. The open spaces, parking & walk ways barely cover the space required for the residents sans area visitors. The proposed structures are imposing, congesting and create an aesthetic dominating the space between the sea and the residential facades. There is simply not enough space between the water and the built environment. Personally I see the development being 50% too big. South Bay should remain a public space, a destination, a park.

8. What other comments or questions do you have?

Comments

What will be the effect on city traffic flows at peak on Cobham Drive, Evans Bay Pde, Oriental Pde, The Basin Reserve, Caro Drive? Congestion is already a significant issue through the Eastern suburbs. There should be a contribution by the developer for this and any potential development at Mt Crawford to assist in alleviating traffic problems associated on WCC road assets. Wcc should also be advocating to have SH1 sections upgraded by TransitNZ to match the forcast demand.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **ivan**
 Last Name: **mendoza**
 Street: **49 Belvedere Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **ismendoza001@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

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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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?
 finally developing a prime area that has been left stagnant for a long 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
 page 10 of the consultation document at wellington.govt.nz/shellybay

What is your level of support for that proposal?

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-

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **john**
 Last Name: **green**
 Street: **25 Welland Place**
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Mobile: **021532218**
 eMail: **john@greennewman.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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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?

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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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?

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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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Rebecca**
 Last Name: **Whyte**
 Street: **Flat 201, Chaffers Dock, 22 Herd Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **Bexwhyte13@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

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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?
 Great to develop this under-utilised prime land

-
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

Desperately needed!

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

the area can be transformed if it offers retail spaces.

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

The development can be like Sausalito in San Fran bay! Would be awesome.

8. What other comments or questions do you have?

Comments

I support this development!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Amelia**
 Last Name: **Wilkins**
 Street: **Flat 7, 138 Hataitai Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **acwilkins86@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

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?

1. Traffic 2. Additional costs to ratepayers 3. Beautiful natural area 4. Alternative I think the increase in traffic is unmanageable with the natural environmental restrictions on space. I presume the 1.5m footpath is going to include sections where you would need to build out from the existing road/grass area? A lot of cyclists cruise around the bays and I don't believe having a walkway that they can't use (with a considerable influx of walkers anyway, so likely wouldn't want to use) is going to help walkers v cyclists v cars issues. What would happen with existing mountain bike

927

tracks/access (or proposed tracks, if any)? 350 new homes, plus 50-bed hotel = 400+ individuals at any given time, how many additional cars would you anticipate this brings to the area? Considering many households average two cars these days. Would this mean a roundabout or traffic lights at the Miramar cutting? Could Miramar handle an influx of tourists? Would public transport in that area be considered? With Shelley Bay Ltd committing only to \$10m, and the Council footing the bill for anything that falls outside the original agreement (which, lets get real, happens in every project), I see the Council stumping up for more than expected. I see flow on effects of traffic increases demanding more infrastructure in the near future What would happen to the cute little bays where families can get away from the huddle bustle, the local fishermen, the raw nature that makes you feel like you are on a mini-holiday. You mentioned it would cost min \$5-6m for a minimum-standard spruce up. I would rather contribute extra for that, than go ahead with this proposal.

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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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

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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Comments

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

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

Comments

As I mentioned above, a spruce up would be great, I think this is too far. Bars, shops, and a boutique hotel is drawing big spenders and shafting the existing mixed crowd that use the space for swimming, fishing, relaxing with family, cycling, getting away from city life

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Catherine**
 Last Name: **Beard**
 Organisation: **1963**
 On behalf of: **Personal**
 Street: **17A Sutherland Crescent**
 Suburb: **Melrose**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **04 389 0544**
 Mobile: **0274633212**
 eMail: **cbeard@businessnz.org.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?

Public Private partnerships are a modern solution to raising capital to allow development that otherwise would be difficult for the Council alone to fund, and has the benefit of putting the

development risk onto the private sector partner that has better expertise at property development and managing commercial risks. Public private partnerships are common internationally and not at all controversial. Development of Shelly Bay is long overdue and this proposal has combined housing, recreation, retail and open spaces to make this a beautiful part of Wellington. I am writing this submission because I am concerned that this sort of proposal has the potential to bring all the naysayers out of the wood work and the Council will not hear from the silent majority that in all likelihood support attractive development. This happened with traffic proposals to ease the Basin congestion. With that in mind I think the Council should have a strategy to find out the views of the silent majority and where there are important developments - invest in some unbiased (questions fair and neutral) market research. People who have no problem with things can often be less motivated to make their views known as opposed to those that do have a problem with something. The upshot is that the squeaky wheel gets heard and the rest not.

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

Having people living in Shelly Bay will build a community that cares about their suburb and looks after it. People living in Shelly Bay will make retail more sustainable as well. Housing will also help fund all the other investments that need to be made.

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
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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

A mix of land use will be keep the area vibrant and a place where there is something for everyone.

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

This will be an asset for Wellington and be a nice destination for recreation and relaxing.

8. What other comments or questions do you have?

Comments

Increased traffic flows will have to be catered for - also connecting to Cobham drive - which can be difficult currently. Would be good to have enough space for cars and bikes to be able to coexist safely as well. As long as this is achieved I do not see any negatives in the proposed development.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ingrid**
 Last Name: **Ward**
 Street:
 Suburb: **Greytown**
 City: **Greytown**
 Country: **New Zealand**
 PostCode: **5712**
 Daytime Phone: **0212648343**
 Mobile: **0212648343**
 eMail: **ingridward@slingshot.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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 - 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?

- Wellingtonians will lose wonderful green public space widely used for recreation. Cyclists will have to cope with increased traffic. - The huge cost to ratepayers (I'm a Wellington ratepayer)

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

Issues as above. No benefits.

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

We don't need more commercial development on wonderful public space.

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

It is already a great recreation area. Turning it into another built up area will not enhance the experience of being in the outdoors. Miramar with all its facilities is nearby.

8. What other comments or questions do you have?

Comments

Why should a developer be enabled to override the 2002 District Plan?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ilka**
 Last Name: **Kapica**
 Street:
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 eMail: **Ik@svberlin.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:
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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?

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

But only if there is a 10-15% provision being included for social housing to create a healthy mix of potential residents.

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
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 - 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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Corinna**
 Last Name: **deWolff**
 Street: **30 Cavendish Square**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+64211796893**
 Mobile: **+6421361500**
 eMail: **dewolffmason@clear.net.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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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 see this as a high risk investment for the council where the rate payers could be left to foot the bill of this 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
 - 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

I am concerned about the lack of infrastructure to support the development. As a local resident I am already appalled at the level of traffic on Cobham drive at the moment. How does this fit with the extension of the airport. All this traffic filters through one road. If the council did something sensible like put in the light rail that was proposed and got rid of the thousands of taxis I would be more supportive.

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
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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

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 do not see an increased benefit for the local residents. This area is currently well used green space by local residents with cyclists and walkers using both the road and the hills, and picnickers and fishermen using the rocks and beaches. The years and years that this development will take, will ruin this area for all the people who currently use it.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Tim**
 Last Name: **Clark**
 Street: **94 Redwood Avenue**
 Suburb: **Tawa**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **5028**
 eMail: **topcatnz67@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

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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?

We need to create an area like this for Wellington for the future, lets design for the future, not update the past!

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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 - Supportive
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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

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
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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

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
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-

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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michelle**
 Last Name: **Rush**
 Street: **32 Abbott Street**
 Suburb: **Ngaio**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6035**
 Daytime Phone: **+6444791730**
 Mobile: **+274574414**
 eMail: **rush.m@xtra.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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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?

Shelly Bay is a beautiful place, and Wellington needs to see it better cared for, and we also need more houses closer to town. This satisfies on a number of fronts. Having council help enable this, especially when it has a responsibility regardless to manage existing, run-down buildings makes sense. However, I believe that WCC is not making the most of this opportunity, and that it needs to

tie its investment to some improvements to the proposals being put forward: Three things are missing, that I believe would make a huge difference: 1) Road access. It is madness to rely on the current narrow road for such a major development. An alternative route needs serious investigation. 2) The proposal does not include a camping ground. WCC currently doesn't have one, and this site would be the perfect place for one. 3) Social housing. Whilst I note that some housing is being provided for papakainga, which I strongly support, I would like to see provision of a portion of the homes as social housing a condition of council support for this development: this is an area with flat access, and close to amenities at Miramar, and in a nice place with access to good schools nearby: it is ideal for social housing, including older people, those with disabilities, and families. Don't let this opportunity go! And if this requires further council investment to realise, please do so. I would like to see my rates supporting poorer Wellington families to access good quality housing in a nice place. More on these matters below.

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

Continuing the matter of my conditional support for the reasons above, here are what I see as the benefits and issues: Benefits are that it provides some income generation for the council. Issues are that this development consent application doesn't include provision for social housing. If a portion of this council land, and/or a condition of sale of the land, could see part of what is developed earmarked for social housing (I'm thinking the ground floor apartments for instance, good for families, the disabled, and old people...) then it would have my full support. No developments should be being allowed without social housing anymore. We have far too much inequality as it is.

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

It is a good concept, as it retains the land in public ownership, yet enables people to work near to home, and/or provide services for the new community and visitors. It would be good to see some quality design guidelines incorporated to the consent conditions, so that we don't end up with anything hideous like big box retailing slapped on the waterfront.

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

This sounds great. However WCC is missing a major opportunity for a camping area to be part of this development: it's a beautiful place; it would attract a wider range of tourists (domestic and international) - and it would provide another income stream for the businesses that establish here... for all these reasons I'd like to see that form part of what WCC does here. If you're spending dollars to upgrade infrastructure anyway, it would make sense to ensure that this sort of use is provided for w.r.t. waste water etc.

8. What other comments or questions do you have?

Comments

Has alternative road access been considered? If it hasn't, please do so and report on this to submitters. Has council considered synergies between the future for Mt Crawford and Shelly Bay? In my view, an alternative roadway makes even more sense when this wider picture is taken. Why is a development put through under the 'special housing area' provisions and all the privileges that come with that class of consent, allowed to have no provision for social housing? I do hope WCC is amending its policy on this with urgency. It is shocking to me that this is the case.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **John**
 Last Name: **Mallon**
 Organisation: **Encore Group Limited**
 Street: **1 Motuhara Road**
 Suburb: **Plimmerton**
 City: **Porirua**
 Country: **New Zealand**
 PostCode: **5026**
 Mobile: **027 473 2725**
 eMail: **johnmallonnz@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

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,
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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?

The development of Shelly Bay is long overdue and will create an attractive place for people to live and visit. It will provide an attractive place for visitors to Wellington to spend time at - whether it be staying in the hotel or using the food and beverage 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?

- Do not support at all
 Not really supportive
 Neutral
 Supportive
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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

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
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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

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

An attractive place for Wellingtonians and visitors to the city to spend time at.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Stephen**
 Last Name: **Treacher**
 Street: **28 Dorking Road**
 Suburb: **Brooklyn**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **(027) 5961999**
 Mobile: **0275961999**
 eMail: **swtreacher@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

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?

Recreational use of Shelly Bay will be both interfered with and not fully optimized. (1) There are a lot of recreational cyclists that take advantage of the seaside scenery and low traffic rate to loop the peninsula. I believe that more cycling space should be allowed on the roadway rather than just facilitating car traffic. (2) Shelly bay gets late summer sun and could be developed as a swimming

beach for many working Wellingtonians to enjoy. So why keep any more wharf than is just needed for a Ferry service, given that the wharf will be expensive to repair. Additionally sand should be deposited to make a beach in the sheltered south end of the bay.

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

I object to more premium public land going to the rich, and would like to see public car parking maximized.

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

Happy to support commercial activity if it improves Shelly Bay

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 would like to see the Bay developed as a swimming area as well given its location.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jan**
 Last Name: **Ronald**
 Street:
 Suburb: **Maupuia**
 City: **Wellington**
 Country: **New Zealand**
 eMail: **janronald@outlook.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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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 do not support the agreement for the following reasons: I do not believe the council should be contributing to the infrastructure costs of a private developer. This sets a dangerous precedent. The increase in traffic due to the proposed development (from 1200 cars to 4700 cars per day) for the Miramar Peninsula is not sustainable. The current volume of traffic is already too heavy for the roading in place from Miramar to the city. Widening of the roadway will ruin some of the beaches and the natural environment along Shelly Bay road. The lack of parking along Shelly Bay road means that the beaches won't be accessible to the general public. The proposed high density

housing development will effectively be a gated community for a wealthy few. There is little public parking and public space in the proposed development. The consent process has not been transparent at all. No other options for the council owned land and building have been presented for consideration. The council has stated it would cost millions to bring the council owned buildings up to standard due to deferred maintenance. The council is responsible for not maintaining the buildings during its ownership. There should be a maintenance fund set aside for council owned buildings (as any responsible commercial property owners would do). This could be used to maintain the buildings. Shelly Bay is one of a kind, of historic and natural significance that deserves to be preserved for future generations.

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
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-

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

I do not support the agreement for the following reasons: I do not believe the council should be contributing to the infrastructure costs of a private developer. This sets a dangerous precedent. The increase in traffic due to the proposed development (from 1200 cars to 4700 cars per day) for the Miramar Peninsula is not sustainable. The current volume of traffic is already too heavy for the roading in place from Miramar to the city. Widening of the roadway will ruin some of the beaches and the natural environment along Shelly Bay road. The lack of parking along Shelly Bay road means that the beaches won't be accessible to the general public. The proposed high density housing development will effectively be a gated community for a wealthy few. There is little public parking and public space in the proposed development. The consent process has not been transparent at all. No other options for the council owned land and building have been presented for consideration. The council has stated it would cost millions to bring the council owned buildings up to standard due to deferred maintenance. The council is responsible for not maintaining the buildings during its ownership. There should be a maintenance fund set aside for council owned buildings (as any responsible commercial property owners would do). This could be used to maintain the buildings. Shelly Bay is one of a kind, of historic and natural significance that deserves to be preserved for future generations.

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 do not support the development for the following reasons: I do not believe the council should be contributing to the infrastructure costs of a private developer. This sets a dangerous precedent. The increase in traffic due to the proposed development (from 1200 cars to 4700 cars per day) for the Miramar Peninsula is not sustainable. The current volume of traffic is already too heavy for the roading in place from Miramar to the city. Widening of the roadway will ruin some of the beaches and the natural environment along Shelly Bay road. The lack of parking along Shelly Bay road means that the beaches won't be accessible to the general public. The proposed high density housing development will effectively be a gated community for a wealthy few. There is little public parking and public space in the proposed development. The consent process has not been transparent at all. No other options for the council owned land and building have been presented for consideration. The council has stated it would cost millions to bring the council owned buildings up to standard due to deferred maintenance. The council is responsible for not maintaining the buildings during its ownership. There should be a maintenance fund set aside for council owned buildings (as any responsible commercial property owners would do). This could be used to maintain the buildings. Shelly Bay is one of a kind, of historic and natural significance that deserves to be preserved for future generations.

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

Widening of the roadway will ruin some of the beaches and the natural environment along Shelly Bay road. The lack of parking along Shelly Bay road means that the beaches won't be accessible to the general public. The proposed high density housing development will effectively be a gated community for a wealthy few. There is little public parking and public space in the proposed development.

8. What other comments or questions do you have?

Comments

The Wellington ratepayers should not be funding a private developer who is set to make millions from the development. The proposed development will effectively be a gated community for the wealthy few. There is little public space proposed and little parking for the public from the beginning of Shelly Bay road to Shelly Bay, meaning the access to the beaches (that haven't been ruined by the proposed road) won't be accessible by car. Shelly Bay need to be preserved as an area of natural and historical significance for all to enjoy.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Holden**
 Last Name: **Hohaia**
 Street: **378 Evans Bay Parade**
 Suburb: **Hataitai**
 City: **Wgtn**
 Country:
 PostCode: **6021**
 Mobile: **029 6500759**
 eMail: **holden.hohaia@xtra.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

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?

Shelly Bay needs to be developed. It's a dilapidated embarrassment to the city and the iwi at the moment. I'm a trustee of Taranaki Whanui but I'm also a ratepayer and \$5 million for essential maintenance on the current site vs \$2.8 for all that improved public amenity is a no-brainer to me. Plus it'll pay itself off in additional rates revenue in no time at all. I support this proposal!!!!!! Nga mihi Holden

958

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
See above

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
See above

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

See above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alice**
 Last Name: **Liddell**
 Street: **Flat 3, 21 Duchess Place**
 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **02040393318**
 eMail: **Aliceliddell88@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

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 live in Maupuia and I am generally supportive of development in the Miramar peninsula.

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

It will be good to have more people in the area, however I am concerned about infrastructure and transport options.

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

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 would like to see more usable green space and exercise areas such as good walking tracks in the old defence force area.

8. What other comments or questions do you have?

Comments

My main concern is the extra traffic to the area. If there are new bus routes, and a good cycleway connecting to Evans bay to get into the city that would work well, the road is currently too narrow.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Paul**
 Last Name: **Glover**
 Organisation: **Nil**
 On behalf of: **Me**
 Street: **50A Palliser Road**
 Suburb: **Roseneath**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6011**
 Daytime Phone: **027**
 Mobile: **4060473**
 eMail: **glvrs1@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:

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- 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?

A wasted space. Wellington needs more housing

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

I'd like the council to remain more involved and profit

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

Ok

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

Vital to continue public space. Especially with higher density housing

8. What other comments or questions do you have?

Comments

Vital to improve cycle safety and access. Preferably as great harbour way. One of the most popular rides around needs improvement especially in face of increasing traffic

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **kirsten**
 Last Name: **mackenzie**
 Street: **57 Croydon Street**
 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **0273160387**
 Mobile: **0273160387**
 eMail: **leighandkirsty@paradise.net.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

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

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- 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?

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

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

It should be for housing first and foremost, as there's a shortage in Wellington.

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Susan**
 Last Name: **Lemon**
 Street: **49 Argentine Avenue**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Susan@sustaintrust.org.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

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?

Think it should remain 100% public space owned by council. I have no problem with buildings being leased for restaurants retail and council money being spent to upgrade ... But 100% owned by council

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as 970

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

Do not support this at all

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 problem with land being leased asing as it us accessible to everyone. Developing current buildings into retail or restaurants is also all good at lessor cost

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 am very supportive of walkways and green spaces and cafes like chocolate fish Not bars and definitely not hotel

8. What other comments or questions do you have?

Comments

Once this is developed/sold it is gone forever for future generations... Same applies to muramar peninsular... Keep it green full of bird life and acessibke to walkers and cyclusts

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mandy**
 Last Name: **Zukerman**
 Street: **67 Maida Vale Road**
 Suburb: **Roseneath**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **Mandy.zukerman@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

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,
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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?

This land should be kept as public space. I believe this land should all be kept for public use; galleries, cafes, open space, community spaces.

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

The road is shocking right now for pedestrians and cyclists. So how will those users cope with the additional traffic caused by the residential development. Why create a subdivision where there is no public transport and poor infrastructure. It makes no sense.

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 this is useful.

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?

974

Comments

This will be a local and tourist destination

8. What other comments or questions do you have?

Comments

If the council makes a safe cycleway around the Miramar peninsular, you will create a tourist destination, renting bikes or ebikes on the waterfront and cycling safely to Shelly bay. A housing development is NOT a requirement for this.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Heughan**
 Last Name: **Rennie**
 Street: **P O Box 10242**
 Suburb: **The Terrace**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6143**
 Daytime Phone: **04 4992684**
 eMail: **hughrennie@legalchambers.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?

Shelly Bay is long overdue for redevelopment. The proposed agreement is an effective and fair arrangement to ensure that this area of Wellington is developed with minimal risk and cost to the Council when considered in relation to what will be achieved.

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

Wellington needs housing in the area and the proposal offers a realistic and balanced range of housing options which should ensure that a modern community is created. Council holds far too much land which is neither needed by Council nor able to be used by others. Wellington is in danger of becoming fossilised in its development. Neither the history of this area nor the current run down state are defensible. This proposal is an effective way to resolve that stagnation.

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

Shelly Bay, and the whole peninsula, need a community vision on a large scale. This is one element in providing 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
 - Supportive
 - Very supportive
-

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

Comments

Part of a vision which will greatly add to Wellington urban living both in and beyond the immediate Bay. The involvement of Iwi adds a further dimension to the scheme which I welcome.

8. What other comments or questions do you have?

Comments

It is to me extremely disappointing that there is any need to justify these plans for development. It is obvious this must happen. Many many lives will be enriched by developing this derelict area into a vibrant community, freed from the delay and inaction which has gone on for far too long. What is proposed is clearly the best and highest use for these properties.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Suburb: **Newlands**
 City: **Wellington**
 Country:
 PostCode: **6037**
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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

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?
 This land and surrounding areas should be kept as public space.

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

The land and surrounding area should be kept as public space. Developing this area will increase pollution to the surrounding area. Wind-blown rubbish into the sea. Also there is a big population of penguins living in the area.

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrei**
 Last Name: **Coval**
 Street: **8 Birkhall Grove**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0211490646**
 eMail: **snowflaketrail@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

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:
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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?
 We need Wellington to develop

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Steve**
 Last Name: **Zandi**
 Street:
 Suburb: **Miramar**
 City: **Miramar**
 Country: **New Zealand**
 PostCode: **6022**
 eMail: **zandi.steve@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

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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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?

1 - With the new proposed housing and no solution to solve the Airport to the Terrace tunnel motorway the current road will not cope with the increase in traffic. A solution must be in place for a new motorway before major subdivisions can be introduced into a already failing road network. 2 - The percentage split of public money to subsidize infrastructure. The public space currently available to the public will be less than what it is currently, however public money is being spent to decrease public use. The allocations of funds should be in proportion to the public space available.

3. The proportion of apartments to Townhouses and stand alone housing

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

The current public space is in a prime location that could be better utilized for all people in Wellington to enjoy, a housing development could still take place without taking away a key part of Wellington from its citizens

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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 - 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 current public space is in a prime location that could be better utilized for all people in Wellington to enjoy, a housing development could still take place without taking away a key part of Wellington from its citizens

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 too small

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Bruce**
 Last Name: **Heesterman**
 Street: **21 Signallers Grove**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6443888416**
 Mobile: **+6421402601**
 eMail: **bruce.heesterman@paradise.net.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

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

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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?

The area is a prime location that has wasted away into a dangerous and ugly eyesore. The proposal that has been developed is a great one and will provide jobs and homes and be an attractive addition to Wellington. The WCC can waste \$7m on a ill thought out cycle way in Island Bay that is unwanted and non functional surely it can get in behind a group willing to do something

positive that will last for generation.

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

LOng term betterment, long term rates income, long term attractive location. removal of a eyesore and a liability

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

as above

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

employment and a leisure location

8. What other comments or questions do you have?

Comments

Lets have a Council that says yes to development not says no and creates road blocks. Not everyone wants to ride a bike and wants their rates squandered on dumb cycle track. Progress as fast as possible.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **paul**
 Last Name: **seyb**
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 Suburb: **island bay**
 City: **Wellington**
 Country: **Nz**
 Daytime Phone: **0212116902**
 Mobile: **0212116902**
 eMail: **seyb1@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:
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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?

I think this area should be used to benefit the entire community and not just people who afford to buy new development by the coast. Most architecture been built these days is hardly inspiring and it would detract the beauty of this area. Equally I wouldn't think budget looking affordable housing would suit the area also. The sale amount would need to be a lot higher to actually make a significant difference to the rate payers. The amount of 8 million dollars does not sound like much in

the current market, why is been sold for such a low amount? That part of the coastline is beautiful and feels like your on a reserve, it would be nice it this way so when tourist can enjoy the pristine coastline. Lets turn this area into a reserve. I believe the council should turn this into a park, maybe keeping some of the building for community based events or for creative space. I would rather see the space and or building open to more people than exclusive set of people living here.

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

As I mentioned, I don't think this area should be used for an exclusive set of well off people that can afford to buy coastal homes. I believe it should stay in the hands of the council and used to benefit all people from Wellington and further afield. I do not see any benefit for that area to be turned into a housing area for Wellingtons well off.

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

Leasing would be better as the council would benefit from the income streamed providing the business's were carefully vetted.

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 thin the idea of the walkway, green space, parking, seating, cafes, bars, microbrewery could be a good use of the site providing council owns the land. Not so keen on the proposal of the boutique hotel and shops. I feel commercialisation of the site would only detract from the beauty and preservation of this site. There are not many public parks over this side of the city so it would be nice to see this area developed for all to use.

8. What other comments or questions do you have?

Comments

Perhaps the council could make a dock to get some revenue to pay the maintenance of the area. I would rather see the space as a space where campers could park their motor homes, This would be good for tourism and keep illegal freedom camping under control.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jo**
 Last Name: **Clendon**
 Organisation: **BikesWelcome Charitable Trust**
 Street: **5 Epuni Street**
 Suburb: **Hutt Central**
 City: **Lower Hutt**
 Country: **New Zealand**
 PostCode: **5011**
 Daytime Phone: **049769997**
 Mobile: **021820670**
 eMail: **jo@clendon.org**

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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- 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?

Such a major development needs to reflect the principles of sustainability and resilience. The current proposal represents a missed opportunity to do so, and it should go back to the drawing board with clear criteria around reduced vehicle movements (similar to aucklands viaduct

development), as well world leading practice around sustainability, community and resilience. A new development of this scale should be a model of the future not just more of the same.

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

We need to rethink how we use land, and set some clear outcomes for overall social good, not just short term economics. Land like this is a rare and precious public asset and the plans to not maximise it's true value for current and future generations.

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

There needs to be a viable long term plan for the whole 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

Too much focus in private vehicle use. This will create problems.

8. What other comments or questions do you have?

Comments

Be brave. Create the future. The future is not car dependence. The future needs to create sustainable and resilient communities with a sustainable mix of residential and commercial development and community amenity. Most of all the peninsula is a treasure we must safeguard for all.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kim**
 Last Name: **von Lanthen**
 Organisation: **Resident**
 Street: **41 Cavendish Square**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0222426288**
 eMail: **Kim@vonlanthen.nz**

Wishes to be heard:

- Yes
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Correspondence to:

- Submitter
 Agent
 Both

Submission

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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?

Please proceed with this development. The area is currently a shabby embarrassment to the City. The development has the potential to make a vibrant area that will add to Wellington's appeal to tourists. It will add to the excitement of living in the Eastern suburbs.

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
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 - 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

Lets do everything we can to develop this area so we can be proud of it.

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

Get some income at the same time as improving this part of our city.

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

A fun place to be, especially in the weekend.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **François**
 Last Name: **Mindiel**
 Street: **30 Hatton Street**
 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **02102530213**
 Mobile: **02102530213**
 eMail: **fgmind@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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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?

No transparency into prices and were other parties given an opportunity? Would also prefer it be turned to a public recreational space instead. If developed into apartments, who gets the profit? If it is Shelly Bay Ltd why are ratepayers forking the bill?

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

Ratepayers cannot pay for costs and developer getting profits. Also prefer a public space instead. Too many apartments on coastline at exorbitant prices already.

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

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

Are you getting rid of the wharf where people used to fish? What about the environmental impact on the coastline?

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Frazer**
 Last Name: **Black**
 Street: **Flat 2, Olympus Apartments, 280 Oriental Parade**
 Suburb: **Oriental Bay**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6011**
 Daytime Phone: **0277700770**
 eMail: **Frazer@mevo.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

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?

It's a fantastic opportunity to develop an otherwise derelict part of Wellington into a new 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

1003

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ginette**
 Last Name: **Spence**
 Street: **6A Ceres Crescent**
 Suburb: **Johnsonville**
 City: **Wellington**
 Country:
 PostCode: **6037**
 eMail: **Ginette_spence@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:
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 - 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?

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

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

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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

Please dont let them build big blocky concrete apartments and houses. It us such a beautiful spot, lets use our iconic house design like the beautiful villas in Mt Vic and Double bay villas like island bay. Concrete towers just make it look like poremoremo.

1007

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Peter**
 Last Name: **Twidle**
 Street: **200 Evans Bay Parade**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **0226870211**
 eMail: **Pete.twidle@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

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?

I support any development to what has been a wasted use of an interesting part of Wellington harbour.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1009

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

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

It is an investment in Wellington. Wellington is under-developed as a whole and is dating quickly while Auckland grows.

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?

1010

Comments

A great addition to Wellington's limited public and entertainment spaces.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sandra**
 Last Name: **Pearce**
 Organisation: **none**
 On behalf of: **self**
 Street: **22 Panorama Grove**
 Suburb: **Harbour View**
 City: **Lower Hutt**
 Country:
 PostCode: **5010**
 Daytime Phone: **(04) 5669083**
 Mobile: **027 4342248**
 eMail: **sandramarg@xtra.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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- the sale of a plot of Council land to Shelly Bay Ltd enable housing development,
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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?

I believe what is now a very attractive scenic route from Miramar to Shelly Bay will be ruined by road widening with the destruction of the many delightful little bays. This will spoil the great 1012

pleasure many cyclists, walkers and runners as well as touring drivers derive from this trip. While I agree improvements at the bay itself are needed I feel these should cater more for recreation rather than well to do future homeowners and commercial enterprises.

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

Loss of recreational opportunities. Disruption of access over lengthy period.

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

covered above

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
as covered above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Pauline and Athol**
 Last Name: **Swann**
 Organisation: **Our family**
 Street: **47 Mairangi Road**
 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **(04) 4728 417**
 eMail: **athol.swann@paradise.net.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

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?

Loss of green space and the the predicted traffic to increase from 1200 to 4700 vehicles a day adding to the already congested Cobham Drive Ratepayers cost - Wellington ratepayers will continue to pay for this development after the developers have gone. Resource consent is for 13 years and access to Shelly Bay will be limited in this time while massive construction work takes

place. Large construction vehicles will regularly trave the road between Miramar Avenue and Shelly Bay. Of great concern is Climate Change and sea level rising which will reduce the width of the road and endanger all the new buildings planned. Shelly Bay should remain a recreational area and certainly needs some improvements but a dense housing complex is not the right mix for this public space.

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

As above very few benefits and the loss of public open space.

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

Once again we ratepayers are paying!

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

With some repairs and improvements to recreational facilities is all that is needed.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Wendy**
 Last Name: **O'Brien**
 Street: **19 Konini Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 eMail: **wendy@theobriens.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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- 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?

Loss of green space for all recreational users. Your misleading advertisement last week was disgusting. It showed to me just how biased and pro developers the WCC is. To suggest we the Rate payer will pay more for the status quo than 'donating' large amounts of rate-payer cash to a developer and have the developer reap the rewards? I don't want my hard earned rate payer money help fund someone out there to make more money and restrict access in the process. As rate payers we will continue to pay for the infrastructure. Why don't you just leave it alone? or better

still assist in the improvements to what is already there and leave it for public usage.

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

NO BENEFITS TO WELLINGTON PUBLIC OR RATEPAYER AND YES I AM SHOUTING BECAUSE I DON'T THINK YOU LISTEN!

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

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

Get rid of the micro-brewery and hotel in that proposal, add fixing up the piers

8. What other comments or questions do you have?

Comments

I have no faith in WCC and believe you will rail road whatever you want to do. I remain disappointed in most of your projects. They come across as incredibly short-sighted.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Stewart**
 Last Name: **Mcrobie**
 Street: **P O Box 751, Wellington 6140**
 Suburb: **1/26 Dundas Street, Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6421898874**
 Mobile: **6421898874**
 eMail: **Stewart.mcrobie@live.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

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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?

I do not support the proposal in its current form. I do support a development of Shelly Bay but believe what is proposed is not in the best interests of Wellington City Residents for a number of reasons : In my view the proposed development is too large and I do not support over 300 dwellings and 6 storey apartment buildings. I support some houses and half this number would be quite a lot.

1021

There is a much smaller public area than there is now and it is too small to be of great public benefit. The road will be just too busy with the number of new residents and the character and usage of the peninsula by Wellington residents (walking, cycling, running etc). The road and infrastructure will require significant upgrade and it is not wide enough for the volume of traffic that will use it. \$20m will not go very far. I believe that the land would be better with more parkland rather than housing. I believe that the council is giving too much away to developers and the uncapped infrastructure spend required will be significant.

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
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 - Supportive
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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
As above

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
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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
As above

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? **1022**

- 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

As above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Allister**
 Last Name: **Rose**
 Street: **7 Grosvenor Terrace**
 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **021**
 Mobile: **1768035**
 eMail: **Allister.rose@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

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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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?

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

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

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

8. What other comments or questions do you have?

Comments

Should have access to the ability to charge electric cars. Should have ferries to city centre.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Diane**
 Last Name: **Hobley**
 Organisation: **self**
 On behalf of: **self**
 Street: **1104 State Highway 1**
 Suburb:
 City: **Manakau**
 Country:
 PostCode: **5573**
 Daytime Phone: **06 362 6354**
 eMail: **kirk-wood@xtra.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

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 think Wellington would benefit from this 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
 - 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
as above

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
As above

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

As above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **David**
 Last Name: **Campbell**
 Organisation: **Self**
 On behalf of: **Self**
 Street: **1104 State Highway 1**
 Suburb:
 City: **Manakau**
 Country:
 PostCode: **5573**
 eMail: **kirk-wood@xtra.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?

I am looking forward to riding my bike through this development

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1030

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
as above

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
as above

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?

1031

Comments

As above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kirsty**
 Last Name: **Smith**
 Street: **236A The Esplanade**
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 eMail: **Smithkirsty@xtra.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?

Development is all for private benefit no reason that costs associated for this development should not be born by them as is the usual case. Council should not be handing over land in such a prime location, there must be recreational opportunities for the land that could be considered.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1033

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

This is not going to be social housing but an over priced gated community it is not the councils job to be feathering the nest of developers.

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

Council should be looking to provide recreational facilities at this location.

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

Yet more carpark and cafes ... what about enhancing the natural environment and providing infrastructure that enables people to be out walking , cycling exploring the natural environment.

8. What other comments or questions do you have?

Comments

A small footpath and no cycleway... this is the 21 st century , you should be making this a place where people of all ages can get around safely walking and cycling.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Katie**
 Last Name: **Little**
 Street: **Flat 1, 8 Girton Terrace**
 Suburb: **Mount Cook**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **Litkatie@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

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?

The area is beautiful and it will ruin it, the road would be so clogged up it would end up deterring people from using the area.

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

Terrible idea, leave it alone.

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

If the use was appropriate to area ok.

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

1037

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jo**
 Last Name: **Field**
 Organisation: **Self**
 On behalf of: **Self**
 Street: **56 Dixie Street**
 Suburb:
 City: **Te Horo Beach**
 Country:
 PostCode: **5581**
 Mobile: **027 429 8161**
 eMail: **jofieldplumbing@hotmail.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

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

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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?

As a tradesman I see the benefit of on going work, even though I'm not involved in this project. And think growth is necessary, when the population is expanding.

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
As above

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
As above

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

As above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Neil**
 Last Name: **Coventry**
 Street: **193 Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021**
 Mobile: **375526**
 eMail: **Neilc@itc-nz.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?

Lack of transparency in current decisions.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1042

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

High level of concern around how the local council is planning on handling infrastructure upgrade requirements, especially traffic and waste. Also concerned about coastal environmental impact

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 retail development could be a good idea, providing traffic management and coastal environmental issues are handled correctly

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

Fully support development of public spaces and facilities

8. What other comments or questions do you have?

Comments

I feel this project has not had enough public consultation, and I don't believe that enough research has been undertaken on either environmental or infrastructure impacts.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Paul**
 Last Name: **Bailey**
 Street: **58 Rakau Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **paul@inlinestrategies.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

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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?

From the information provided by the council it is clear that the developer has managed to construct a one-sided agreement with the council. The developer obligations of paying for the upgraded infrastructure have been swept aside, and the total cost of the infrastructure upgrades have not been included. The proposed fourfold increase of traffic on Shelly Bay Road causes it to breach the required roading standard and there is no proposal to alleviate this. The intersection at Miramar Ave is already problematic and there is no proposal to alleviate this. In summation, the developer is

offering to pay less than half of their obligations and cap their expenditure to this level, while the council, who is not obligated to carry any cost, is not only paying \$10 million of unwarranted cost, but also agreeing to unlimited future expenditure for the upgrades required when the proposal is proven to be flawed.

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

Without seeing a detailed plan, something that is sadly lacking throughout the documentation, it would appear that the land to be sold simply reduces the amount of public space that will remain. This sale appears to be more about covering the \$10million infrastructure liability to which the council is not actually even liable.

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

According to the developers own calculations, there is an annual revenue available from this land in excess of \$1million per year. Why would the council sell something that could generate an even greater return if the council retained it? I for one would be quite happy if my rates liability was reduced by additional council revenue streams.

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

Public spaces are excellent. However, a boutique hotel is NOT a public space and depending on the micro brewery, this also may not be a public space. Therefore this question is totally misleading. Additionally it is all very well to claim these things will exist, but Shelly Bay Limited cannot guarantee these things will exist. The philosophy of build it and they will come does not apply. These has already been a boutique hotel on Oriental Bay and that did not survive.

8. What other comments or questions do you have?

Comments

The documentation provided both by Shelly Bay Limited and by WCC are misleading at best and down right deceptive in relation to the infrastructure costs. WCC should not be paying any of the infrastructure costs and yet it is agreeing to a minimum of \$10million along with an uncapped future liability. It is clear that the council is attempting to play down the previous ineptitude in allowing the deferred maintenance to go beyond the critical duration where it now has a detrimental effect that is more costly to reverse. The proposal is littered with promises that cannot be guaranteed, such as cafes, micro-brewery, boutique hotel and ferry service. They sound impressive on paper and yet none of these are under-written by the developers. Additionally the proposed ferry service doesn't even have a wharf to operate from as both the council and the developers agree it is not economic to repair or replace the wharf. So why do all the artists impressions include the wharves! This proposal is so fraught with misleading information that it cannot be taken seriously, and it does make me speculate as to how this proposal was allowed to proceed this far why such biased content was released by the Council.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Marvin Herman**
 Last Name: **Froeder**
 Street: **34 Parklands Drive**
 Suburb: **Karori**
 City: **Wellington**
 Country: **Nz**
 PostCode: **6012**
 Mobile: **0278049651**
 eMail: **velobr@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

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,
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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?

One corporation with exclusive rights will fuel house crisis. Can lead to more empty properties and won't help ratepayers.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1048**

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

Council should sell the sections, with commitment to be developed and occupied in two years to nz residents that don't own any land in NZ. Otherwise this will fuel more land banking and worse house crises

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Suburb: **Brooklyn**
 City: **Wellington**
 Country: **New Zealand**
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 Mobile: **0272392097**
 eMail: **john.easther@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

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 do not support sale or lease of publicly owned accessible foreshore areas which are a highly valued and limited resource in Wellington City. Shelley Bay is the last remaining undeveloped open access foreshore with North westerly aspect in Wellington City's part of Wellington Harbour. It is

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also the only section of the western side of the Miramar peninsular which is easily accessible with sufficient foreshore width to accommodate a good number of visitors. The wharf sheds should not have been retained on the foreshore. They are redundant and abandoned industrial / military buildings that have long ago served their purpose. They have no historical merit and should have been demolished by government years ago to provide greater open public space. The cost of demolition is a small price to pay for public space the costs should be borne by the Defence Force, not ratepayers). PNNT's right to enter into commercial arrangements to develop its land within the limits of its landholding is not disputed, subject to the normal provisions required of a new housing or commercial development. The full costs of the development including the three waters and roading should be paid for by the developer, as for any other development. There is no justification for ratepayers subsidising this development. There is inadequate assessment of the effects of climate change. The bay and foreshore are an expression of a very long period at current sea levels. Effects of gradual sea level rise will include erosion of the foreshore, frequent flooding and erosion of the access road. Effects are not limited to flooding the floors of dwellings due to predicted sea level rise. Resilience requires that the Council should not be supporting construction of high value assets which cannot be relocated or reconfigured in response to climate change. This includes all assets with a service life greater than c20 years.

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

In this instance, a decision by Council not to sell the land will not prevent the construction of a single house. It will require redesign of the existing proposal. Any implication that the current proposal is the only solution for housing development in Shelley Bay is supposition not supported by any evidence.

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

The buildings restrict public access to publicly owned accessible foreshore areas which are a highly valued and limited resource in Wellington City. Shelley Bay is the last remaining undeveloped open access foreshore with North westerly aspect in Wellington City's part of Wellington Harbour. It is also the only section of the western side of the Miramar peninsular which is easily accessible with sufficient foreshore width to accommodate a good number of visitors. The building occupies a significant portion of the usable public land. It is inappropriate that this area be taken from the public through leases to commercial entities. The wharf sheds should not have been retained on the foreshore. They are redundant and abandoned industrial / military buildings that have long ago served their purpose. They have no historical merit and should have been demolished by government years ago to provide greater open public space. The cost of demolition is a small price to pay for public space - the costs should have been borne by the Defence Force, not now resting with ratepayers. As for all other wharf owners in NZ, PNNT, as owners of the wharf, must decide how to make the wharf safe for public access. Otherwise it should have a demolition order.

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 support the development of the open foreshore. I believe the cafes, bars and shops, a microbrewery and a boutique hotel (or whatever other commercial attractions PNNT can attract to its development) should be within PNNT's land holding.

8. What other comments or questions do you have?

Comments

The WCC has a clear conflict of interest as a party to the development. The Councillors should be advised by independent parties on the sale or lease of land.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **bird**
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 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04**
 Mobile: **3888599**
 eMail: **paulbird@windowslive.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 believe the Shelly Bay Area should not be develop into housing and should be developed for all to enjoy into Park's. That way future generations get to enjoy and not just a select few. In my lifetime I have enjoyed this area so much and future generations should get to enjoy it. I am also concerned that the extra traffic that will be this in area.without the bypass going through and being sorted¹⁰⁵⁴

then the traffic is going to get worse. This issue has to be fixed before any development going ahead

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

There are no benefits only more traffic which the current infrastructure can't meet. The extra housing want make housing cheaper. Only a select few will get to enjoy it

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

See above

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

They should redevelopment the whole area into public spaces and not redevelopment the area

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jeremy**
 Last Name: **Baker**
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 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **021 377791**
 eMail: **jeremybaker@mac.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:
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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?

Mana Whenua have determined how they wish to develop their land, and have obtained a resource consent. They are now seeking to further improve their planned (and approved) project by partnering with Wellington City Council. This is consistent with the principle of partnership between local government and Mana Whenua, and the agreement signed between iwi and the Council.

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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

The project will result in significant benefits to the city, and address long standing under-investment in the area.

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

The project will result in significant benefits to the city, and address long standing under-investment 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

The project will result in significant benefits to the city, and address long standing under-investment in the area.

8. What other comments or questions do you have?

Comments

Much of the opposition appears to be ill-informed, and/or seeks to determine how and when Mana Whenua should develop their own land. This is unreasonable and irrelevant to the proposal.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 On behalf of: **Team Newman**
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 Mobile: **0212271737**
 eMail: **murray@teamnewman.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

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,
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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?

Hi I live in Seatoun and ride to work to the CBD most days via Scorching and Shelly Bay and then onto Evans Bay Parade. I am really concerned about the increased car traffic that any major development will have on my safety between the road from Shelly Bay and Miramar. This is a

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narrow and windy stretch of road which most mornings has many cyclists on it, usually a number of large pelotons. There are only a handful of passing areas and I fear that through impatience on either a motorist or cyclists there will be many car on car or car on cyclist accidents. It is inevitable that some of these will led to unnecessary deaths. I am all in favour of growth and development however the current road infrastructure, not only Shelly Bay to Miramar but all the way to town, is simply not capable of coping with the development as currently proposed. Wellington is rightly known as the coolest little capital in the world and one of the reasons for that is the easy and safe access to recreational activities. Road cycling is very popular and the road around the Eastern and Southern Bays is a very popular route. The proposed Shelly Bay development is not in keeping with the ethos of a cool capital.

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

Please see above

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

please see above

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
please see above

8. What other comments or questions do you have?

Comments
please see above

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Thomas**
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 Suburb: **Miramar**
 City: **Wellington**
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 PostCode: **6022**
 Daytime Phone: **04 9726330**
 Mobile: **0274049144**
 eMail: **e_gurrrl@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:

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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?

The foremost reason I do not support the current proposal is because current predictions for climate change induced sea-level rise are 6-9m for 1.5-2 degrees warming (Rignot, E; Renwick, J). We are on track to meet this warming in the next few decades. This means that the planned 2.1m above current sea-level for house floors will prove insufficient before the end of this century. Any

roading and development at the current road level is likely to be adversely affected in the very near future. As a WCC will be committing a large amount of ratepayer funds to this project I expect up-to-date and accepted science to be used when deciding if this cost will result in a good benefit to the community in the long run. The lack of concrete plans to service this area with public transport, and the expected increase in car use in the area indicate the extent to which this plan ignores the reality of climate change. This brings me to the second reason I feel this proposal is unsuitable. Public transport presently servicing the Miramar area is limited, and does not extend to Shelley Bay. The roads to and from the peninsular are already congested and the projected increase in traffic due to this development is significant. The current offerings need to be improved and expanded upon before adding a large number of houses to this area. I understand that the current proposal suggests a ferry service to the area but does not guarantee this. No information on the degree to which this service would alleviate the expected increase in private vehicle traffic is provided. No information on how this development would integrate to the bus network is provided. While I agree that there is room for adding housing somewhere in the Shelley Bay/ Mt Crawford area, concrete plans for public transport services need to be cohesively integrated into any new development. Thirdly, the primary access along Shelley Bay Rd to the planned development will create a bottleneck for users of Mt Crawford and the bays of the peninsular. This whole area is currently widely used by walkers, road cyclists, mountainbikers, recreational fishers, and beachgoers. Arguments that this area is not currently a good public resource are patently untrue. If access to the private housing area was primarily via Maupuia then Shelly Bay Road would be better able to serve other users. Having any area of development accessible by road from Maupuia would also mean that it is not completely reliant on Shelly Bay Rd for access. Thank you.

-
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

As above

-
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

The benefits for increasing commercial use in Shelley Bay are repair and renovation of existing buildings. This would enhance the area. Public service to Shelley Bay by bus and ferry would help mitigate/minimise increased traffic.

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

While the range of public facilities would be a benefit, these represent a very small area of the current development. A boutique hotel should not be regarded as a public facility. Overall the current proposal would dramatically reduce public access to the area.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Trina**
 Last Name: **Purcell**
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 On behalf of: **Self**
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 Suburb:
 City: **Te Horo**
 Country:
 PostCode: **5581**
 Daytime Phone: **06 364 3428**
 eMail: **trina.shane@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?
 Simply we need more housing

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
see above

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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 - 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
see above

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
see above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Shane**
 Last Name: **Westerby**
 Organisation: **Self**
 On behalf of: **Self**
 Street: **168 Te Horo Beach Road**
 Suburb:
 City: **Te Horo**
 Country:
 PostCode: **5581**
 Daytime Phone: **06 364 3428**
 eMail: **trina.shane@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

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- 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?
 It will help my Kiwi Saver investments if we have more growth.

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
as above

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
As above

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
see above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Luke**
 Last Name: **Cartmell-Gollan**
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 Suburb: **Southgate**
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 Mobile: **0274187275**
 eMail: **luke_cartmell_gollan@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,
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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?

Not supportive of Council money being put towards infrastructure improvements for a (profit driven) private 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
 - 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

Through access must be maintained for public

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
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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

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?

1073

Comments

8. What other comments or questions do you have?

Comments

Fully supportive if no Council funds are used - Development should stand on its own two feet and not look for rate payers to cushion the profit margin for the developer

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alan**
 Last Name: **Haronga**
 Organisation: **Wellington resident and ratepayer**
 On behalf of: **Self**
 Street: **85 Wilton Road**
 Suburb: **Wilton**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 eMail: **alan@gisnz.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

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

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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?

This dilapidated area, can be made into a Global Land Mark for Wellington and the wider region. With approximately 55% of the site to be made up of public and recreational space. The iwi paid \$15+ million for their parcel of land and the Council got their land gifted. So the impact on residents and ratepayers should be minimal, except for the modest request to upgrade infrastructure. The iwi

wishes to move forward and develop the Shelly Bay land and then from this instigate a more dynamic program of advancement for our ourselves , fellow Wellington citizens, and fellow NZders.

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

As outlined above, it would be a great benefit to Wellington.

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

As outlined above, it would be a great benefit to Wellington.

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

As outlined above, it would be a quite significant part of the development and hence a great benefit to Wellington.

8. What other comments or questions do you have?

Comments

A green light for the development to proceed.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Renee**
 Last Name: **Dever**
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 Suburb: **Mahora**
 City: **Hastings**
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 eMail: **reneedevery489@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

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:
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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?
 This will be great for tourism and New Zealand.

-
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
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 - 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

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
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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

In the end this will be great for tourism in New Zealand

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
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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

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Donna**
 Last Name: **Miller**
 Organisation: **Fern Ridge Fresh**
 On behalf of: **Donna Miller**
 Street: **308 Queen Street East**
 Suburb: **Hastings**
 City: **Hastings**
 Country: **New Zealand**
 PostCode: **4122**
 Mobile: **021426625**
 eMail: **Donna@fernridgefresh.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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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?
 Great for tourism and accommodation

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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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

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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

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
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 - 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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jim**
 Last Name: **Mikoz**
 Organisation: **Wellington Recreational Marine Fishers Association**
 On behalf of: **The regions recreational marine fishers**
 Street: **3 Ruskin Road**
 Suburb: **Newlands**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6037**
 Daytime Phone: **049384692**
 Mobile: **0232323861**
 eMail: **j-mikoz@paradise.net.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?

Years ago we made a proposal to restore the wharves and the WCC would not support us

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

Access to the sea will be lost for recreational fishers

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

Just another proposal to close off the sea

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

A commercial use of public land will see it closed off

8. What other comments or questions do you have?

Comments

See below WRMFA submission

Attached Documents

File
Shelly Bay proposal
Shelly Bay Development - Proposed Sale and Lease of Council Land

WELLINGTON RECREATIONAL MARINE FISHERS ASSOCIATION



WE RECOGNISE MANAGED FISHERIES

3 Ruskin Road, Newlands, Wellington. Tel 04 938 4692. E mail j-mikoz@paradise.net.nz

6 August 2017

The Mayor
Mr Justin Lester
Wellington City Council
PO Box 2199
Wellington

As part of the consultation to the development of Shelly Bay.

We wish to be heard and will present further concerns through a power point.

Dear Sir

This submission has been compiled under the authority of the Wellington Recreational Marine Fishers Association (WRMFA) and with the support of the New Zealand Angling and Casting Association (NZACA), a national body that represents the surfcasting and angling clubs of New Zealand.

Over the last twenty years I have raised access concerns on behalf of the Wellington Surfcasting and Angling Club (WSAC) and the WRMFA as we are fast losing access to our region's coastline. This is now being compounded with no access to the waters in the marine reserve at Island Bay. The marine reserve is joke as WCC directed road run off into the reserve and have recently directed storm water flow from a new pipe into the reserve, marine life dies under these conditions. WCC requested the DOC Solicitor and Director General to allow grooming of the only beach of sand in the marine reserve and wrote an Order in Council which the Minister of Conservation Kate Shephard signed off. This action is preventing fish in the reserve from obtaining their protein, which is essential for successful spawning. WCC has directed the city's waste water through the reserve every day from a waste water pipe that is now broken. These concerns we have made known in submissions to the Wellington City Council Draft Recreational Strategy 1995, Wellington Regional Council Regional Coastal Plan 1994, Customary Reforms, Aquaculture Reform 2000, Soundings 2000 and Oceans Policy 2001.

Our historical access to fish off wharves continues to be under threat and we had to defend the right of recreational fishers and the general public to access the Petone Wharf when a Golf shot commercial enterprise wanted to close off access. Then in October 2000 we had to make a submission to the Hutt City Council warning them that their proposal to remove the Point Howard Wharf would seriously threaten the Wellington ground water supply. The HCC did not heed the warning and the two outer arms of the wharf were removed leaving the piles cut off at the sea bed and subject to ground water pressure that exceeds the water pressure holding them into the sea bed. Now the HCC have closed Petone and the Rona Bay Wharves to the public.

The proposal to develop Shelly Bay should not be made at the expenses of the Wellington public to have free access to the rocks and shore line to Shelly Bay.

However to extend the road over the rocks with piles into the sea bed will penetrate the aquifer and just like the HCC with their removal of wharves, the WCC will be knowingly driving piles into the aquifer, an action that will place an unnecessary threat to future generations access to this water supply.

Below is list where access has been restricted. Those proposing to extend the Wellington Airport runway has already advised they will be closing Lyall Bay to both shore and boat recreational marine fishers.

- 1 Land north of Castle Point - In overseas ownership, access in doubt.
- 2 Castle Point reef - Proposed marine reserve
- 3 Castle Point south - In overseas ownership, access in doubt.
- 4 Flat Point to Te Awaiti - Access severely restricted by landowners.
- 5 White Rock north - Proposed marine reserve
- 6 White Rock south - Land owner access restriction
- 7 White Rock to Cape Palliser - Camping and access restricted by Maori.
- 8 Whatarangi - Due to become a Taiapure Reserve.
- 9 Palliser Bay to Orongorongo River - Access restricted by farmer
- 10 Turakirae Head to Orongorongo River - Proposed Taiapure Reserve by Maori – plans already drawn up.
- 11 Orongorongo River to Baring Head - Access is now only through barbed wire.
- 12 Baring Head – to Pencarrow Head - Access restricted by farmer.
- 13 Fitzroy Bay to Pencarrow – Now a reserve by Greater Wellington.
- 14 Eastbourne to Pencarrow - Vehicle and all types of bike access restricted by Lower Hutt City Council.
- 15 Lowry Bay boat ramp – Access almost lost to a café/bird recovery complex. Only saved through a high court action by local residents.
- 16 Point Howard Wharf – Arms removed by HCC. HCC proposing to remove the entire wharf.
- 17 Seaview Marina – No fishing except from owners boats at night.
- 18 Waione Street Bridge - Almost closed to fishing by Greater Wellington. (We prevented its closure)
- 19 Hutt River mouth - Restricted by dredge company complex. (Massive quantities of mud now being dumped off into Wellington Harbour destroying marine ecosystems)
- 20 Petone Wharf and Rona Bay Wharves– Now closed to the public by HCC.
- 21 Petone to Picton Ferry terminal - TransRail have posted signs advising a \$20,000 fine for crossing the tracks and erected two metre barbed wire fences.
- 22 Picton Ferry terminal - Access closed to recreational marine fishers.
- 23 Kaiwharawhara reclamation – Access closed to recreational marine fishers.
- 24 Picton Ferry terminal wharves – Access closed to recreational marine fishers
- 25 Wellington wharves, from the Picton Ferry Terminal past jetties built for fishermen into inner city wharves - All closed by CentrePort Wellington. 322
- 26 Waterloo Quay wharf – Access closed to recreational marine fishers.
- 27 Queens Wharf – Access restricted to end of wharf.
- 28 Overseas Terminal - Fishing banned into Chaffer's Marina by Lambton Harbour Company. Access restricted to end of wharf.
- 29 Frank Kitts Lagoon – Many used to fish there until a WCC management failure. No fish enter this lagoon now due to WCC closing a fresh water spring which provided a food source for marine species. No fish enter this lagoon now and with no spring the waters are becoming contaminated.
- 30 Evans Bay - Marina wharves closed by Wellington City Council.
- 31 Miramar Wharf – Closed by CenterPort Wellington.
- 32 Burnham Wharf - Closed by CenterPort Wellington.
- 33 Phillips Point to Sinclair Head – Closed to recreational marine fishers by marine reserve.

- 34 Oteranga Bay - Closed to fishers due to power cables.
- 35 Ohau Pt and Te Ikaamaru Bay - Access restricted by Meridian wind turbines and H&S requirements.
- 36 Quartz Hill - Access restricted by Meridian.
- 37 Titahi Bay – The Whitireia Park access is closed after dark, the only time that area will produce fish. By Porirua City Council.
- 38 Titahi Bay - Southern access closed at night.
- 39 Porirua Harbour - Severely polluted with mud from Aotea subdivision and WRC not enforcing sediment management controls.
- 40 Pukerua Bay – Line fishing only reserve. Fully supported by recreational fishers.
- 41 Kapiti to Paraparaumu - Already a marine reserve with fishing banned.
- 42 Otaki River mouth - Access restricted by Maori.

Yours sincerely

Jim Mikoz
President
Wellington Recreational Marine Fishers Association
Honorary Vice President
New Zealand Angling and Casting Association

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Submitter Details

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 City: **Wellington**
 Country: **NZ**
 PostCode: **6141**
 Daytime Phone: **04 3849757**
 eMail: **joscan@xtra.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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- the sale of a plot of Council land to Shelly Bay Ltd enable housing development,
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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?
 Costs to maintain area high. Asset to region if developed

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1090

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

Housing etc needed in area and risk not with WCC to do development

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

Need so activity for those living in area and also for a wharf for ferry.

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?

1091

Comments

The area has good sun, is close to Miramar etc.residential area on waterfront for recreational activities.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michael**
 Last Name: **Brown**
 On behalf of: **Self**
 Street: **15 Woodland Grove**
 Suburb: **Wainuiomata**
 City: **Lower Hutt**
 Country:
 PostCode: **5014**
 Daytime Phone: **(04) 9704508**
 Mobile: **027 4985035**
 eMail: **mike.b@paradise.net.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

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?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1093

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

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

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

8. What other comments or questions do you have?

Comments

I have severe concerns regarding the alterations which will need to take place to the roadway between Miramar Avenue and Shelly Bay. In particular I am concerned that the development will - apparently - lead to the permanent elimination of public parking along the entire length of this roadway. Although I currently reside in the Hutt Valley I was born and bred in Wellington City and spent a large portion of my life living on the Miramar Peninsula. I still regularly - probably 2 times per month (more in the summer) - travel this road for recreational fishing. I am 68 years old. This roadway is EXTREMELY popular with the public for walking, recreational fishing, picnicing, swimming and other passive recreational uses and has been since the road was first built. It is a tremendous asset to the city and is one that MUST be retained. To loose public access for a development that - at best - can only be described as 'exclusive' and controversial must not be allowed to occur.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Bobbi**
 Last Name: **Gibbons**
 Organisation: **resident**
 Street: **18 The Crescent**
 Suburb: **Roseneath**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **9723464**
 eMail: **gibbonsjg@paradise.net.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

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?

The area, as it is, needs re-vamping so a combination of houses and plenty of recreation for all Wellingtonians must be an improvement. It is sheltered and sunny with good sea access and should attract tourists.

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

It means the council doesn't have any financial responsibility.

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

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?

1097

Comments

See above.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **William**
 Last Name: **Gorrie**
 On behalf of: **Self**
 Street: **6 Drake Street**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **029 200 3400**
 eMail: **william.gorrie@paradise.net.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

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,
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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?

Nothing has happened for decades and it is a jewel for Wellington. Gets great sun is close to airport and town so will create a happening environment for all Wellingtonians. If you look what Spruce Goose and Maranui have done for Lyall Bay then this could become something special versus current derelict.

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

Retain and enhance public access to waterfront. If possible improve footpath access for runners and walkers and create some park type amenities like Days Bay.

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

Only benefits as currently derelict and add little or no value to city spirit. Breathe some life into the space.

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

See earlier comments

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Malcolm**
 Last Name: **Brown**
 Organisation: **Individual**
 On behalf of: **Malcolm Brown**
 Street: **Flat 9, 166 Oriental Parade**
 Suburb: **Oriental Bay**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **+6443845550**
 Mobile: **021 2452490**
 eMail: **malcolmjhbrown@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

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:

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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?

I have read a number of articles on the proposal and totally support the development recommended by the Wellington Company

1102

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

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

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?

1103

Comments

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Angus**
 Last Name: **Taylor**
 Organisation: **Poneke Cycling Club**
 Street: **5 Lucknow Terrace**
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Mobile: **0212810118**
 eMail: **angus_kiwi@yahoo.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:

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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 concerned the road access for cycling will be impacted ruining the best and most popular cycling route in Wellington.

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

Road access for cyclists

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

Road access for cyclists

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

Road access for cyclists impacted

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Stephanie**
 Last Name: **Kuttner**
 Street: **95 Monorgan Road**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021510171**
 eMail: **steffidoesdoco@xtra.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

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 do not think a private development arrangement reflects the needs of Wellingtonians. I think it simply assists the Council in what has become a bit of a headache to solve how to rebuild that area, so they are seeking some private investment to do this, however it is only serving an elite few and very much compromising the recreational access and enjoyability that ALL Wellingtonians currently enjoy in that area. sup The housing development is an unaffordable option for those

desperately in need of a house or for younger buyers trying to get into the market. It turns Shelly Bay into an elitist residential area. I would much prefer to see the land at the southern end of the Peninsula - the gorse area adjacent to Atatürk Memorial, and above airport in Strathmore utilised for lower cost housing that would serve a wider range of the public. I support a lease agreement over a purchase agreement for the land. 10 million cap for infrastructure is a drop in the water and we all know the council (taxpayer) will have to cough up a lot more than 10 million to make the road viable and the public recreational areas safe and accessible for all. The developer infrastructure investment needs to be significantly more than this to make this a fair investment that is in the public's best interests.

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

Lease do not sell. Elitist housing. We need more affordable housing and I suggest developing the other end of the Peninsula and keeping the northern end as a Regional Park (city farm/sculpture park/mountain biking), shops, cafes, ferry yes - but not housing. I am in support of a boutique hotel that reflects the pristine natural location. Ie an eco hotel or similar

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

Retail, hotel and food development are good.

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green

1109

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

8. What other comments or questions do you have?

Comments

Please preserve the unique natural beauty of the Peninsula. It is world class. Residential housing is not the answer. It is world class and should be developed as a regional park with a working city farm (see what Sydney has done here:

<http://www.cityofsydney.nsw.gov.au/community/participation/city-farm>) Put Wellington on the map as a progressive city, growing food right in the heart of the city and providing a well needed resource in the case of an emergency. Please use sustainable architecture and urban development. Think 50 years ahead not 10 years ahead. Cycling will become a more popular form of transport, therefore there MUST be a cycleway. How will people come and go from this development. Don't make cars the no.1 source of transport. How will the transport needs evolve over time? Strategize ongoing income out of the private development - not a one off payment for land and infrastructure. There has to be contingency plans to ensure they pay their way if the development does go ahead, otherwise taxpayers will get lumped with the bills. There MUST be a separate cycleway. Not cyclists on this very narrow road which will be so busy with any new development. Just cafes are not going to attract day visitors - there need to be walks, mountain bike trails, art trails, galleries, city farm, petting zoo and other attractions to attract day visitors.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Rachel**
 Last Name: **Hilliar**
 Organisation: **Private**
 On behalf of: **Rachel Hilliar**
 Street: **5B Samoa Street**
 Suburb: **Kilbirnie**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **0221044206**
 Mobile: **0221044206**
 eMail: **aliiak@yahoo.com.au**

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,
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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?

This is a short sighted project for little gain that will ruin a beautiful and unique piece of coast for future generations at the cost of ratepayers. The area should be preserved and developed into an

area for all of wellington to enjoy as it offers a wide range of activities to families and businesses and should not be developed into a rich mans playground cutting off those who spend time there diving, swimming, fishing, walking and picnicking as they are no longer welcomed in the area due to the precedent that will be set. Also the portion of state highway 1 that runs through from the Tunnel, to Kilbirnie and all its surrounding suburbs is already a nightmare of congestion. It can take up to 45 minutes to pass through the lights by St Pats even on a weekend and until a strong plan is in place to deal with already existing congestion adding more cars needing to pass through should not even be considered. This is a short sighted project for immediate gain, the area should be preserved and

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

I see the issues are that People and families who use the area will no longer feel welcome to use the area as they do now as the proposal will turn a backyard of everyone in Wellington, into the backyard of a select few. That the infrastructure will not be able to handle it and will need band-aiding for years to come like Auckland and its congestion problems, and that long run this will cost the ratepayers far more then they will get out of it.

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

This should already be happening, the buildings should be repurposed and renovated into places and GALLERIES people can visit

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 support making the area safer for dual use by pedestrians, cars and cyclists.

8. What other comments or questions do you have?

Comments

No others, then this is short sighted and should no go ahead.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Maya**
 Last Name: **Bernardo**
 Organisation: **The Catholic Institute**
 Street: **Flat 406, Aitken Street Apartments, 5 Aitken Street**
 Suburb: **Thorndon**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **021 02535209**
 eMail: **mayabernardo@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

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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- 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?

We need to build as many houses as possible to address the housing crisis. The rents in Wellington is getting to be onerous. Rent almost eats up 50% of our pay checks. I am reasonably paid but I can't afford to buy a house.

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

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

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

8. What other comments or questions do you have?

Comments

We can do this !

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Wayne**
 Last Name: **Jackson**
 Organisation: **Private Individual**
 Street: **1 Mewburn Rise**
 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **04 4766631**
 Mobile: **021 959608**
 eMail: **waynej@xtra.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

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?

This proposal is good for Wellington in many ways. It will significantly add to the attractiveness of the city for both residents and visitors. Having a small but vibrant community with cafes, restaurants and galleries, easily accessible by road or ferry will enhance the appeal of this amazing city. 1117

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

More inner-city housing for Wellington is a positive step, and the mix of housing in the proposal is good. Furthermore, for Shelly Bay to become an appealing destination for Wellingtonians and visitors, it needs to have a base population to ensure a lively atmosphere - much the same as apartment dwellers have done for the inner city.

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

Having commercial and retail space is essential to ensuring that Shelly Bay becomes a destination for visitors and adds to Wellington's overall appeal.

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

These are all important to the overall success of Shelly Bay as a tourist destination. Having a boutique hotel in an attractive location such as this, with proximity to the airport and a ferry connection to downtown is an excellent proposal.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

From: Wilf Haskell <wilf.heather@xtra.co.nz>
Sent: Wednesday, 26 July 2017 11:26 a.m.
To: shellybay
Subject: The Shelly Bay proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

The planned development appears to be an excellent plan which is long overdue. Excellent aspects include a waterfront walkway, green space, the building of homes, apartments and town houses. These must be stongly built, weather proofed and of reasonable size and affordable cost. No crammed, little apartments like many at Greta Point ! New premises for the artists and crafts people as well as an attractive café and boutique hotel. Urgent work must be carried out on the run down wharfs to set up an effective ferry service. I will send more comments soon. Get cracking on this project.

Wilf Haskell

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

Share your views on the proposal for the Council to sell and lease part of its land at Shelly Bay so a positive development of housing and public space can go ahead as envisaged. You can answer these questions at wellington.govt.nz/shellybay, email your thoughts to shellybay@wcc.govt.nz or post this form to us (mailing details needed). Tell us what you think by 5pm, Monday 14 August 2017.

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.

Section 1 – your details

Your name*:	WILFRED HASKEW
Your email or postal address*:	wilf.heather@xtra.co.nz
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

*mandatory field

Section 2 – questions about the proposal

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:

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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?

a good plan that is long overdue! It is economic with shared costs, excellent housing, retail and public space developments, improved seawall and road, rest home for elderly. Plan should provide good facilities for artists, craftspeople. Urgent improvements to search and restoration of historic buildings needed.

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 *

* IMPORTANT CONDITION
Council must ensure high standards of housing maintained at affordable costs.

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?

Benefits: (1) Increased supply of houses urgently needed in Wellington (2) a popular tourist attraction created (3) Economic benefits for Eastern Suburbs and Wellington. (4) A slum eliminated. (5) A beautiful area created.

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 housing and 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?

(1) Council keeps control over developments. (2) To keep costs affordable for purchasers (3) Inspect building and ensure high standards of building (NO LEAKY HOMES!) are maintained

1st fold here - fasten here once folded

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?

an attractive and popular aspect for tourists and locals. A necessary enhancement of a beautiful area. Excellent ferry service created, improved roads and WHARVES.

8. What other comments or questions do you have?

Do not waste time in endless public discussion. GET MOVING!! (c.f. wastage of time and ratepayers money over recent flyover, Hataitai Tunnel) Wellington needs a successful project. Note: Too much Analysis Leads to Paralysis!!!

2nd fold here

Free Post Authority Number 2199

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

410-19 26 JUL 17

CARRIED BY NEW ZEALAND POST

>>> GOT A QUESTION?

VISIT WWW.NZPOST.CO.NZ/HELP



FREEPOST 2199
Gerald Blunt (279)
Wellington City Council
PO Box 2199
Wellington 6140

From: Margaret Hurst <margarethurstnz@yahoo.co.nz>
Sent: Wednesday, 26 July 2017 3:17 p.m.
To: shellybay
Subject: Shelly Bay

Follow Up Flag: Follow up
Flag Status: Flagged

Margaret Hurst
8 Dorset Way
Wilton
Wellington 6012

I am disappointed in the proposed plans for Shelly Bay.

I do not want my rates to be used to subsidise a private developer.

The private developer would be getting far too good a deal from the Council.

The road is far too narrow to be developed to the extent suggested.

The coastline could be adversely affected and what about climate change and rising sea levels?

The development is not connected to public transport and would be very difficult to be connected.

Currently one of the buildings has a business, Chocolate Fish that has become a popular enough destination for locals and visitors alike.

The development would see the loss of yet another of Wellington's public spaces and would not benefit ratepayers in any way.

Margaret Hurst

Sent from my iPad

From: William <William@asilgroup.com>
Sent: Thursday, 27 July 2017 10:22 a.m.
To: shellybay
Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings

I have read with interest the proposal to develop Shelly Bay with Shelly Bay Ltd and the WCC and I strongly support the project.

Kind regards
William Sommerville
Asil Group Ltd
72 Friend Street
Karori
Wellington 6012
New Zealand

Tel: 64 4 476 3888
Fax: 64 4 476 7555

From: Caitlin Cherry <caitlincherry22@gmail.com>
Sent: Thursday, 27 July 2017 2:14 p.m.
To: shellybay
Subject: Shelly Bay

Follow Up Flag: Follow up
Flag Status: Flagged

I strongly oppose turning Shelly Bay into an exclusive and almost gated community. It is currently a wonderful natural area, enjoyed by families, cyclists and walkers and this would be ruined. it is an accessible public space at the moment, but the enormity of this development is likely to take many years, which will limit use of this wonderful area for many people for too long.

I believe a walking and cycling path around the coastline is more important.

I would rather it was turned into a kind of eco area with a small number of sustainable homes, no hotels, and a lot of public space.

Caitlin Cherry
Island Bay
027 25 111 34

From: eric hanley <ericjo_hanley@yahoo.co.uk>
Sent: Sunday, 30 July 2017 4:53 p.m.
To: shellybay
Subject: Shelly Bay Proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Some points:

1. Overall I have no objection to the idea of redeveloping Shelly Bay. I am content with the idea of WCC partnering with a private developer to achieve this.
2. I am also content with the idea of WCC sharing part of the infrastructure costs of the development, though as a ratepayer, I would appreciate if these inputs could be minimised.
3. However, I very much doubt if we will end up with the 'world class destination' your advertisements promise if the development proceeds as currently advertised.
4. The illustrations in your advertisement, as well as all the other projections that I have seen, show a series of basic concrete boxes that look as if they are straight out of the Successful Property Developer's Playbook. They are clearly designed to maximise the developer's profit and offer virtually nothing in terms creating a 'world class destination' in visual and amenity terms.
5. The proposals are full of weasel words that we should beware of:
 1. We are promised a 'village green', which is essentially a patch of grass, of which there are many in Wellington already.
 2. Similarly, the 'boutique hotel' item ignores the fact that the appeal of such establishments rests on what the interior offers, which is beyond the control of the developer and WCC.
 3. As for the 'micro brewery', it is worth remembering that Wellington's most successful craft beer producer - Garage Project - is based in a superannuated filling station - hardly an iconic structure.
6. Overall I think the developer is getting away too easily on present showing. I would like to propose that to proceed there should be an International Architectural Design Competition, judged by a panel of respected international architects. That stands a chance of producing the 'world class destination' design that the current proposal fails to offer.

eric hanley

Gerald Blunt
Wellington City Council
PO Box 2199
Wellington 6140

4 August 2017

RE: SHELLY BAY DEVELOPMENT SUBMISSION

Property Council of New Zealand (Property Council) welcomes the opportunity to respond to the Shelly Bay Development consultation Wellington City Council (the Council) is undertaking.

Property Council is a member-led, not-for-profit organisation that represents the country's commercial, industrial and retail property owners, developers, managers, investors, and advisors. Property Council's membership also includes professional service providers that support development such as major architecture, engineering, planning, and construction firms. Our primary goal is the creation and retention of well-designed, functional and sustainably built environments that contribute to New Zealand's overall prosperity. We support the formulation and implementation of a statutory and regulatory framework that enhances, rather than inhibits economic growth and development. To achieve these goals, our advocacy and research focuses on urban strategy, infrastructure, regulation and compliance, legislation and capital markets.

BENEFITS

We support the development as it will bring several benefits to the area, Wellington and the Wellington region. Shelly Bay is an under-utilised space. Property Council believes that the proposed development will rejuvenate an area that is currently in decline. The proposed development will also signal to the property and associated industries that Wellington is open for greater investment and development.

Economic benefits

Property Council believes the redevelopment of an existing and degraded site will bring significant economic benefits. Wellington City Council (the Council) believes that these will be approximately \$500 million, with \$200 million being a result of construction. Additional jobs will also be created through the building of a hotel, cafes and restaurants; all of which will benefit the local and wider community.

While both the Council and Shelly Bay Ltd need to fund infrastructure upgrades, we believe that the rates generated, estimated at \$1.5 million, could provide a targeted means to pay the capital infrastructure costs off and any operating costs associated with managing them. We believe that this investment makes far better sense than spending \$6million over 10 years to keep the existing structures in their existing poor state.

We are supportive of the Council entering into an agreement with Shelly Bay Ltd. The Council should be open to asset recycling, particularly if it means an under-utilised asset is sold and used to its full potential. Selling and leasing land and buildings to Shelly Bay Ltd is a positive outcome for the city and region as the development.

Housing

We support the development as it will provide an additional 350 houses, with a range of different typologies. This approach should be dynamic enough to reflect the changing housing requirements of individuals and families. The National Policy Statement on Urban Development Capacity has Wellington City as a medium growth area. We believe that this development will assist the Council in meeting the requirements of the National Policy Statement.

Amenity

Important to emphasise that the development intends to restore existing buildings that are currently dilapidated. The existing buildings and Shelly Bay has a long military history, and we believe there is an opportunity to tell the history of this; one of the ways to do this is through restoring existing buildings. Property Council believes another way to do this is using greenspace and walkways that the development intends to create. There is a real opportunity to create a space that showcases the history and unique natural environment of Shelly Bay, Scorching Bay, Massey Memorial and the proposed heritage reserve above Miramar Peninsula Te Motu Kairangi. Without this development occurring, we do not think that Council will be able to deliver amenity like what the development envisages.

POTENTIAL IMPACTS

Property Council views any potential adverse effects of the development as being minor. The development offers the opportunity to upgrade essential existing infrastructure like the roading network and three water systems. Upgrading these systems, to a higher standard, will provide tangible and positive environmental outcomes. We do not believe the size or scale of the development will affect the natural environment significantly. The heights of the proposed development fit within the landscape as well.

Kind regards



Mike Cole
WELLINGTON BRANCH PRESIDENT

From: Bernard O'Shaughnessy <bernardfree13@gmail.com>
Sent: Thursday, 3 August 2017 11:30 a.m.
To: GRP: Councillors; Councillor Chris Calvi-Freeman; sarah.free@wcc.govt.wcc; Councillor Paul Eagle; shellybay
Subject: SHELLY BAY PROPOSAL
Attachments: IMG_20170803_0001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Councillors'

The following comments are added to my submission regarding the proposed development at Shelly Bay.

1) In 2009 I attended a community meeting at the Miramar Golf Course and the CEO of the WCC (Gary Poole - since resigned) and the Chair of the Port Nicholson Trust Iwi (Sir Love - since disgraced) spoke to more than 200 of us locals.

2) In attendance also was Councillors Apriana-Mercer, Rob Goulden, Celia Wade-Brown who have all since been voted out. Leonie Gill was also present (since deceased). Iona Pannett was also present. At different times during the evening I spoke with all of them.

3) I also spoke with Gary Poole and Sir Love and gave them each a copy of my proposal for the developments in the Bay. I also attended a later meeting at the Port Nicholson Trust offices.

4) My ideas tabled were as follows:

A) Build a tourist hotel there

B) Build multi storied apartments

C) Have shops/cafes and an small shopping area

D) Have a surf life club there to provide for safe swimming/kite surfing and all water sports/yacht club

E) Have a community multi purpose hall to include music/drama/arts/film

D) Have a Gondolier go from there up the hill to the old Mt Crawford Prison.

E) Have a Gondolier go from the hill top down to Weta movie sites

F) Have a 'Lurge" from the hill top to Weta sites.

G) Convert Mt Crawford Prison to an Industrial Hospitality site for trainees:
Note it is an 150 bed mothballed prison with commercial kitchen, wonderful views and should be used in the interests of the wider society. Sir Love liked that idea.

H) Have bike tracks and walk trails around the Miramar Peninsula to provide for the increased interest in bikes for persons of all ages.

I) Have the Shelly Bay wharf enhanced and developed to allow for cruise tourist ships to berth there. (Note: I have been disappointed over the years to witness the appalling lack of focus on the arrival of international cruise ships, which bring heaps of \$ benefits to our city, yet our welcome 'onto the jetty' is sad. Even when we had the 'Overseas terminal' it was better than the complete lack of welcoming facilities now experienced. Remember also that because of the duplicity of the GWRC Centerpoint is stuffed.

J) Have a daily ferry service from Shelly Bay to the city to be linked and enhanced with the East-West service. I think we under use our harbour for the transport of passengers by ferry.

So I still think these ideas I had put forward in 2009 are relevant today in terms of the Shelly Bay Proposal. Very interesting that Dompost now reporting on the matter.

But I have a range of questions on the cost of this project. I think the split should be %40 on the ratepayer and %60 on the developer.

I would add in however the wider overall plan must be addressed. That is communication and transport connections are needed over the whole city and I have advocated on that before.

K) Light rail from the Railway Station to the Airport.

The route to be Railway Station

along waterfront - Te Papa

Up the middle of Kent/Cambridge Tce

around the East side of Basin Reserve

(Have traffic lights for vehicles to stop/go)

Light rail up Adelaide Road

Turning at Hospital Road and up that road

(That gives a rail stop at the Hospital & GG's house & Newtown)

Then along the back of Mein St on the edges of the green belt

Then up to an earth cutting onto the top end of Wellington Rd.

(Put a road/cycle way bridge over top so people can get to the SPCA and Mt Victoria) (so we don't need to double the car tunnel)

Down Wellington Road turning past the Aquatic Centre/sports hub

Then down Rongatai Rd turning onto Coutts St

That aligns to the tunnel under the Airport so the light rail can

can go that way and bingo, you are at the airport!

Cost \$2billion and climbing. Make it a PPP. (Sir Michael Fowler agreed.).

L) Also as a tourist and transport option have trams run from Shelly Bay (after unloading the cruise tourists) to the airport, a bit like the wonderful trams at Queen Elizabeth Park.

M) Together with my keenness for light rail is of course is to have seawalls on Petone to CBD, CBD it self, both sides of Lyall Bay, and Island Bay. The seawall to provide for security of utilities like sewage/water/communications to be enhanced and protected given the climate change situation we are in. Councillor Foster/Nicholls knows my plan. We could have walking and cycle ways on top of the seawalls. I have put the cost to council before for that project as being \$1billion, but over 30 years would be a realistic BCA.

N) Added to this 'bigger city vision' I trust Councillors will also agree to have the Library opening hours at Newtown extended on Saturday to 4:30pm.

Well, this is my submission.

Yours sincerely

Bernard O'Shaughnessy

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

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. You can answer these questions online at wellington.govt.nz/shellybay, email your thoughts to shellybay@wcc.govt.nz or post this form to us (no stamp needed). **Tell us what you think by 5pm, Monday 14 August 2017.**

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Section 1 – your details

Your name*:	BERNARD O'SHAUGHNESSY
Your email or postal address*:	Bernardfree@gmail.com
You are making this submission:	
<input checked="" type="checkbox"/> as an individual	<input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	021-0623275

*mandatory field

Section 2 – questions about the proposal

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:

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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?

* The cost split should be 40/60
wcc fronts 40%.

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?

Enhance the run down area and celebrate our harbour.

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 housing and 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?

Must ensure general public have right of access

1st fold here - fasten here once folded

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?

Huge benefits, but must still be allowed entry for general public to swim & have BBQ Area. must be under a liquor ban!

8. What other comments or questions do you have?

Yes - lots of comment as attached.

2nd fold here

Free Post Authority Number 2199

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke



FREEPOST 2199
Gerald Blunt (279)
Wellington City Council
PO Box 2199
Wellington 6140

Submitter Details

First Name: **Andrew**
 Last Name: **Washington**
 Street: **PO Box 2747**
 Suburb:
 City: **Wellington**
 Country:
 PostCode: **6140**
 Daytime Phone: **044704045**
 Mobile: **021389577**
 eMail: **andrew.washington@colliers.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

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- 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?

All of Wellington will be able to enjoy the improved access and the public spaces and so it seems appropriate that we should all contribute through our rates

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

There is a shortage of housing in the city and it is more efficient to create more homes within the existing city boundaries rather than creating peripheral subdivisions or losing population to other areas more willing to accommodate developments.

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

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

Such facilities will encourage all to get out and about and enjoy what the city has to offer and at the same time encourage more visitors from elsewhere.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **aMIT**
 Last Name: **kUMAR**
 Organisation: **OWN**
 On behalf of: **fAMILY**
 Street: **36 Argentine Avenue**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **CUCAL1501@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

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?

Council needs to think and negotiate in their own interest. Cost of infrastructure needs to be borne by developer. General public is not getting recreational facilities, not there will be any large park visitor's attraction. What is the point in spending \$10+million on anything which is solely benefit of developer. Total project is \$500 Million +, even if you count just 10% net margin [if

developer deny earning 10%, handover to us, we will do it] that is \$50 Million. If someone is earning this much conservatively [it could be double], they should foot the bill completely.

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

Well, how about selling the same piece of land after they have spend on infrastructure and at least 30% of development completed. Council can commit to sell with price determined after 12 months of progress.

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

We are sure, if you put that land and building for lease now, you will find many takers at the same price or even more. It will be good if Yearly Lease price can have rent review after 5 years initially [market price] and than can be 7 or 9 or 13 years at CPI or other factor. If developer is not agree, it is good sign that you are on right track of negotiation.

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? **138**

- 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

Issue is how big is green space in terms of m2? How many parking? all other activity is commercial and there are no advantages to rate payers.

8. What other comments or questions do you have?

Comments

How about if we commit to spend at least 30% more on infrastructure and capped council spending? If we [our company] develops and if there are 50 million to make, I can bend a bit for that. cheers

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **philip**
 Last Name: **meyer**
 Street: **84A Strathmore Avenue**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **022 452 9946**
 eMail: **philip.meyer@gmx.de**

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:
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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 don't think the current infrastructure supports the additional traffic and I would like to see the wild coastline to be preserved.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1140**

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

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

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 don't think the current infrastructure supports the additional traffic and I would like to see the wild coastline to be preserved.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrew**
 Last Name: **Eales**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6140**
 eMail: **antecarbon@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

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,
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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?

The whole area needs to be considered in any development. Prior to any residential development being started, the roading and needs leading into the area should be completed/commenced first. To causally represent that triple the volume of vehicles will have no impact on the area where only limited changes are proposed will put walkers and cyclists at a greater risk.

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

The style and design of the buildings would set an ugly precedent for future. The current proposed design gives the impression of a high density in full development not in keeping with the surrounding landscape.

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

The issues is not with buildings being use for commercial purposes , the problem is that any commercial activity will see an increase of heavy commercial vehicles for which there is no road planning shown to cater for such. The plans only show residential vehicles and make no reference to the impact of heavy vehicles using lanes which will essentially remain the same width they are now. The idea that cyclist are to content with increased traffic to 4700 per day of which a high proportion will be heavy vehicles is dangerous and will result in fatalities. I note that the planners have provided no traffic volumes relating to pedestrians or cyclists who currently use the route. the absence of this information would suggest the number are high and are being hidden to present a strong plan in favour of the developers. Anecdotal evidence (obtained via Stava) is that upwards of 200 walkers/runners and cyclist per day use this route either for commuting of recreational purposes with obvious spikes during the weekend.

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

ISSUE - Rooding , in the absence of any planning taking into account the higher volume of traffic and heavy vehicles. No time line for any upgrade to completed before or alongside the development

8. What other comments or questions do you have?

Comments

Rooding either side of the development from Miramar cutting lacks any foresight in design , planning or overview. No indication of when or if road works would be completed alongside the development or at a later date . Limited consult/study with other road users and cyclist on design etc despite a stated increase of vehicle usage from 1200 vehicles to 4700 per day !

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Lindsay**
 Last Name: **George**
 Street: **Douro Avenue, Newtown, Wellington**
 Suburb: **Newtown**
 City: **Wellington**
 Country:
 eMail: **lgeorge@wetafx.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

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

This proposal is a great chance to improve the nesting sights and general habitat loss of the little Blue Penguin.

-
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

Loss of Blue Penguin habitats Increased traffic Loss of Blue Penguin life due to pets / increased traffic

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

Improve awareness of Blue Penguin Allow for Development of Blue Penguin habitat

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

1147

Improve awareness of Blue Penguin Allow for Development of Blue Penguin habitat

8. What other comments or questions do you have?

Comments

Ensure Blue Penguins and other local wild life is considered with any and all development in this area.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Tom**
 Last Name: **Lo**
 Street: **8A Devonshire Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 eMail: **tom.swlo@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

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:

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- 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?

Increasing the residential density in an already dense suburb will only create more traffic. Roads around Miramar (in and out too) are already congested with the influx in retail and business/airport. Let alone the traffic build up going back through Kilbernie would only get worse. The proposal of developing more public green space though is a positive move forward. I support the public space strongly.

1149

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

No benefits into housing development around Shelly Bay, except that too private property developers lining their pockets. The council should tidy the bay up and create more space for families and events. Even small eateries/cafes.

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

If the commercial/retail is locally relevant (eateries/cafe/arts/cultural) then I would support.

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

More open space for families to use on the peninsula is encouraging. And space for small events would be great too.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sean**
 Last Name: **Gush**
 Street: **2 Dennis Way**
 Suburb: **Island Bay**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 eMail: **seangush@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

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:

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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?

I Support the development but the traffic on this road currently is terrible especially the intersection onto the main road out at the cutting. We need this developed first before anything else is done in the area. Cycle way Bus way and safe turning for traffic entering and exiting the Shelly bay area. Secondly I fish,Dive and swim on the beaches along this area and the privatization of this area is not acceptable. This needs to remain public space. The inner area where we currently have business is fine to develop and make private but the beach from needs to remain public space. | 1152

hope my comments and feedback will be taken in consideration.

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

The benefits are more housing and business space and modern space to be added to this area. But the negatives is the road usage and traffic affecting this small area will increase to over current capacity. The public spaces will also no longer be accessible and that is not acceptable

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

Privatization of the waterfront area, this needs to be public space. feel free to lease but no Privatization of the beach fronts and water way.

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

Traffic to the area will increase beyond current capacity and needs to be addressed first. But I'm all for growth of the area,

8. What other comments or questions do you have?

Comments

My side note would be affordability, the housing market in Wellington is starting to mimic Auckland and if you don't see this well, you're blind. So I would like to see the new development set up in a way so that 50% of the housing is affordable housing for first-time home buyers and not just the upper market and investors.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **michael**
 Last Name: **takarangi**
 Street: **9 Picton Avenue**
 Suburb: **Newtown**
 City: **Wellington**
 Country: **nz**
 PostCode: **6021**
 Mobile: **0221934209**
 eMail: **polaraland@yahoo.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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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?
it's not the rate payers place to help pay for private enterprise

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

1155

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

the loss of a community space for private gain

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

no benefit as it is fine as is

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

1156

it should be placed under historic trust protection

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Country:
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 Mobile: **02102470824**
 eMail: **vcook@wetafx.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

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?

- The council has not consulted with the public in an open way on the evolution of these plans. Some development does need to be done, but how about collecting ideas from the public in a transparent way on how this space could be used, and then the public take a vote for their preferred option? - Discussions with the public ought to be undertaken to ascertain what people

would be willing to pay for. A micro-brewery and a hotel are not really a huge draw card for a PUBLIC space. How about museums, art galleries, markets, parks, children's playgrounds, and other things that could be enjoyed by more than just the wealthy few who can afford to live there? This is an amazing opportunity to do something that can be for the public as well as promote tourism to the area, and wasting it on private residences for a wealthy few is a disgraceful waste of public resources. - Disagree in principle with the privatisation of a public space without a vote being taken from the public. A poorly publicised submissions process is not the correct forum for such an issue. - This is a public space and should remain so as it's primary focus. This new community would mean the end of the public's enjoyment of a much loved part of Wellington's coastline. - Poorly provisioned parking and little consideration given to non-resident's continuing use of the area. - Not satisfied that adequate costing or environmental impact studies have been performed. - The impact this high density living at Shelly Bay would have on the current infrastructure as well as the outdoor city lifestyle that makes Wellington so special is deeply concerning. - The current road network connecting Miramar Peninsula with the city is already under a lot of stress. Adding an extra 400 homes and 3500 cars would only compound the problem! - \$10 million for infrastructure? Island Bay's disaster cycleway is looking to be a \$7 million exercise in futility for 1.7km of road. Road widening, coastline encroaching, cycle ways and pedestrian walk ways, as well as water, power and sewerage upgrades. The collective (developer and ratepayer) \$20 million quote for all of that along 3km of road is delusional and under-researched. Or perhaps worse, intentionally misleading? - This is being touted as 'affordable housing', however the numbers being thrown around as the purchase price of these properties is anything but affordable to the average NZ family.

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

- The council has not consulted with the public in an open way on the evolution of these plans. Some development does need to be done, but how about collecting ideas from the public in a transparent way on how this space could be used, and then the public take a vote for their preferred option? - Discussions with the public ought to be undertaken to ascertain what people would be willing to pay for. A micro-brewery and a hotel are not really a huge draw card for a PUBLIC space. How about museums, art galleries, markets, parks, children's playgrounds, and other things that could be enjoyed by more than just the wealthy few who can afford to live there? This is an amazing opportunity to do something that can be for the public as well as promote tourism to the area, and wasting it on private residences for a wealthy few is a disgraceful waste of public resources. - Disagree in principle with the privatisation of a public space without a vote being taken from the public. A poorly publicised submissions process is not the correct forum for such an issue. - This is a public space and should remain so as it's primary focus. This new community would mean the end of the public's enjoyment of a much loved part of Wellington's coastline. - Poorly provisioned parking and little consideration given to non-resident's continuing use of the area. - Not satisfied that adequate costing or environmental impact studies have been performed. - The impact this high density living at Shelly Bay would have on the current infrastructure as well as the outdoor city lifestyle that makes Wellington so special is deeply concerning. - The current road network connecting Miramar Peninsula with the city is already under a lot of stress. Adding an extra

400 homes and 3500 cars would only compound the problem! - \$10 million for infrastructure? Island Bay's disaster cycleway is looking to be a \$7 million exercise in futility for 1.7km of road. Road widening, coastline encroaching, cycle ways and pedestrian walk ways, as well as water, power and sewerage upgrades. The collective (developer and ratepayer) \$20 million quote for all of that along 3km of road is delusional and under-researched. Or perhaps worse, intentionally misleading? - This is being touted as 'affordable housing', however the numbers being thrown around as the purchase price of these properties is anything but affordable to the average NZ family.

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

- The council has not consulted with the public in an open way on the evolution of these plans. Some development does need to be done, but how about collecting ideas from the public in a transparent way on how this space could be used, and then the public take a vote for their preferred option? - Discussions with the public ought to be undertaken to ascertain what people would be willing to pay for. A micro-brewery and a hotel are not really a huge draw card for a PUBLIC space. How about museums, art galleries, markets, parks, children's playgrounds, and other things that could be enjoyed by more than just the wealthy few who can afford to live there? This is an amazing opportunity to do something that can be for the public as well as promote tourism to the area, and wasting it on private residences for a wealthy few is a disgraceful waste of public resources. - Disagree in principle with the privatisation of a public space without a vote being taken from the public. A poorly publicised submissions process is not the correct forum for such an issue. - This is a public space and should remain so as it's primary focus. This new community would mean the end of the public's enjoyment of a much loved part of Wellington's coastline. - Poorly provisioned parking and little consideration given to non-resident's continuing use of the area. - Not satisfied that adequate costing or environmental impact studies have been performed. - The impact this high density living at Shelly Bay would have on the current infrastructure as well as the outdoor city lifestyle that makes Wellington so special is deeply concerning. - The current road network connecting Miramar Peninsula with the city is already under a lot of stress. Adding an extra 400 homes and 3500 cars would only compound the problem! - \$10 million for infrastructure? Island Bay's disaster cycleway is looking to be a \$7 million exercise in futility for 1.7km of road. Road widening, coastline encroaching, cycle ways and pedestrian walk ways, as well as water, power and sewerage upgrades. The collective (developer and ratepayer) \$20 million quote for all of that along 3km of road is delusional and under-researched. Or perhaps worse, intentionally misleading? - This is being touted as 'affordable housing', however the numbers being thrown around as the purchase price of these properties is anything but affordable to the average NZ family.

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

- The council has not consulted with the public in an open way on the evolution of these plans. Some development does need to be done, but how about collecting ideas from the public in a transparent way on how this space could be used, and then the public take a vote for their preferred option? - Discussions with the public ought to be undertaken to ascertain what people would be willing to pay for. A micro-brewery and a hotel are not really a huge draw card for a PUBLIC space. How about museums, art galleries, markets, parks, children's playgrounds, and other things that could be enjoyed by more than just the wealthy few who can afford to live there? This is an amazing opportunity to do something that can be for the public as well as promote tourism to the area, and wasting it on private residences for a wealthy few is a disgraceful waste of public resources. - Disagree in principle with the privatisation of a public space without a vote being taken from the public. A poorly publicised submissions process is not the correct forum for such an issue. - This is a public space and should remain so as it's primary focus. This new community would mean the end of the public's enjoyment of a much loved part of Wellington's coastline. - Poorly provisioned parking and little consideration given to non-resident's continuing use of the area. - Not satisfied that adequate costing or environmental impact studies have been performed. - The impact this high density living at Shelly Bay would have on the current infrastructure as well as the outdoor city lifestyle that makes Wellington so special is deeply concerning. - The current road network connecting Miramar Peninsula with the city is already under a lot of stress. Adding an extra 400 homes and 3500 cars would only compound the problem! - \$10 million for infrastructure? Island Bay's disaster cycleway is looking to be a \$7 million exercise in futility for 1.7km of road. Road widening, coastline encroaching, cycle ways and pedestrian walk ways, as well as water, power and sewerage upgrades. The collective (developer and ratepayer) \$20 million quote for all of that along 3km of road is delusional and under-researched. Or perhaps worse, intentionally misleading? - This is being touted as 'affordable housing', however the numbers being thrown around as the purchase price of these properties is anything but affordable to the average NZ family.

8. What other comments or questions do you have?

Comments

I would like to see a transparent and fair forum where the public can REALLY have their say and pitch in their ideas about what they would like to see happen at Shelly Bay. Rather than throwing something together that benefits only a few, and pushing it through without proper care or consultation with where your ratepayers money is actually coming from! Wellington boasts some of the most artistic, creative, and competent designers in the world, why not make good use of them?!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Mobile: **+6421451252**
 eMail: **Graham.m.archer@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

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?

The area involved has laid vacant for too long. It is a wonderful part of Wellington Harbour but at present is unable to be fully utilised by Wellingtonians or visitors to Wellington. The Council needs to spend money there regardless of this proposal, and the economic metrics presented results in a

good financial outcome for the City and is in keeping with the overall development of the Wellington waterfront. The Wellington Company have a sound track record of development and are also ensuring that Iwi get a financial return from their settlement, which they could not do on their own.

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

It is important that housing is included in the overall plan to ensure that the proposed development has a permanent base of people that can provide the best ambience, support retailers and the proposed ferry service. Permanents also ensure that the area is presented and kept attractive for all Wellingtonians. The City is also short of building space and it will provide much needed additional accommodation. The area of land is minor compared to that retained under lease and is the least desirable being under the Cliff face. The balance of land sold to lease is not excessive and provides funds for the Council infrastructure input.

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

Council and Wellington retain long term ownership whilst providing the opportunity for significant enhancement of 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

The Council needs to keep investing for future generations to enjoy this public space with enhanced facilities. It is a major eyesore at present and is depriving Wellingtonians of a beautiful area. It is in keeping with enhancing the waterfront and also attracting visitors.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Joanna**
 Last Name: **Gaelic**
 Street:
 Suburb:
 City:
 Country:
 eMail: **joanna.gaelic@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:
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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?
 taking away from local public spaces, and putting pressure on the blue penguin population.

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

massive increase in traffic etc

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

same a previously stated issues

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

taking away land from the penguins.

8. What other comments or questions do you have?

Comments

No thanks you.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **David**
 Last Name: **Townsend**
 Organisation: **Miramar Resident**
 On behalf of: **Self and family**
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 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 972 1874**
 Mobile: **027 213 8127**
 eMail: **valeriedavidtownsend@paradise.net.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

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 do not wish to see even more of the informal areas of Wellington vanish into more boring suburban developments with all the concomitant restrictions on access to open space. A 'village green' with

or without a Maypole and Morris men is not free and open space as it is at present. Where else in Wellington can you find views unhindered by blocks of flats of the kind currently on offer in the development? Where children can roam and play? Yet more houses means yet more cars. And yet more infrastructure. The alleged extraordinary economic benefits to Wellington are just that. Extraordinary. Sounds exactly like all the bids for the Olympics which will bring vast benefits according to economists and whoever else the developers put forward.

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

See above. A complete failure of imagination fuelled by the desire simply to make money.

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

If the design of the commercial buildings is on a par with the rest of what is on offer (and at prices people who need houses cannot afford anyway) then architectural beauty and imagination is once again the last cab off the rank.

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

No benefits. Too ordered too samey. What kind of poetry do any of you chaps in charge of making decisions read?

8. What other comments or questions do you have?

Comments

None.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Bramwell**
 Street: **8 Cobar Close**
 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **leroyb@xtra.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

1. It is proposed that the Council enters into an agreement with Shelly Bay Ltd that involves these main elements:
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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 don't believe Shelly Bay Ltd's proposal is beneficial for the area. It seems to me that the cost of infrastructure upgrade is a figure pulled out of the air and as a rates payer I don't want to foot the bill for a property developer to get cheap infrastructure.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1171

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

History has proved that the types of houses that will be built here will be used to gentrify the area and benefit the developers and land buyers. For which the rates payers of Wellington are being asked to pay for infrastructure upgrades for.

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

I'm not sure there would be a need or a good reason to have commercial or retail use in the area if there is no housing. There is no public road transport to the area and a ferry service will not sustain any more than fare weather tourist foot traffic.

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

The Public spaces proposal is not well thought out. They are an add on to make the proposal seem more community friendly. A walkway, parking, green space and seating are all great ideas. Bars, microbrewery and boutique hotel are ideas that are more than likely destined to fail due to lack of foot traffic.

8. What other comments or questions do you have?

Comments

I'm not against all proposals for the use of the shelly bay. The land is quite under utilised but has a sense of 'charming decay'. Sooner or later it will just be decay. But I think this proposal centers around a developer wanting to buy, develop and sell property and who would like to get the rate payers of Wellington too help foot the bill for the costly installation of infrastructure. The biggest development in the proposal is for private dwellings. If the proposal is accepted, fast forward to the future, the ferry service is cancelled due to lack of patronage, there is some foot traffic but not much so bars, microbrewery and boutique hotel either struggle or fail, but hey, some nice 1-2 milion dollar homes got sold, and the commercial / retail land gets re-zoned to residential, get developed and the developers get rich. But we the rate payers keep on paying. Lets get some competing proposals that benefit more of the Wellington public.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Simon**
 Last Name: **Tendeter**
 Street: **55D Bolton Street**
 Suburb: **Kelburn**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **simon.tendeter@hotmail.co.uk**

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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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?

This is a fantastic opportunity to revitalise and connect a long neglected area of Wellington to the city. It appears that taking advantage of the opportunity will be lost (or at least significantly delayed) without an agreement with Shelly Bay Ltd.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1174**

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

A residential development will help attract people to Wellington (and help with Wellington's own housing challenges) and potentially give new residents a stake in the area and its future.

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

Having a commercial and retail presence including cafes and restaurants should help keep the place lively at all times rather than it becoming a dead residential 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

Maximising use of public space and making it attractive to pedestrians and cyclists is an essential component of making the whole area a destination for Wellingtonians, domestic tourists and international visitors.

8. What other comments or questions do you have?

Comments

This is a great opportunity to connect Shelly Bay to the City. Having a frequent, regular and inexpensive ferry service running from early morning to late night will be essential. There should be no reason for residents to use their cars to commute to the city centre and tourists and other visitors will be attracted by a regular ferry service. A ferry service will help make Shelly Bay a 'destination'. Without it the development could become a white elephant. For these reasons (as well as the obvious environmental benefits) I consider a ferry service to be an extremely high priority. Agreement to go ahead with the development should be conditional on a commitment to provide this.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Rocco**
 Last Name: **Pierini**
 Street: **129 Maupuia Road**
 Suburb: **Maupuia**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 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 provision 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

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

- 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'.

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 - 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 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...

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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **carmel**
 Last Name: **daly**
 On behalf of: **self**
 Street:
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Mobile: **0272479752**
 eMail: **carmel.daly@xtra.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?

Ian Cassells does not build quality housing. Erskine College is being built to maximise Cassells bottom line with itty bitty apartments squeezed onto the site. In principle, I think Shelley Bay should be developed. but I don't trust the Council to manage Cassells to deliver a quality product. and therefore don't want to see a bean of rate payer money go towards the venture.

1180

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

cheap as housing being available for purchase at an outrageous price

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

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Comments

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Martin**
 Last Name: **Hill**
 Street: **83 Monro Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **021487785**
 Mobile: **021487785**
 eMail: **mda.hill@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

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,
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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?

There is insufficient road structure in place to create such a large development in this area. The single access road will be a constant bottle neck instead of the current access to natural space for the residents of Wellington.

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

Insufficient public space - buildings. Shelly Bay Ltd, should also provide buildings for public non-commercial use, such as a Gallery/museum, rentable studio space or usable (not the token suggested in the proposal) public space such as a park/playgrounds similar to the area on Mt Victoria that would be in keeping with the environment. Too many dwellings and traffic for the road.

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

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

Too much commercial property. Need further shared spaces such as playground/adventure playground, gallery etc. Too much of this development of public land is focused around profit than making a space for all, in keeping with the environment.

8. What other comments or questions do you have?

Comments

Rented studio space, with an expectation that the studios are visitable by the public would make a great addition to the culture and tourism. Similarly an Film museum. An adventure playground similar to the Mt Vic setup, would be in keeping with surroundings. Currently the proposal is set up for an uninviting enclave of expensive houses with little enough public space to entice anyone to go there. The council is not getting a good deal for an area which could be a outstanding asset to the Eastern suburbs, instead creating a dull profit driven area, similar to the developments on Evans bay such as Greta Point.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sarah**
 Last Name: **Matthews**
 Street: **80A Monro Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **sarah.c.matthews@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

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:

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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?

I have concerns about the impact of this development. As a result I don't think the area stands to gain enough to justify the council expenditure.

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

1186

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

I am concerned that the roading infrastructure around the airport will not handle the increased traffic flow from this development. Airport traffic already encounters congestion, this scale of development looks to increase the number of road users in this area substantially. I also am concerned that the proposal documents make no mention of the environmental impact of this development. Has there been any consultation on this topic? If so, why was it not included in the proposal?

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
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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

Similar to my concerns on the housing development. I am still concerned that the roading infrastructure around the airport may not handle the increased traffic flow from this development. I am also concerned about the environmental impact of developing on the waterfront, especially given that there seems no information about environmental impact given in this proposal.

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

Again, I have concerns about the contribution to traffic congestion in front of the airport. I am also concerned about the environmental impact of the development and the fact that this is not mentioned in the proposal. That makes it unclear as to whether the council did not seek advice on the environmental impact of this plan or if they chose not to reveal it because of its possible affect on the proposal.

8. What other comments or questions do you have?

Comments

What advice or information does the council have about conservation work and wildlife in the Shelly Bay area, and how will that be impacted by this proposed development?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ptolemy**
 Last Name: **Cassels**
 Street: **81 Quebec Street**
 Suburb: **Kingston**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **021989844**
 Mobile: **021989844**
 eMail: **casseles@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

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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?

Shelly bay has alot of potential and should be better utilised. Potential fishing socialising and hopefully a ferry terminal to eastborne (help with airport traffik)

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

It will connect shelly bay with the rest of wellington and provide more places to stay in this housing crisis

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

It could serve as a good starting point to express what the area really has to offer

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

This sounds like another addition wellington works well with and the surroubding area should prosper this

8. What other comments or questions do you have?

Comments

I feel shelly bay has been negleted for the past few years and could use a drastic change like this

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **roger**
 Last Name: **walker**
 Organisation: **roger walker architecture**
 On behalf of: **self**
 Street:
 Suburb: **Te Aro**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6141**
 Daytime Phone: **04 3859307**
 Mobile: **021 490 946**
 eMail: **roger@rogerwalker.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?

A beautiful harbourside site sheltered from the southerly winds currently totally decrepid and underdeveloped. The mixed use development proposed is of a high architectural standard and will

be a great asset to the city. The rating base established will cover infrastructure costs in the medium term. The access road carried very little traffic and additional vehicle movements will not be a problem. The Wellington Company is a very visionary development company who have a responsible and progressive track record. It was they that pioneered inner city living within the old Hannahs Shoe complex between Ghuznee and Dixon St

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

Managed growth in an underdeveloped site. Wellington needs a future

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

A popular area for visitors, particularly in weekends (ref Chocolate Fish Cafe) This development can only enhance it as a local and tourist destination.

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?

1193

- 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
See above

8. What other comments or questions do you have?

Comments
Apart from a slight increase in traffic, cannot see any effects on Mirimar residents, who are isolated from the proposed development by a very large hill. It is disturbing that the failure of self interested objectors to embrace progressive change, carries so much weight.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mark**
 Last Name: **Coburn**
 Organisation: **Port Nicholson Poneke Cycling Club (PNP)**
 On behalf of: **Port Nicholson Poneke Cycling Club (PNP)**
 Street: **208 Cockayne Road**
 Suburb: **Ngaio**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6035**
 Daytime Phone: **0211315384**
 Mobile: **0211315384**
 eMail: **coburn_mark@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

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- 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 represent the PNP cycling club as their 'Advocacy' representative. We have 200+ members and 2,000+ receive our weekly newsletter. We have road, track (velodrome) and mountain bikers. Our

top riders achieve medals at National champs and have a strong junior focus. Our riders race various grades and have a wide range of abilities from 'medium confidence and above. The club takes a neutral view, I don't have a mandate from the club to say if we support or oppose the project as a whole. Our submission is 'IF' the project goes ahead then I'm advocating for the best for our cycling members and we currently have many concerns.

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
as above

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
as above

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

8. What other comments or questions do you have?

Comments

Club members have raised concerns about the development as listed below. This is one of our favourite and most used routes to Wellington. We have various sized bunches using the route, especaily lunch time during the week, after work and all weekends. It is one of the few parts of Wellington cyclists can safely ride. It is an important recreational area where we can safely cycle. Many school age children learn to ride on the road here. We have a junior bunch ride on Saturday mornings. We hold organised races along the peninsula. Compromising access (either during development process or as a result of developing the area) to this area will force cyclists onto other already congested roads in Wellington, which will increase congestion, cause conflict and increase accidents. We have concerns around: Increased volume of traffic. The road between Shelly Bay and the cutting is acknowledged as too narrow and is winding. Widening it must include provisions for a cycle path separate from vehicles and safe from car parking/doors etc. It cannot be shared with pedestrians, our cyclists travel at 26-40 km per hour and will do serious damage to foot traffic (which incidentally will also increase). Our view may be different to Cycle Aware Wellington (CAW) as they prefer cyclists to be off the road. We support CAW and their vehicle free 'Ciclovia' event. We oppose any angle parking as it increases risk. We regard Oriental Bay and Thorndon Quay as very dangerous. Development/building work - This will result in increased volume of trade vehicles, heavy vehicles, dump trucks etc. During this time, access to Shelly Bay and hence the peninsula will be disrupted. We are concerned about the road going through Shelly Bay, will be narrow, with significant pedestrians spilling onto the road, and cars pulling out of side streets. A strong point in favour of good cycling access is that it may actually enhance the proposed future cafes and businesses in Shelly Bay.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Del**
 Last Name: **Te Rito**
 Street:
 Suburb: **Maupia**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **7022**
 Daytime Phone: **043889232**
 Mobile: **021 060 4765**
 eMail: **del.terito@xtra.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

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?

We need a regional park in this area, and what a great spot for it. The area is too lovely like it is to be ruined by a stack of houses. The Shelly Bay area should be for all Wellingtonians to enjoy not just a few.

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
None at all

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

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?

1199

Comments

None

8. What other comments or questions do you have?

Comments

We need more public input as to what happens at the whole of Shelly Bay. Much more information needed, we love the Peninsular and would hate to see it ruined all for the benefit of a few..

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Milan**
 Last Name: **Magan**
 Street: **47 Kaikoura Street**
 Suburb: **Maupuia**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6444725348**
 Mobile: **+6444725348**
 eMail: **milan.magan@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

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:

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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?

As a stakeholder in the Miramar Heights Community Gardens, I vehemently oppose the development of Shelley Bay and Mount Crawford as I believe they will negatively impact the natural environment of the peninsula. We should be developing the peninsula as a predator-free haven for marine and birdlife, not constructing seaside microbreweries and boutique hotels.

1201

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

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

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?

1202

Comments

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mike**
 Last Name: **Peebles**
 Organisation: **University of Otago**
 Street: **Flat 1, 168A Riddiford Street**
 Suburb: **Newtown**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Mobile: **+64272834345**
 eMail: **mb.peebles@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

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?

Wellington needs more housing, and always benefits from more vibrant community spaces. Shelly bay is currently underutilised, and development would make this a vibrant part of Wellington again. My only concern is that it should be made an imperative that the area is accessible and safe for cyclists.

1204

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

I am concerned that housing in this are would all be high cost, and that housing in Wellington is already very expensive. A requirement for a certain number of affordable houses would settle these concerns

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

N/A

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

They are great ways to bring the community together, and keep Wellington exciting.

8. What other comments or questions do you have?

Comments

While undertaking this development, thought should be given to making Shelly bay accessible to the city by Public transport and bicycle, so as this does not worsen congestion.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alex**
 Last Name: **Gurevich**
 Street: **107 Inglis Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **agurevich@wetafx.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

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

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

This is a privatization of what should always and forever be public land. Once it is sold to private interests it will never be again be retained or maintained with the public interest at heart. Furthermore, the local infrastructure simply will not handle the increased volume of traffic and people. The danger to the public safety will dramatically be increased and the quality of life surrounding this and all local areas will be severely and negatively impacted. I cannot stress strongly enough how I oppose this proposal. My future votes for Council will absolutely consider this issue in the future.

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

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
 - 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

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 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

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

1211

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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jusmail**
 Last Name: **Singh**
 Street: **Unit 715, Soho Apartments, 74 Taranaki Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **jusmailsingh@yahoo.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,
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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?
 This will be a tremendous boost to Wellington City - Shelly Bay area.

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

Shelly Bay area is ideal for housing - its about 15 mins from the CBD. It has beautiful look out to the Wellington harbour. At the moment the place is in a deplorable state (an eye sore).

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

It would be a fantastic place to have a business / office, this place needs to be improved ASAP .

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

1214

It will be great for people around Miramar and for families to bring their kids in a safe environment (and modern).

8. What other comments or questions do you have?

Comments

Its time this area was developed, its been in a state of neglect for too long :(

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mark**
 Last Name: **Shanks**
 Street: **Flat 1, 40A Wairere Road**
 Suburb: **Belmont**
 City: **Lower Hutt**
 Country:
 PostCode: **5010**
 Mobile: **0226580189**
 eMail: **mrwshanks@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

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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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?

This development will destroy the natural aesthetic of Shelley Bay. There is too much liability for the ratepayer in the agreement proposed with the developer The development is elitist and it reinforces inequality

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

The selling price does not reflect the true value of this land The housing propose is elitist This development is about profit not people

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

This development is about profit not people The natural character of this area will be lost Café culture is a cancer

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

Café culture is a cancer The peace and quiet of this coastline will be lost forever Congestion will destroy the ambience

8. What other comments or questions do you have?

Comments

Attached Documents

File
Coffee Industry
How green is your coffee
Reinforcing Inequality
Shelly Bay Development - Proposed Sale and Lease of Council Land

Preferences for group dominance track and mediate the effects of macro-level social inequality and violence across societies

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Whether and how societal structures shape individual psychology is a foundational question of the social sciences. Combining insights from evolutionary biology, economy, and the political and psychological sciences, we identify a central psychological process that functions to sustain group-based hierarchies in human societies. In study 1, we demonstrate that macrolevel structural inequality, impaired population outcomes, socio-political instability, and the risk of violence are reflected in the endorsement of group hegemony at the aggregate population level across 27 countries ($n = 41,824$): The greater the national inequality, the greater is the endorsement of between-group hierarchy within the population. Using multilevel analyses in study 2, we demonstrate that these psychological group-dominance motives mediate the effects of macrolevel functioning on individual-level attitudes and behaviors. Specifically, across 30 US states ($n = 4,613$), macrolevel inequality and violence were associated with greater individual-level support of group hegemony. Crucially, this individual-level support, rather than cultural-societal norms, was in turn uniquely associated with greater racism, sexism, welfare opposition, and even willingness to enforce group hegemony violently by participating in ethnic persecution of subordinate out-groups. These findings suggest that societal inequality is reflected in people's minds as dominance motives that underpin ideologies and actions that ultimately sustain group-based hierarchy.

social dominance | multi-level mediation | social inequality | racism | ethnic persecution

Whether and how the structure of society shapes the individual mind is a foundational question of the social sciences (1–3). In particular, the central observation that the position of individuals and their groups within societal structure has large impacts on their mindset has influenced the understanding of human behavior (4–8). Social hierarchies are ubiquitous across animal species (9–11) and human cultures (12–14), so that higher-ranked individuals enjoy privileged access to resources, territory, mates, and ultimately greater reproductive success. However, conflicts as to who should receive such privileged access to resources are costly and potentially lethal. Hence, game theoretic simulations suggest that, generally speaking, it is adaptive for the involved parties to coordinate by submitting to more formidable opponents they are unlikely to defeat (15, 16). Observations of animal fighting and fights among human toddlers bear out these predictions (17, 18): Dominant and formidable animals tend to fight challengers aggressively, but subordinate and less formidable ones tend to yield. Indeed, even preverbal infants use the formidability cues of body and group size, together with the previous win–lose history of the parties, to predict the outcome of dominance contests (19–21). Animals also will fight harder for the resources/territory they already possess (22) and appear hesitant to challenge others' home-turf commitments (15, 23). Hence, equilibria of relatively stable dominance hierarchies that reduce costly fights can be

observed across species, although in general the greater the stakes, the greater is the risk of violent conflicts.

The game theoretic logic of such dominance dynamics may scale to intergroup conflicts that also have deep evolutionary roots (24, 25). For instance, groups of lions and chimpanzees engage in intergroup killing of weaker/smaller outgroups, resulting in territorial expansion, and subsequent increased group and average body size, and reproductive gain (26–29). Archaeological, historical, and ethnographic records also indicate widespread intergroup warfare and violence between human groups, from bands of hunter-gatherers to complex societies (9, 24, 30–33). Again, whether seeking to uphold or challenge a group hegemony is adaptive should depend on how likely one's group is to succeed, that is, on its fighting ability or power in terms of strength, size, and commitment/loyalty, including preexisting resource possession. Together, these forces should result in overall equilibria of relatively stable dominance hierarchies between groups, so that, all else being equal, dominant groups should be relatively more likely to fight challenges to their privileged position violently, and subordinate groups should be relatively more unlikely to challenge the hegemonic status quo unless their perceived fighting ability or power indicate their likely success. Consistent with this prediction, every known surplus-producing human society is indeed characterized by some degree of relatively stable hegemony between groups, in which dominant groups hold more resources, status, and better prospects in life than do subordinate groups (24). This pattern can be observed both in blatantly

Significance

Individuals differ in the degree to which they endorse group-based hierarchies in which some social groups dominate others. Much research demonstrates that among individuals this preference robustly predicts ideologies and behaviors enhancing and sustaining social hierarchies (e.g., racism, sexism, and prejudice). Combining aggregate archival data from 27 countries ($n = 41,824$) and multilevel data from 30 US states ($n = 4,613$) with macro-level indicators, we demonstrate that the degree of structural inequality, social instability, and violence in different countries and US states is reflected in their populations' minds in the form of support of group-based hegemony. This support, in turn, increases individual endorsement of ideologies and behaviors that ultimately sustain group-based inequality, such as the ethnic persecution of immigrants.

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unequal societies and in countries with strong egalitarian traditions: The caste system in India presents a rather blatant example of group hegemony, but even in the supposedly egalitarian Nordic countries some groups (e.g., native-born citizens) hold drastically higher status than others (e.g., Roma immigrants).

The greater the inequality of resources and power, the greater level of political unaccountability, corruption, and lack of democracy and rule of law we expect, because these phenomena precisely signal and enforce that the lion's share of resources goes to the dominant group by virtue of its power and greater formidability. Greater inequality also should increase the stakes involved in conflicts over status and resources and hence should increase both the motivation of subordinate groups to challenge their lot insofar as they perceive a chance of succeeding (34) and the propensity of dominant groups to defend the resources and power they already possess. Together, these factors should increase the risk of violent conflicts. The empirical literature bears out the general prediction that economic inequality within a country (which tends to be stratified between societal groups) impairs the socio-political functioning of the country in this manner (35, 36). Furthermore, in the most extreme cases, historical records of the justification of genocide often evoke the perception of potential victimization of dominant groups, i.e., that subordinates threaten the dominant group's position (37).

Both societal/normative and individual-level/psychological processes may potentially account for the stabilization of varying degrees of group hegemony across human societies. A societal, normative route would posit that societal norms emerge as adaptive coordinated solutions to macrolevel challenges and stressors and exert normative pressure on individual-level behavior and attitudes (38). For instance, collective norms of social cohesion and conventionality vary with ecological stressors such as population density, territorial threat, resource scarcity, and parasite load and arguably developed in response to such stressors, motivating individual-level self-regulation (39). Also, aggregate levels of contact between societal groups have been demonstrated to reduce outgroup prejudice over and above individual contact experiences, presumably because they change societal norms for intergroup attitudes (40). Similarly, societal norms for group hegemony might reflect ecological conditions and may enforce and sanction the domination and submission of subordinate groups, over and above individual experiences and motives. However, it is individuals who ultimately must bear the costs of fighting/challenging/dominating or yielding/defecting/submitting in conflicts between groups. Consequently, in making these decisions individuals should be tuned to the power, relative formidability, and existing resource possession of their group, i.e., to their group's likely victory or defeat in intergroup conflicts. Insofar as psychological motives function to facilitate adaptive behavior, such relational tuning may happen through general individual-level psychological dominance motives for group hegemony. The resulting greater hegemonic endorsement among members of dominant groups should, in turn, increase their legitimization of and willingness to participate in violently enforcing the hegemonic status quo, especially when challenged (24, 41–43). Hence, we posit that the effects of macrostructural inequality occur at least in part via psychological processes at the individual level, so that people's motives for group hegemony reflect the strength, power, and resources of their group, propelling them to justify and enforce the hegemonic status quo.

Consistent with this proposal, much previous research has demonstrated that, *ceteris paribus*, people's general, motivated preference for between-group hierarchy, their social dominance orientation (SDO) (44), is higher among the dominant groups that benefit the most from a group hegemony. Indeed, these between-group differences in SDO track actual and perceived status differences between groups (24, 45, 46). *Ceteris paribus*, SDO correlates with support for a great variety of specific hierarchy-enhancing practices and institutions (e.g., over-policing of

subordinate communities by particularly lethal means), restrictive and punitive policies, and ideologies (e.g., laissez-faire liberalism) that sustain and legitimize group domination and inequality. Indeed, SDO robustly predicts the endorsement of hierarchy-enhancing and hierarchy-justifying intergroup attitudes such as racism, sexism, and support for harsher criminal sentences for minority offenders and the disapproval of hierarchy-attenuating ideologies and redistributive policies such as social welfare, civil rights, and multiculturalism (24, 47, 48). The effects of SDO extend across time and contexts (49, 50) and deep into psychological processes such as empathy, implicit bias and social categorization, disgust, dehumanization, and persistent psychophysiological fight-or-flight responses toward outgroup males that pose the greatest danger of violent dominance conflicts (51–56). Finally, SDO selectively predicts willingness to participate in ethnic persecution, especially when established dominance boundaries are threatened by members of subordinate groups (57), supporting the notion that intergroup violence serves to enforce coalitional dominance.

Previously demonstrated motives for thinking that the world is just (43) and for justifying the extant societal system (41, 42, 58), as reflected in the endorsement of the hierarchical status quo, are congruent with the interests of members of dominant groups (58). Moreover, the game-strategic dynamics of dominance suggest that even members of disadvantaged groups may be better off accepting a dominance hierarchy they are unlikely to overturn. Consistent with this notion, research on system justification suggests that even those disadvantaged by the societal system often tend to justify it, but that this tendency is moderated by their sense of power (34).

In summary, we posit that group-based hegemony is continuously reproduced through the interaction of psychological hegemonic motives (as captured by SDO) with societal structure (24). Previous research supports an interaction between individual-level ideologies, such as sexism or conformity, and societal-level characteristics (39, 59, 60). Some evidence also suggests that gender empowerment, higher gross domestic product, and democracy relate to lower national-level SDO (61, 62) and that the effects of SDO on prejudice toward immigrants depend on the relative differences in status between native and immigrant groups (63). However, the psychological process that connects structural inequality with the ideology and prejudice of individuals remains uncertain. Here, we test (i) if SDO tracks macrolevel inequality and violence and (ii) if such structural inequality and instability result in racism, sexism, opposition to social welfare, and support for violent ethnic persecution of immigrants among members of dominant groups, precisely because of the ways in which structural inequality relates to the motives for between-group dominance among individuals.

Study 1

We first pooled aggregate SDO meta-analytic data ($n = 41,824$ members of dominant societal groups) from 27 countries collected between 1996 and 2009 with global macroindices provided by organizations such as the United Nations and World Bank. We predicted that average, country-level SDO would track national-level (i) risk of violent conflicts, (ii) absence of governance, (iii) absence of social progress, (iv) absence of democracy, (v) absence of press freedom, (vi) gender inequality, and (vii) happiness inequality (see *Materials and Methods* and *SI Appendix, Text S1 and Table S1* for details). Indeed, countries with relatively high levels of SDO generally fared worse on these indices than those with low levels of SDO (Fig. 1 and Table 1). If anything, the effects were stronger when multivariate outliers were excluded (*SI Appendix, Text S2 and Tables S2 and S3*). These results suggest that structural societal inequality and the violent conflict and impaired governance that it renders are reflected in people's minds as a general relational tuning of their motivation for group dominance.

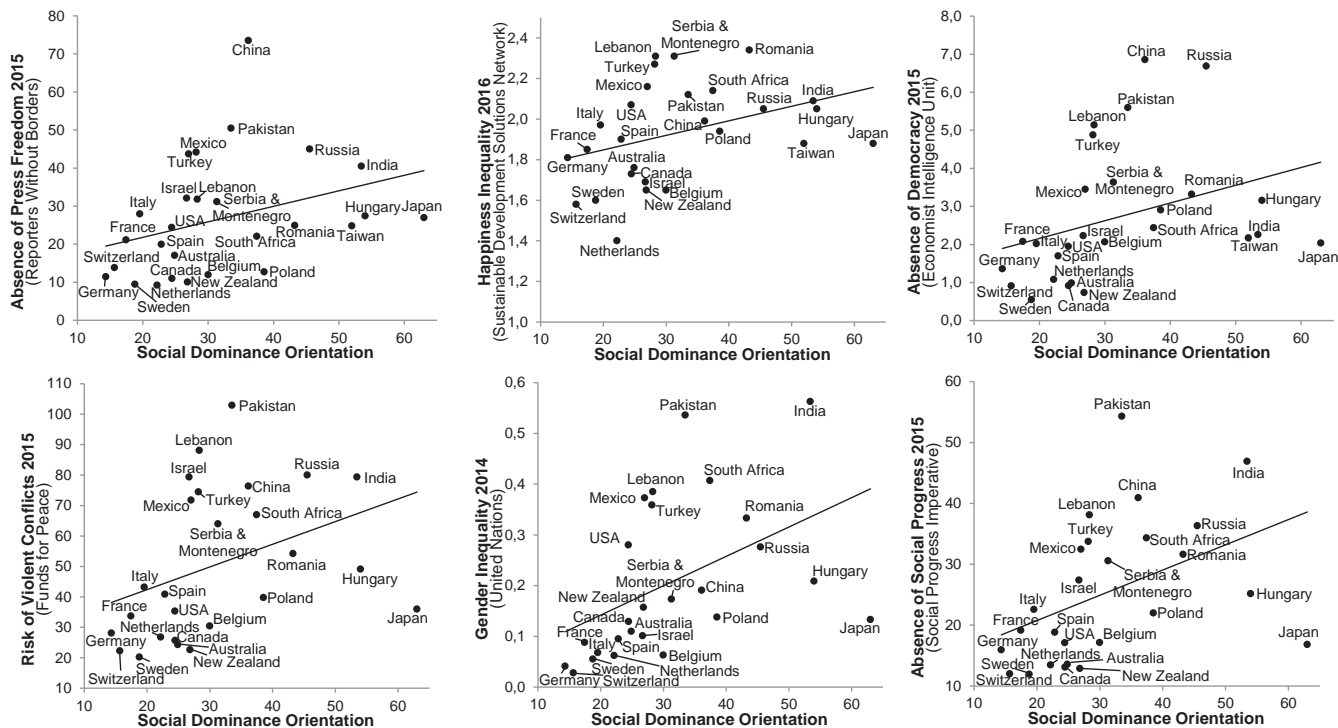


Fig. 1. Country population scores on SDO consistently track country scores on socio-political indices in study 1.

Study 2

Next, we tested the prediction that macrolevel economic inequality and the presence of violence affect psychological motivations for group hegemony among individual members of the majority group and that these motivations, in turn, increase their personal justification of and willingness to enforce group hegemony. Hence, we predicted that differences in macrostructural inequality and the presence of violence among US states (as captured by Gini and the US Peace Index) would have indirect effects, as mediated by individual-level SDO,* making individual white Americans more racist and sexist, more opposed to social welfare, and even more willing to enforce group hegemony violently by personally participating in ethnic persecution. Because structural inequality and the presence of violence in principle may also affect these variables through general, emergent, collective norms that follow and perpetuate societal inequality, we directly compared a psychological route with a normative route. Specifically, we tested whether the effects of structural inequality and presence of violence (level 2) on individual-level racism, sexism, opposition to welfare, and ethnic persecution (level 1) are mediated by between-state (level 2) or individual (level 1) variation in SDO. To do so, we estimated a 2-(2,1)-1 multilevel mediation model (64) that allowed us to test these different routes within a single model (Fig. 2).†

There was strong consensus about SDO, with the agreement index rwg_j exceeding the commonly accepted threshold of 0.70 (65) in all states (SI Appendix, Table S4). This consensus strongly

suggested a normative character of SDO within each of the US states sampled and allowed us to test the separate effects of SDO at between-state and individual levels. The contextual predictors (i.e., the presence of violence and economic inequality) were entered as exogenous variables at level 2. The relative effects on the outcome variables at level 1 via normative SDO at the state level (level 2) and psychological SDO at the individual level (level 1) were estimated, allowing us to test whether SDO processes operate at the individual, psychological level or capture normative pressures at the state level. Variance decomposition showed that 1% of the variance in SDO and between 1.1% (blatant racism and hostile sexism) and 1.6% (ethnic persecution) of the variance in dependent variables varied among US states ($M_{\sigma^2} = 1.3\%$). When we compared individual- vs. state-level processes, SDO at the individual level, but not at the state level, significantly mediated the effects of both the presence of violence and economic inequality on all dependent variables (all P s < 0.01). In fact, individual-level variation of SDO fully mediated the effects of state-level inequality and violence on individual-level hierarchy-enhancing attitudes and behaviors, except for partial direct effects of economic inequality on hostile sexism ($P < 0.05$) and of the presence of violence on blatant racism ($P < 0.01$). Hence, overall, individual-level SDO effectively accounted for most of the variance in state-level context effects on racism, sexism, opposition to social welfare, and ethnic persecution of immigrants among white Americans. Both models showed good fit [$\chi^2_{\text{Economic Inequality}}(7, n = 4,613) = 47.27, P < 0.001$, root mean square error of approximation (RMSEA) = 0.035, comparative fit index (CFI) = 0.99; $\chi^2_{\text{Violence}}(7, n = 4,613) = 47.87, P < 0.001$, RMSEA = 0.036, CFI = 0.99] and clearly outperformed the poorly fitting models that resulted from reversing the implied causality [$\chi^2_{\text{Economic Inequality}}(25, n = 4,613) = 4,771.41, P < 0.0001$, RMSEA = 0.203, CFI = 0.34; $\chi^2_{\text{Violence}}(25, n = 4,613) = 6,156.19, P < 0.0001$, RMSEA = 0.231, CFI = 0.16]. These results suggest that increased structural economic inequality and its accompanying presence of violence may increase dominance motives and willingness to enforce

*When using the term "individual-level," we always refer to the total variation in the dataset (which includes variation both within and across states) following Pituch and Stapleton (64).

†In contrast to the overall conceptual model depicted in Fig. 2, individual-level ideological beliefs and behaviors were treated as separate independent variables, allowing us to estimate unique between-state and individual-level effects on each of them simultaneously. Furthermore, this series of analyses was run in two separate models with either macro-level presence of violence or economic inequality as predictor (Table 2), because of their moderate intercorrelation, $r = 0.42, P = 0.012$, bootstrapped 95% CI (0.03, 0.73). One extreme multivariate Gini outlier (i.e., New York; see SI Appendix, Fig. S1) was excluded from the analyses when economic inequality was the predictor variable.

Table 1. Correlations between country-level social dominance and socio-political indices in study 1

Index	<i>r</i>	<i>P</i>	95% CI	
			Lower	Upper
Risk of violent conflicts	0.38	0.014	0.076	0.689
Absence of governance	0.35	0.043	0.014	0.678
Absence of social progress	0.44	0.008	0.110	0.774
Absence of democracy	0.34	0.011	0.086	0.632
Absence of press freedom	0.34	0.006	0.131	0.585
Gender inequality	0.46	0.007	0.140	0.777
Happiness inequality	0.37	0.009	0.118	0.606

Two-tailed *P* values and 95% CIs are based on bootstrapping with 5,000 resamples.

group hegemony among individual members of the dominant groups from which our participants were sampled.

Discussion

We have demonstrated that across countries the average hegemonic motives among members of the dominant group track macroindices of the impaired population outcomes accompanying structural inequality: a lack of social progress to meet the basic needs of the general population, greater disparities in happiness between different groups and in opportunities between genders, the absence of democracy and press freedom, as well as the risk of violent conflicts

and poor governance (corruption, instability, and the absence of rule of law). In the face of such dire population outcomes (35, 36), why is the motivation for hegemony among the dominant group not reduced, but enhanced? We posit that members of dominant groups respond to cues of social inequality with increased dominance motives because they indicate better individual pay-off and chances of success. Data collected across US states in study 2 confirm that this tuning of dominance motives to macrostructural inequality and presence of violence, as well as its subsequent effects on willingness to enforce the hegemonic status quo violently, do indeed happen at the psychological level of individual agents.

Collective-level effects of social climate may still occur across countries with greater normative variation than is the case within the US. The present results, however, demonstrate that a psychological route operates through the hegemonic motives of individuals. Our multilevel analyses found evidence of indirect cross-level effects for all five of the dependent variables, and statistical models that assumed macrolevel variables to have downstream effects via SDO on individual-level attitudes and behaviors clearly outperformed models of reversed causality. Still, the cross-sectional nature of our data mandates caution in interpreting causal direction. Indeed scores of previous studies demonstrate that SDO both responds to and bolsters group dominance (24, 47, 48), suggesting that reciprocal causal processes may also operate with respect to macrostructural inequality, reproducing the hegemonic status quo.

Why, then, is rebellion by subordinate groups not more common in the face of rapidly increasing inequality across the world (66)? Our present data were comprised of responses from members of

Table 2. Testing individual psychological vs. state normative SDO mediation effects on individual-level hierarchy-enhancing attitudes and behaviors in study 2

Predictors/dependent variables	Context effects → SDO (a)	SDO → hierarchy-enhancing attitudes and behaviors (b)		Unmediated effects (context → hierarchy-enhancing attitudes and behaviors) (c')
		Indirect effects (a*b)		
State-level predictor: Economic inequality (Gini)				
Individual-level process				
Economic inequality (cross-level effect)	3.47**			
Ethnic persecution		0.58**	2.02**	2.81
Blatant racism		0.78**	2.72**	0.99
Welfare opposition		1.22**	4.21**	0.30
Hostile sexism		0.90**	3.10**	4.82*
Benevolent sexism		0.64**	2.22**	-0.13
State (cross)-level processes				
Economic inequality (state level)	3.47**			
Ethnic persecution		0.55	1.37	2.81
Blatant racism		0.83*	1.64	0.99
Welfare opposition		1.24	4.30	0.30
Hostile sexism		0.76	2.64	4.82*
Benevolent sexism		1.27*	4.41	-0.13
State-level predictor: Presence of violence (US Peace Index)				
Individual-level process				
Presence of violence (cross-level effect)	0.09*			
Ethnic persecution		0.58**	0.05*	0.07
Hostile sexism		0.78**	0.07*	0.06
Benevolent sexism		1.21**	0.11*	0.12
Welfare opposition		0.90**	0.08*	0.11
Blatant racism		0.64**	0.06*	0.21**
State-level processes				
Presence of violence (state level)	0.09*			
Ethnic persecution		0.55*	0.05	0.07
Hostile sexism		0.76*	0.07	0.06
Benevolent sexism		0.98*	0.09	0.12
Welfare opposition		0.79*	0.07	0.11
Blatant racism		0.85*	0.07	0.21**

Asterisks indicate statistical significance: **P* < 0.05; ***P* < 0.01.

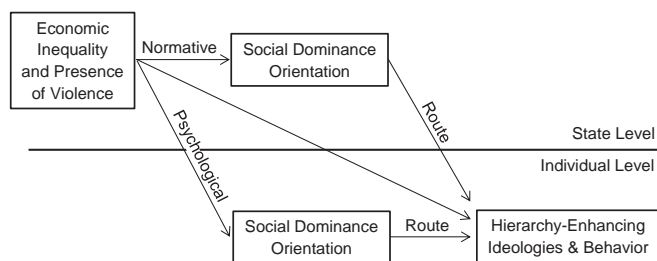


Fig. 2. The conceptual multilevel model tested in study 2 is displayed.

dominant groups only and so cannot address this question empirically. As is the case for individual agents, however, even though subordinate groups are placed at considerable disadvantage in a between-group hierarchy, both dominant and subordinate groups benefit from avoiding costly dominance conflicts when the outcome is likely given beforehand (67). Hence, if challenging the hegemonic status quo is costly and unlikely to be successful, individual members of subordinate groups may do better by accepting and not disputing their lot, as psychological experiments on system justification confirm (34, 58).

To conclude, the present research demonstrates that people's preferences for group-based social hierarchies are reflected in institutional functioning and national character and hence have important social and political implications for both micro- and macrolevel analyses. The data suggest that societal-level group-based hierarchies and the consequent socio-political inequality and impaired socio-political functioning and population outcomes extend to and are reflected in the minds of national populations through basic preferences for group-based hegemony. This general preference for group hegemony in turn motivates ideologies, behaviors, and even greater support for outgroup violence that stabilizes the societal status quo.

Materials and Methods

Study 1. For study 1 we pooled SDO data with various publicly available indices. **Aggregated SDO.** Aggregate mean SDO values for majority-group members in all 27 countries that were part of the most recent and comprehensive meta-analysis of SDO (61) were included in this research. The meta-analysis used 156 samples collected and/or published between 1996 and 2009 with a total of 41,824 participants. In all these samples, SDO was measured with the original or adapted versions of the SDO₆ scale (44), asking participants to indicate their agreement with items such as "It's probably a good thing that certain groups are at the top and other groups are at the bottom" or "Some groups of people are simply inferior to other groups," typically rated on Likert-type scales ranging from 1 (totally disagree) to 7 (totally agree). To increase comparability between countries, we used percent of maximum possible (POMP)-transformed country means (see ref. 68) for which 0 represented the smallest possible and 100 represented the highest possible SDO value.

State-level indices. Details, selection criteria, and references for the indices and databases can be found in *SI Appendix, Text S1 and Table S1*. The latest 2014 data from the World Bank were used to measure absence of governance. Risk of violent conflicts was measured through the most recent Fragile States Index 2015 provided by the nonprofit organization Funds for Peace. Absence of democracy was measured through the most recent 2015 Democracy Index provided by the Economist Intelligence Unit. Absence of press freedom was measured by the 2015 Press Freedom Index published by Reporters Without Borders. Happiness inequality was measured by data provided in the 2016 World Happiness Report. Gender inequality was measured by the most recent 2014 Gender Inequality Index provided by the United Nations Development Program. Absence of social progress was measured through the 2015 Social Progress Index provided by the Social Progress Imperative.

Analyses. We used bootstrapping (69) with 5,000 resamples to obtain CIs and *P* values for the correlations between SDO and scores on the socio-political indices. This procedure was chosen because it is a highly reliable and extensively validated analysis in small samples and when the actual underlying distribution in the population is unknown (70). Because only combined SDO data were available for Serbia and Montenegro in the meta-analysis, the mean scores of these two countries on the state-level indices were used.

Study 2.

Participants and procedure. We used the Amazon MTurk panel to recruit participants. This method is frequently used in social scientific research and constitutes a fast and effective way to obtain reliable data (71). We recruited participants from all 50 US states between July and October 2015, with the goal of recruiting at least 100 white majority participants per state, thereby keeping the relative margin of error of the estimates $\leq 10\%$ at a confidence level of 95%. We succeeded in recruiting participants satisfying this inclusion criterion from 30 states (see *SI Appendix, Table S4* for state-related demographics). All panel participants received \$0.50 as compensation for participation. Informed consent was obtained from all participants in accordance with the standards of the American Psychological Association. The study was approved by the Internal Ethics Committee (Nr. 1726788) of the Department of Psychology of the University of Oslo. **Presence of violence.** We used the 2012 US Peace Index (72) provided by the Institute for Economics and Peace (IEP) to index a US state's socio-political functioning because it comes very close to the indices used in study 1. The IEP defines peace as "the absence of violence" and measures this metric through five subindicators ($\alpha = 0.71$): (i) the number of homicides, (ii) the number of violent crimes, (iii) the number of police employees, (iv) the incarceration rate per 100,000 people, and (v) the availability of small arms. On the composite index, 1 represented the presence of peace, and 5 represented the presence of violence (see ref. 72 for the scoring procedure).

Gini coefficients for US states. The most recent (2014) US Gini coefficients were obtained through the US Census Fact Finder (73).

SDO. SDO was measured with the original 16-item SDO₆ scale (44) as in study 1. As were all the remaining measures, responses were scored on Likert-type scales ranging from 1 (totally disagree) to 7 (totally agree). The scale was highly reliable across states (*SI Appendix, Table S4*).

Ethnic persecution. We used a four-item version of the Posse Scale (57) to measure participants' willingness to engage in ethnic persecution ($\alpha = 0.92$) by presenting the following scenario:

"Now suppose that the government some time in the future passed a law outlawing immigrant organizations in your country. Government officials then stated that the law would only be effective if it were vigorously enforced at the local level and appealed to every citizen to aid in the fight against these organizations."

Next, participants indicated agreement or disagreement with the items "I would tell my friends and neighbors that it was a good law"; "If asked by the police, I would help hunt down and arrest members of immigrant organizations"; "I would support physical force to make members of immigrant organizations reveal the identity of other members"; and "I would support the execution of leaders of immigrant organizations if the government insisted it was necessary to protect our country."

Hostile and benevolent sexism. Five items from the Ambivalent Sexism Inventory (74) measured hostile and benevolent sexism. Specifically, two items measured participants' degree of hostile sexism (i.e., "Women seek power by gaining control over men" and "Once a man commits, she puts him on a tight leash," $r = 0.79$, $P < 0.001$), and three items measured benevolent sexism (i.e., "Women should be cherished and protected by men," "Women have a quality of purity few men possess," and "Despite accomplishment, men are incomplete without women," $\alpha = 0.78$).

Welfare opposition. Opposition to social welfare was measured with the statements "We should increase the amount received by social welfare recipients" and "The state should get better at helping people on social welfare" ($r = 0.74$, $P < 0.001$). Responses were reverse-scored so that higher values meant more opposition.

Blatant anti-black racism. The items "Blacks are inherently inferior" and "African Americans are less intellectually able than other groups," adopted from existing scales (24, 44), measured participants' degree of blatant racism ($r = 0.87$, $P < 0.001$).

Analyses. Multilevel path-modeling with cross-level paths (64) was conducted using MPlus 7.31 (75). All variables were centered around the grand mean to allow a simultaneous test of the two different routes (64, 76). See *SI Appendix, Text S3* for the syntax used to estimate the models.

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Coffee Industry's Ethics Leave a Bitter Taste in Consumers' Mouths

Posted By Carissa Wyant On May 18, 2012 @ 5:00 am In Nation,News | 7 Comments

(MintPress)— Drinking coffee may have a benefit, besides the usual “pick me up” that many rely on to get their day started. But many who partake in the beverage have no idea of the impact that their caffeine habit has on coffee farmers across the globe.

A new study published this week in the New England Journal of Medicine has found that drinking coffee may lead to a longer life. But for those who grow coffee in countries across Latin America and Africa, poverty, human rights abuses and low life expectancy rates are commonplace.

To combat this situation, the fair trade coffee campaign has been gaining traction with consumers across the globe hoping to ameliorate the living conditions of some of the world's most impoverished people through their own choices about consumption.

Consumption and production

In America, 64 percent of adults drink coffee on a daily basis, according to The National Coffee Association (NCA), and the average drinker consumes 3.2 cups each day. The International Coffee Organization reports that 1.4 billion cups of coffee are consumed worldwide each day – and more than 400 million in the U.S., however that makes Americans number 22 on the world list in per capita coffee consumption.

While many Americans and others in industrialized countries across the globe are willing to shell out several dollars a day for a cup of joe, the price paid to many coffee farmers is so meager that many are living in poverty. “As westerners revel in those designer lattes, impoverished Ethiopian coffee growers suffer the bitter taste of injustice,” says the introduction to the film *Black Gold*.

The 2006 Nick and Marc Francis film explores the international coffee trade and its ramifications for coffee farmers.

For a \$3 cup of coffee, a farmer earns just three cents, the film begins. Its opening scenes juxtapose city-dwellers sipping Starbucks, parrozing daily papers and munching pastries against images of farm workers in Ethiopia, picking beans and wielding antiquated harvesting tools in the hot sun, slinging back-breakingly big sacks of coffee beans over their shoulders.

Workers in the industry earn wages of less than one dollar per per day, and there are an estimated 75 million people worldwide who earn a living in the industry. “Process sorters, all women, spend eight hours per day removing inferior coffee beans. In 2006 they earned less than 50 cents per day. For these workers and their families, sufficient food, shoes, clean water, and school for their children would be considered luxuries,” writes Ted Ketchum, editor of *GreenMoney Journal*.

“The coffee industry as a whole is overwhelmingly dominated by large, multinational companies which supply cheap, generic products in supermarkets. Specialty coffee roasters make up an incredibly small percentage of the industry and are intimately involved in the entire coffee cycle — from farming, to processing and roasting, “ writes Jeremy Hulsdunk on a blog for the 5 Senses wholesale coffee company, a fair trade business.

And Ketchum says most profits for coffee beans grown in Ethiopia, for example, go to the four multinationals who control the markets: Kraft, Nestle, Proctor & Gamble and Sara Lee.

According to the World Bank, the average life expectancy in Ethiopia, where coffee accounts for 65 percent of the country's export earnings, is 43 years.

Inside the industry

Farming coffee is extremely labor intensive, and industry insiders say that the conditions that many farmers work under in places like Africa and Latin America are devoid of safety codes.

Coffee plants grow best where there is plenty of rainfall at certain times of the year and thrive in a well-drained, rich, volcanic soil, according to the NCA, which makes countries like Brazil and Columbia the leading coffee producing countries of the world.

It takes three-to-four years for a coffee seed to grow into a tree that produces coffee beans. Coffee beans ready to be harvested, called cherries, are green in color, and have to be hand picked. It takes approximately 2,000 cherries—4,000 beans—to produce one pound of roasted coffee.

After the cherries are husked, sorted and bagged, they are shipped from the countries where they were grown to the countries where they will be manufactured, packaged and consumed. Manufacturing involves the roasting and grinding of the coffee beans, or the production of instant coffee.

But many farmers don't earn a fair price for their labor and products. Typically, only 5-10 percent of the retail price of a pound of coffee goes to the farmer.

"The big multinational coffee companies perpetuate low coffee prices. Under the free market system, these four main buyers pit 25 million sellers against each other, creating a race to the bottom. They have funded and encouraged the expansion of the low-cost, low quality robusta coffee, and have spent millions of dollars developing technologies to make this bitter variety palatable. They use increasing amounts of this coffee in grocery store blends, further fuelling deforestation and dragging down prices," says Julie Craves, a University of Michigan ecologist.

Craves says that there is an inescapable link between poverty and environmental degradation. "Making sure that coffee farmers receive a living wage is one way to help preserve habitat — both by encouraging sustainable coffee farming methods that produce the highest quality coffee, and by empowering farmers economically and reducing their need to exploit the environment for survival," she writes.

"The low bean prices fuelling corporate profits are causing entire rural communities to disappear and forcing desperate peasants into everything from crime and illicit crops to illegal migration," Nestor Osorio, a Colombian who heads the International Coffee Organization in London, which represents producing nations told the Wall Street Journal.

How fair trade aims to help

A growing movement called fair trade has been dedicated to making sure that producers in developing countries are paid a fair price for the goods they produce.

Fair trade is a strategy for poverty alleviation and sustainable development, aiming to create opportunities for producers disadvantaged or marginalized by the traditional economic models

“International action to help small coffee farmers raise their standards of living is critical as it can assist developing countries escape from the poverty trap and contribute to the overall alleviation of world poverty,” writes Karla Utting-Chamorro in an article published in *Development in Practice*, a publication produced by Oxfam.

Traders seeking to be certified as fair trade must pay producers a price which covers the cost of sustainable production and provides a living wage.

The fair trade coffee movement has set price floor of \$1.26 per pound of coffee produced, no matter how low the market prices may fall, and must keep the price at least ten cents higher than the general market price

Through contracts made with buyers, low interest credits and the \$1.26 price floor, coffee growers are able to receive real, stable wages and a better standard of living.

The debate over fair trade

Princeton University philosopher and environmentalist Dr. Peter Singer explains, “Small farmers, for their part, are required to be organized in cooperatives or other groups that allow democratic participation. Plantations and factories can use the Fairtrade label if they pay their workers decent wages, comply with health, safety, and environmental standards, allow unions or other forms of workers’ associations, provide good housing if workers are not living at home, and do not use child labor or forced labor.”

Although fair trade coffee costs more than conventional beans for consumers, certification eliminates the “middle man” which helps to ensure that more profit goes into farmer’s pockets.

Rates from Fair Trade organizations also help to fund the communities or cooperatives of the growers. Advocates point out that funding for local infrastructures in coffee communities and cooperatives where fair trade programs are in place often mean those communities can have better schools, health facilities, stores and the like.

However, critics of the fair trade movement have raised questions about the merits of fair trade. For example Anne Tallontire, an expert in systems of fair trade and a senior lecturer of ‘Business, Environment & Corporate Responsibility’ at Leeds University in the UK has argued, “Dependency and the extent to which fair trade may subsidize otherwise inefficient or sub-standard producers have been raised as potential short-comings of fair trade in relations to other approaches to enabling small producers to enter export markets,” but fair trade proponents are quick to point out that the movement towards ethical consumption is gaining traction worldwide.

As Singer points out, “there are advantages to Fairtrade. The growers know that they have to provide a product that consumers like, both for its taste and for the way it is grown. If their product sells well, they can take pride in having produced something that is sought after around the world. From the growers’ perspective, receiving a premium by selling a Fairtrade product is preferable to receiving a charitable handout that they would get whether they worked or not and regardless of the quality of what they produce. Paying more for a Fairtrade label is no more “anti-market” than paying more for a Gucci label, and it reflects better ethical priorities. Fairtrade is not a government subsidy. Its success depends on market demand, not political lobbying. Fortunately, in Europe, that market demand is growing rapidly. One hopes that it will soon reach similar levels throughout the developed world, and wherever people can make choices about their discretionary spending.”

How green is your coffee?

Our taste for coffee has hit forests and biodiversity, but efforts are afoot to make production more sustainable. The main environmental impact of coffee results from the production of the beans – but it can be done sustainably.

George Blacksell for Ecologist, part of the Guardian Environment Network

Tuesday 4 October 2011 11.49 BST

The world's second most tradable commodity after oil; coffee growing and processing has proven itself to be a lucrative industry. The burgeoning coffee culture that sprang up over the last few decades has led to overwhelming success for handful of coffee franchises and a massive spike in supermarket sales. Of the high street coffee chains, Costa, Starbucks and Pret A Manger have cornered the lion's share of the profits. While no one is denying their right to a buck, the big question is whether the profits these franchises are making are trickling down to the people actually growing the beans? And how green are they really? Is the high street coffee industry one we should buy into or should we be avoiding it altogether?

Traditionally, complexities within the supply chain have meant that the 100 million people growing coffee around the world have been excluded from the huge profit making potential of coffee. On average, third world coffee farmers receive a paltry 10 per cent of the eventual retail price. As competition among growers - 70 per cent of whom are smallholders - has stiffened; a combination of price reductions and undercutting has left them exposed to the fluctuations of the volatile coffee market. Along with the negative effect this has had on living conditions, the drive for increased output has had a knock-on effect on the environment as well, with monocropping and sun grown coffee now the norm. And given that most coffee growing regions are also home to some of the most delicate eco-systems on earth; the potential for serious damage is strong.

So where does the UK consumer come in? Despite our dedication to tea and our low global ranking (47th) in the coffee consumption per capita stakes, last year, British consumers spent over £730 million on coffee and swilled down approximately 500g of the black stuff each each. What's more, our dedication to the coffee bean has seen the number of high street coffee outlets quadruple over the last 10 years. Along with greater coffee consumption has come greater awareness of the problems, with more than 6.4 million cups of Fairtrade coffee consumed each day, according to the Fairtrade Foundation. Organic coffee sales are also increasing and a whole host of brands, from Clipper to Good African, have sprung up to provide an ethical alternative. Nevertheless, the Fairtrade six million cups pales in comparison to the overall total, which comes in at approximately 70 million cups of coffee drunk per day. The message is clearly getting through but, just as obviously, it's not getting through to everyone. So what does conventional coffee production mean for the planet?

The biggest source of environmental damage where coffee is concerned comes during the production of the beans themselves. The global surge in demand has had a profound effect on the growing methods used with massive implications on sustainability. Coffee grown by traditional means has been cultivated under a shaded canopy of trees, which provide a valuable habitat for indigenous animals and insects as well as preventing topsoil erosion and removing the need for chemical fertilisers. But thanks to market demands, this innocuous form of agriculture has been

superseded by 'sun cultivation'. Originating in the 1970s, sun-grown coffee is produced in plantations, with no forested canopy, which has resulted in fertilisers becoming a necessity and has had a seriously detrimental effect on biodiversity. Farmers have been positively encouraged to replace their old, and supposedly inefficient, farming methods with sun cultivation and as a consequence, 2.5million acres of forest in Central America alone have been cleared to make way for coffee farming. This link between coffee growing and deforestation was recently highlighted by the WWF, who pointed out the fact that 37 of the 50 countries in the world with the highest deforestation rates are also coffee producers.

But can Fairtrade and organic coffees make a difference? Certification standards differ in their focus and each comes with their own strengths and weaknesses. Starbucks focus on Fairtrade, while Costa source their coffee from Rainforest Alliance certified growers. So what's the difference? Fairtrade is one of the most widely applied sustainable systems in the coffee marketplace and represents approximately 27 per cent of the overall market share. '[The Fairtrade] Foundation's mission is to reduce poverty through trade and it is unique in offering a structured minimum price and premium guarantee for producers,' explains Kate Lewis, Business Development Manager at the Fairtrade Foundation. 'This guarantee acts as a security blanket for the farmers of a crop that is otherwise prone to price volatility.'

Fairtrade also cuts out the middleman, which gives farmers' cooperatives the chance to deal directly with the retailers and ensure that coffee is bought at a price commensurate with the cost of production. The extra proceeds received by farmers then go towards investment in social and business development projects such as scholarship programmes, healthcare services and quality improvement training. What's more, Fairtrade also provides a buffer against market fluctuations and ensures that farmers' get a living wage regardless of market conditions. 'Standards have been adapted over the years to ensure that they remain relevant and beneficial to producers,' adds Lewis. Most recently, this has meant an increase in the Fairtrade minimum price, which now stands at \$1.31 per pound for Arabica coffee plus the Fairtrade premium of 10 cents.

Despite the proven benefits, some critics have questioned the effectiveness of Fairtrade while the presence of the in-house collectives operated by some of the bigger brands has also caused disquiet. 'Fairtrade is a starting point but not an end in itself,' says Cafedirect's Whitney Kakos. 'Our business model is to go over and above those requirements.' Cafedirect, a brand born during the coffee crisis of 1989 when prices hit rock bottom, is a pioneering company that was the first brand in the UK to carry the Fairtrade mark and pursues a Producer Partnerships Programme (PPP) in conjunction with its Fairtrade guarantee. The brand currently reinvests over 50 per cent of its income into the coffee growing communities. In terms of fresh coffee for the home Cafedirect is one of the best brands out there for the environmentally and ethically conscious. But if you can go above and beyond the standards expected by the Fairtrade Foundation, what about the next biggest coffee certification scheme: the Rainforest Alliance?

While the Fairtrade Foundation focuses on the ethical side of coffee production, the Rainforest Alliance is more preoccupied with environmental concerns. There is no guaranteed price for the growers; instead, the organisation aims to 'conserve biodiversity and ensure sustainable livelihoods by transforming land use practices, business practices and consumer behaviour.' To be certified, growers need to achieve a standard set by the Sustainable Agricultural Network (SAN) and adhere to

a set of ten guiding principles. The SAN, for instance, forbids deforestation, and no farm is certified if there is evidence of deforestation after 2005. Those qualifying for the certification 'embark on a programme of re-forestation, developing both shade grown coffee and foresting non-productive areas of their farms.'

The Rainforest Alliance certification system has been the choice of the key game players in the coffee industry with companies such as Costa, the high street coffee chain with the largest market share in the UK, and Kenco now both sourcing 100 per cent of their beans from Rainforest Alliance certified farms. The seal has itself, on occasions, been branded as misleading due to its usage on products containing just 30 per cent certified coffee beans. In response to such criticisms, Stuart Singleton-White, Senior Communications Manager at the RA, says that if a company uses the seal at the 30 per cent level, they do so under two conditions: 'First, they are required to be fully transparent and second, that they have made a commitment to move to 100 per cent within an agreed time period.'

So what about the third of the three big coffee chains - Pret A Manger? According to Pret's David Brown, the company is doing their best to achieve its goals of sustainability and a fair price for the farmer, but adds that although they 'would ideally like to achieve all these goals from one certification, but it doesn't yet exist.' To date, the solution the franchise has come up with is to operate a three-way approach to certification, choosing coffee beans that are organic, Fairtrade and Rainforest Alliance certified.

When asked what changes she would most like to see in the coffee industry in years to come, Cafedirect's Whitney Kakos replied that she would like the 'decision making process of business to match their rhetoric they use in the public eye.' With that, she's hit the nail on the head. As it stands, many of the big coffee brands have convoluted supply chains, which make it impossible for them to have any real idea of what's going on down the line – a fact that makes a mockery of ethical and green claims. The bar has been set high by pioneering coffee retailers such as Cafedirect, but it remains to be seen whether the remainder, including coffee giants, Nescafe, will follow. 'One day, certification will be the norm and not the exception,' thinks Stuart Singleton-White. Will it? Given the changes that have taken the coffee industry by storm over the last few decades, it's certainly a possibility but there is still a long way to go for the UK's coffee drinking habit to prove itself a truly sustainable one.

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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

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?

- It is good to see public-private partnership, but benefit seems to favour the developers more than the Council or the people of Wellington.

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

1232

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

- It is not obvious from the consultation document how the iwi will actually benefit from this development as it is unlikely Maori from that iwi will be accommodated with the new housing at this site. The consultation should consider specific benefits to the iwi and consider these as the primary objectives for this development as this land as part of the Treaty of Waitangi settlement and should be respected as such. - The whole exercise seems to be based on fiscal benefits. The reason why Shelly Bay is in such disrepair is due to neglect and lack of maintenance over the last 20 years by the Council who should remedy this.

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

- There is a significant amount of maintenance required on various buildings and it would be good to have this work done

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

The proposed public spaces and facilities look like a good use of the space I feel that we also need to be aware of the wildlife that are around there and what increased traffic will do to that

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

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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

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 absolutely opposed to this project - it will reduce once more the penguins' natural habitat which are in rapid decline. It will also make access to the peninsula an absolute nightmare for years to come.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1235

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

I am absolutely opposed to this project - it will reduce once more the penguins' natural habitat which are in rapid decline. It will also make access to the peninsula an absolute nightmare for years to come. Selling public assets to private corporations is also something I am opposed to. These assets are public and belong to the people of New Zealand - they are not for private corporations to benefit from.

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 am absolutely opposed to this project - it will reduce once more the penguins' natural habitat which are in rapid decline. It will also make access to the peninsula an absolute nightmare for years to come.

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 am absolutely opposed to this project - it will reduce once more the penguins' natural habitat which are in rapid decline. It will also make access to the peninsula an absolute nightmare for years to come.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ian**
 Last Name: **Cassels**
 Organisation: **self**
 On behalf of: **self**
 Street: **252 Left Bank**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **8024291**
 Mobile: **021390871**
 eMail: **ian@twc.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

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?

It is precisely what Wellington needs - diverse housing range, better harbour use, tourism attraction, Friday Night Fish and Chips

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
as before

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
Stops Wellington looking like a decrepit City - improves choices and raises the reputation of the City

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

The reinstatement of Taranaki Whanui and proof of the cooperation pledged in two documents

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Trevor**
 Last Name: **Mok**
 Organisation: **New Zealand Resources Limited**
 On behalf of: **New Zealand Resources Limited**
 Street: **21D Maida Vale Road**
 Suburb: **Roseneath**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **04 3828282**
 Mobile: **0272222557**
 eMail: **trevormok@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

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?

I see the future of Wellington being brighter and enriched for all Wellingtonians, visitors, businesses as a result of the future investment in a remarkable part of Wellington. Potentially for tourists to ¹²⁴¹

visit, entertain and stay. A vibrant Wellington benefits everybody rather than a derelict eyesore.

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

Wellington needs additional housing at the right level of investment going forward. I believe that the proposal as it stands will provide for housing opportunities at all levels of investment.

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

Again the positive development and use of the area will be beneficial to all Wellingtonians provided that the associated infrastructure is developed in accordance with the proposal as it will be necessary not to overload and place more duress on the current services.

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 see no issues with the proposal as it stands only benefits going forward including the responsible development of an under developed area of Wellington.

8. What other comments or questions do you have?

Comments

I have nothing further to add other than providing my support and good will to the potential opportunity for Wellington.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Luigi**
 Last Name: **Muollo**
 Street: **PO Box 9739, Marion Square**
 Suburb:
 City: **Wellington**
 Country:
 PostCode: **6141**
 Daytime Phone: **04 8010364**
 Mobile: **021494260**
 eMail: **luigi.muollo@cspl.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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 - 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 feel it will regenerate the area. I feel it will add to the much needed housing supply.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1244

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

This will add to the housing supply.

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

Takes the risk of developing away from WCC.

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?

1245

Comments

This provides a valuable seaside amenity for Wellingtonians.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Christine**
 Last Name: **Whiteford**
 Street: **46 Central Terrace**
 Suburb: **Kelburn**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **cmwhiteford@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

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?

I think that any agreement should not allow the developer to override the 2002 District Plan protecting the integrity of Shelly Bay. I think the agreement will allow the natural character of the area to be completely changed, with loss of green space. I think there is potential for the concept plans to be altered in time to even greater density than already proposed and this is to the detriment of the area. I think the cost of infrastructure payments by the council should be capped at \$10m.

1247

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

I think that Shelly bay has a history of providing recreational space to Wellingtonians. It is always in use by people fishing, swimming, walking, cycling and this should continue. The proposed development would make this beautiful haven an undesirable place for these activities. The development of the road to a level that would be required for the housing would change the character of the whole coastline, a unique feature of Wellington. The density of housing should not be as high for such a desirable recreational space.

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

The two buildings are suitable for development but the land close to the water should be leased only on the provision it is kept as green space. It would be nice to retain the outer of the buildings.

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?

1248

- 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

For the number of houses and cars the public spaces and facilities are far too small. The pressure on this area will be too great

8. What other comments or questions do you have?

Comments

We do not have to give our resources away to Developers with so many uncertainties. There should be more controls over what would be allowed - number of houses; no on-selling before completion. A dense housing complex is not the right mix for this space.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **John**
 Last Name: **Feast**
 Organisation: **Retired Wellingtonian**
 On behalf of: **myself**
 Street: **42 Molesworth Street**
 Suburb: **Thorndon**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **021 756589**
 Mobile: **021 756589**
 eMail: **feast.waikanae@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

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?

1. Wellington needs more suitable land for housing. Other than the northern suburbs like Churton Park there is a paucity. The Shelley Bay development provides several hundred new sites plus¹²⁵⁰

commercial space to enhance the Region's economic activity. 2. This is a high value site now significantly privately owned by a local Iwi which has purchased the property for circa \$10M. it is not 'public space' and currently comprises either derelict or poorly maintained buildings requiring millions of dollars to be spent to bring them up to standard for any future use. There are excellent beaches and reserves in the near vicinity. Shelley Bay is suited to intense mixed use development. There are infrastructural issues to be resolved because of terrain and geological features. 3. The current rates revenue for the property is circa \$100K per annum. If some 400 residential units are constructed along with a hotel and multiple commercial opportunities, the future rating revenue is expected to be circa \$2M per annum. This demonstrates that the ratepayers of Wellington through the City Council will be huge net beneficiaries of the proposed development. Given the AAA financial rating of an investment which enjoys better security than even a Mortgagee or a top rated commercial bond, one would reasonably capitalise the value at less than 5% which represents a value increase to the Council of at least \$38M once rates are struck. 4. Traffic issues currently existing along Cobham Drive and into the CBD are the result of a compromised roading system around the Basin Reserve and a single two lane tunnel. There are plans to alleviate this. There are already speed restrictions and speed humps in place around the existing Base at Shelley Bay. Parking is compromised now. If the commercial development is to work in the development, appropriate levels of parking will be essential. 5. The proposed development will provide a new waterfront focus for the City. It enjoys great afternoon sun, can be linked by ferry to the CBD, provide much needed housing and hotel accommodation close to the inner City and the Airport and will provide additional resource and accommodation for the screen production industry on which Wellington depends for economic activity. I have no doubt it will be a great new amenity for Wellington. A well planned, mixed use development with public spaces, harbourside pedestrian and cycle ways, cafes and studio businesses. The entire City will benefit when the existing poorly maintained improvements are refurbished, re-developed or removed and we have the addition of vibrant community of residents and businesses in place of those almost derelict facilities currently on site. 6. The development of the Wellington Waterfront and Oriental Bay has shown how special waterfront locations can be developed to advantage all residents and visitors to the Capital. It provides fantastic space with residences, cafes, commercial enterprises and recreational opportunities. Auckland City has a number of superb developments which the proposed development will mirror. They include Mission Bay, St Heliers and Devenport as typical. They have become the 'gems' of the City.

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

1. It will create value from an asset which is currently wasting and grossly under-utilised. It will also provide a scale to the proposed Iwi and The Wellington Company development which will be necessary to maximise the benefits to all. 2. The City Council will receive rating revenue which it does not at present, assisting the rates burden on Ratepayers long term, The Council currently has a major contingent liability for the state of the wharf and buildings. This liability will be removed as part of the developers' plans for Shelley Bay 3. The Council will be able to strongly influence the future use of this area in the interests of the visiting public.

1251

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

1. The greatest benefit to the City will come from the scale of the development project to ensure it becomes a focal point for the Region, a preferred destination for families, residents and businesses. 2. The Council will benefit financially from a much enhanced underlying value of the Council's property asset with a long term commercial lease in place. 3. The lease will remove significant contingent liabilities for the maintenance and security of its' property asset.

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

The proposed developed will provide much enhanced amenities to the Miramar Peninsula for families and commercial users alike and add to the attractiveness of the Wellington Region as a destination. Access and activities for the public is key to the success of the project.

8. What other comments or questions do you have?

Comments

While many people, including locals, enjoy the natural environment of the Peninsula area, this is already a built environment in very bad shape. There are kilometres of great natural environment in the immediate vicinity. Built environment can also be great environment and the planning which appears to have been invested in this project should create a great built environment. It is within easy reach of the CBD and outlying suburbs and will undoubtedly be a fantastic place to take 1252

families to visit and enjoy.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kenneth**
 Last Name: **Crawford**
 Street: **11A Greer Crescent**
 Suburb: **Tawa**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **5028**
 eMail: **kenneth@pacificconsult.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?

I have had a look around Evans Bay in recent months and the infrastructure is as run down there as what is indicated in this Shelly Bay proposal. Transferring some WCC expenses to the developer and gaining lease revenue seems like a substantial benefit as a ratepayer for the long term.

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

After spending a lot of time looking at the housing problems in Auckland it's clear that land does need to be released for housing to avoid Wellington becoming unaffordable to first home buyers. In addition to this when I was looking for a house 3 years ago the housing in every area surrounding the CBD was unaffordable and inaccessible as a first home buyer. Anything that takes the pressure off house prices/rent or house availability is going to help the city.

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 do like the idea of coupling commercial use with residential use. Building large amounts of residential without supporting businesses or services just generates issues for traffic. What is proposed allows for people to live and work close while also creating a location that is desirable to visit. To not create some type of commercial or retail use would be a lost opportunity to improve 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? 1255

- 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

The proposed retail and microbrewery fits well with how contemporary cities are changing. Access to craft beer would make the area more desirable to visit and spend time enjoying the environment. A boutique hotel would help with our tourist image having desirable rooms with sea views.

8. What other comments or questions do you have?

Comments

I did have concerns in relation to traffic but Shelly Bay Road is lightly used and the proposed ferry service has mitigated my concerns. That public transport service would be a large benefit to those in the new and existing households for accessing the CBD. It would also improve access to the area as the bus service is currently quite poor and unreliable.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Dmitry**
 Last Name: **Alkhimov**
 Street: **155A Nevay Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+64211082222**
 Mobile: **+64211082222**
 eMail: **dmitriyalkhimov@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

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 strongly object the proposal in it's current form because: 1) Not enough analysis/consideration has been given to the effects of extra pedestrian, cycle and car traffic to and from Shelly bay. The 6m road with 1.5 m pathway will, only just, bring an existing unsafe road to the minimum standard. It will do nothing to handle the increased traffic. 2) Under the proposal, any shortcomings in road

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management and improvements will be paid for by the council/taxpayer, and not the developer. 3) The narrow road infrastructure from Shelly Bay to Scorching Bay is barely up to scratch to safely accommodate pedestrians, cars and cyclists on the same road. With increased traffic more pressure will be put on it, as, without major road improvements, more people will choose it for alternative travel. 4) I am concerned about lack of consideration for the effect on wildlife around Shelly Bay and its surroundings. The effect of a development as big as this isn't going to be insignificant and I would've liked provisions to be made in it for the ongoing protection of wildlife, such as marine animals (seals, penguins, etc.) and local birds (shags and others).

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

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

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?

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- 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

While I welcome the development and upkeep of the public space and infrastructure, it's overshadowed by the imminent threat of poor wider roading infrastructure support. I am also puzzled by the choice to put a microbrewery and a boutique hotel in an affordable housing area.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Lusia**
 Last Name: **Aupa"au**
 Street: **489 Karaka Bay Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **3887334**
 Mobile: **0274226148**
 eMail: **aupaau@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

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:

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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?

My rates should not fund a private development. I do not believe the council should prop up a developers development. If the numbers don't stack then the development is not viable. Why is the council investing in a private company are the profits the developer makes going back to the council or are they going to his pocket. My main reason for not supporting a private development is

infrastructure and the loss of publicly owned assets. Wellingtonians all sorts, rich or poor, love and use the Shelly Bay Road for recreation: we run, cycle, walk, dive, fish, picnic, watch: penguins, seals, killer whales, dolphins, birds and drive, every learner driver has driven this road. Rather than development the council should ensure public assets remain public, the council should not be in the business of selling land but maintaining and enhancing said assets for everyone's benefit: a safe pedestrian/bike coastal path with oneway car access. Unless the council are building a bridge to the city, the road cannot support the traffic from the development, In the weekends there is a backlog of cars trying to get on to Cobham drive. Lets do the math: 350 houses at three bedrooms possibility of three cars (possibly more) per dwelling equals 1,050. cars. There will be a backlog in Miramar which will knock on and affect Seatoun and Airport traffic, making everyone's life a misery.

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

Who is this housing going to benefit? Not the people who need affordable housing; will the council have council housing in said development? No . I would support council housing for the disenfranchised among us but not for profit.

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 do not support leasing of public assets, the council is not a business it has no business selling/leasing Wellingtonians assets. It should have maintained these assets over the years, the council is negligent, and installed something for the benefit of ratepayers or for visitors to

Wellington be it accommodation for camper vans or playgrounds, or pools, markets, recreation facilities the list is endless.

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

There is not enough space or facilities for the public. At issue here is a lack of foresight or legacy for future Wellingtonians who will be disadvantaged because our green spaces have been neglected chopped up and minimalised then sold for nothing.

8. What other comments or questions do you have?

Comments

How will the sewage be or not managed? How will the traffic be or not managed? What sort of cheap housing will be developed since the developer needs our assistance? How will the land be or not managed (numerous slips around the bays already)? Who does this benefit? Who's legacy will be lost? Why?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Haare**
 Last Name: **Stewart-Shaw**
 Street: **14 Highbury Road**
 Suburb: **Highbury**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **hstewartshaw@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

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:

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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?

-Great for the area and city

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

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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

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

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

8. What other comments or questions do you have?

1264

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ted**
 Last Name: **Howard**
 Street: **19 North Road**
 Suburb: **The Wood**
 City: **Nelson**
 Country:
 PostCode: **7010**
 Mobile: **021 238 6450**
 eMail: **kitesfun@ihug.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

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

Being so close to the central city, it could be revived and re used in a much better 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

1266

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

This could become a nice little community instead of sitting idle and decaying. The area is run down, the wharves will need a lot of help. Leave it to a stretched indebted council and it may not be done.

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

This could be a supportive thriving community, including appropriate retail.

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?

1267

Comments

Sounds like a place I could visit when I come to Wellington in the future if that's the plan

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kym**
 Last Name: **North**
 Street: **9 Burrows Avenue**
 Suburb: **Karori**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **kymnorthconsulting@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

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?

Wellington needs new houses and this developer will be building houses. This area has needed development for a long time and I look forward to the development being completed.

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

1269

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

I support this agreement to develop Shelley Bay. I look forward to the new houses being built and the benefit to economy that this development will bring.

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

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

1270

Must include walkway around the waterfront and green spaces.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Chris**
 Last Name: **Ainsworth**
 Organisation: **Paris Magdalinos Architects**
 Street: **93 Station Street**
 Suburb: **Napier South**
 City: **Napier**
 Country:
 PostCode: **4110**
 Daytime Phone: **(06) 835 6173**
 Mobile: **021 244 7614**
 eMail: **chris.ainsworth@pmarchitects.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

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?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1272**

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

The benefits are realised in several ways, in that activity and community will be introduced into an area which has been left neglected for many years now. The area will be made into an active area, with great amenity value for both the general public and for the people who will eventually dwell in the area.

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

Refer to Q3 above

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
-

1273

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

Comments

Through considered design and application of good design practice [Urban design protocols and CEPTED Guidelines] a high level of amenity value can be achieved. This will encourage people to come to the area to live and to play.

8. What other comments or questions do you have?

Comments

None

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Hamish**
 Last Name: **McKay**
 Organisation: **Hamish McKay Gallery**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Mobile: **0274368368**
 eMail: **hamish@hamishmckay.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

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,
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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?

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

1275

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

None/ The city needs houses

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

It will commercial space available for all Wellingtonians

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

1276

Very inclusive and will become a wonderful destination for the city

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Malcolm**
 Last Name: **Brown**
 Street: **84 Willis Street**
 Suburb: **Wellington Central**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **021300588**
 Mobile: **021300588**
 eMail: **malcolm@pacificconsult.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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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?

To see a what is currently a neglected and very beautiful part of the city be sympathetically developed to enhance the area and the city

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

The selling of the land proposed would enable the area to be sympathetically developed in a cost effective way to enhance the area and the city.

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

Same reasons as for item 3 above.

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

Same reasons as for item 3 above.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 eMail: **greg.cobb@cspl.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

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?

Great to see the Council working cooperatively with an established and successful property company in association with Iwi. This project produces much needed housing stock, beds for the rapidly expanding tourism sector and overall revenue for Wellington while enhancing civic amenities and fixing what is sadly becoming a moldering eyesore, all at a very modest net contribution of 1281

ratepayer funding. Brilliant work!

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

Neither the Council owned portion of land, nor the privately owned portion of land amount to enough individually but used together they provide a stunning overall result. This way the council receive cash for the sale of a piece of land that does not work well by itself and never will and avoids significant ratepayer investment in trying to bring their land alone up to speed. Even were the Council to do that it would never amount to the same level of amenity as the joint proposal - sell the land and be grateful there is a buyer with a sensible end use.

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

The area and building to be leased are run down and in need of serious capital expenditure to rejuvenate. In managing ratepayer assets wisely, if the Council can make this renovation somebody else's problem and earn long term rent into the bargain they have achieved an excellent result

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

Most albeit not all of the proposed already exist in some form in the area, there is however no flow or coordination between them. Upgraded architecturally designed facilities will benefit not only Wellingtonians using them but will attract visitors to our city who bring tourism dollars for the benefit of everybody (directly or indirectly).

8. What other comments or questions do you have?

Comments

Congratulations, we do not always see the public sector working in so neatly with the private sector to achieve such an admirable result for the benefit of the ratepayers and the city as a whole. Change, while sometimes frightening, is a vital part of moving forward and if we do not do that we stagnate. Keep up the good work.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Suburb: **Karaka Bays**
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 eMail: **chris.norman@wakefield.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

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 fully supportive of this development. I am a local and believe the council needs to support the infrastructure otherwise the development will not go ahead. The sale and lease of council land will be the only way that a developer will enter into an agreement that is assisting the entire area - ie cycle lane, roadway, ferry service. Without council support a proposal may only assist the developer.

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

Without a housing scheme a developer would not proceed with the plan in its entirety offering the residents of the peninsula -open spaces, a ferry service and commercial activity. The housing scheme is an essential component of realising the whole development.

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

Commercial and retail adds 'life' to a development.

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

Extremely supportive of the above. The 'peninsula' is now a sought after residential area. The proposed facilities enhance the development of the whole area.

8. What other comments or questions do you have?

Comments

The scheme is proposed by a Wellington company and Wellington City Council. We could not hope for better partners who have the interests of the city at heart. We should take advantage of such opportunities.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Seager**
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 On behalf of: **Self**
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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

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?

This is a chance to achieve a productive use for Shelly Bay which has been an under-performing and deteriorating property for too long. WCC has allowed the infrastructure to decline to the extent

that it is no longer viable as a rating base in its present condition. The development proposed is extensive and contains numerous features that will enhance that part of Wellington while producing a significantly higher rates income to more than justify the proposed sale of the property and the infrastructure improvement expenditure by WCC.

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

Supply of a significant amount of good quality housing. Much higher rates income from the development. Aesthetic enhancement of what is currently an eyesore.

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

Provision of an interesting place to visit - tourism enhancement opportunity - a place for locals and tourists alike to visit, particularly when the ferry stops there. I was in Manly, in Sydney, last weekend - the number of people flocking there on the ferry from the City was enormous. This is an opportunity to make Shelly Bay a popular tourism experience for Wellington - we are currently badly lacking quality tourism opportunities - this will be huge, particularly if properly and sensibly combined with a really imaginative use of the rest of the peninsula land, prison etc. The economic benefits for the City from the commercial and retail components of the development will be significant

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

See 5 above

8. What other comments or questions do you have?

Comments

There have been many previous proposals and suggestions for the use of Shelly Bay. They have all come to nothing, for a wide variety of reasons, but mainly because they have not been sufficiently well thought out and backed, leaving them vulnerable to the knockers and greed merchants who inevitably stick their heads, and guns, up when someone makes a constructive suggestion. This proposal is being put forward by highly credible developers, including the majority landowner, and also including one of Wellington's most successful property enhancement companies. The Wellington Company is responsible for the restoration and rescue of a large, previously rundown part of the City and has shown that they have the future of the City as a major motivating factor for their projects, rather than simply focusing upon their own financial benefit. Having said that, it is important that the development is financially beneficial for all involved, and these developers seem to have put their expertise and experience into formulating a proposal which fairly considers the interests of all participants and stakeholders. This is an opportunity to make something good happen to an area of the City that badly needs it, and at the same time create an environment that will benefit the City as a whole, particularly if it can be used as the catalyst for the interesting development of areas of the rest of the peninsula, including the Mt Crawford prison and surrounding land etc.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Hooper**
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 Suburb: **Khandallah**
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 Country: **New Zealand**
 PostCode: **6035**
 Daytime Phone: **0273261887**
 Mobile: **0273261887**
 eMail: **gehhooper@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

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?

- The development will produce housing for up to 800 people - Reduction of the cost of upkeep to the council for land which is not currently usable - Infrastructure improvement to the area is well over due, the roads are in average condition and thin, the option to have these redone and the council only pay half the cost is very appealing - Bring tourism into the area (through the hotel, 1290

cafes etc and and inline boost revenue for local businesses and the economy)

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

The council it not really using the land as it stands, likely it is costing the council large amounts of money. Selling the land to a third party would increase council revenue long term as if a housing development is produced there would be rates charged on all the properties which then can be put back into the 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

Retaining ownership of some of the land specifically that close to public areas and which would likely be commercial/retail space would ensure the council has a steady income which it can use for it's expenses in relation to the area (which due to the sale of the residential section would likely be reduced by over a million dollars each year). The buildings proposed to be lease out will be refurbished at the cost of the developer which would benefit the council in the long run as the life time of the refurbishment of the building will likely be up to 50 years. They will also be refurbishing a community space as a condition of this at no cost to the community, this is an incredibly generous offer.

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

1291

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

There is a real demand for cafes and areas people can go and sit outside on a sunny day in Wellington. Currently the chocolate fish is always busy even in it's current state, having a proper commercial/retail area developed at Shelly Bay would give Wellingtonians the opportunity to enjoy space which is currently in poor condition and vastly underutilised.

8. What other comments or questions do you have?

Comments

Ultimately the council need to do something with the land & buildings at Shelly Bay as they are deteriorating and costing the council money for very little reward. The opportunity for a third party to get involved and purchase the land off the council and develop it in to a community, and not only give back to the community through community spaces but also produce homes for 800+ people when we are experiences a real housing shortage in the Wellington region should not be missed.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Schumann**
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 Country:
 PostCode: **6022**
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 Mobile: **027 7265816**
 eMail: **gerald.schumann@spark.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?

The area and streets between the start of Shelly Bay Road at Cobham Drive and 'Scorch-O-Rama' (i.e. Shelly Bay Road and Massey Road) is frequently used by a lot of people exercising sport or for relaxing purpose. There are a lot of cyclist, runners and walkers during the entire year. In the summer time people are relaxing in the many bays along the coastline. This area is very well known

for escaping the city. Building houses in Shelly Bay would destroy this 'escaping area' between Cobham Drive to Shelly Bay. This is half of the 'escaping area 'Cobham Drive to Scorch-O-Rama'. With much more houses in Shelly Bay car traffic will significantly grow and cycling, running, walking and relaxing would not be a pleasure anymore between Cobham Drive and Shelly Bay. Furthermore the - compared to today - huge car traffic to and from the planned houses would destroy the bicycle exercise way between Shelly Bay and Cobham Dr. This would spoil Wellington's very unique flat bicycle route starting approx. at Freyberg Pool in the city, going around Evens Bay and ending at Seatoun Beach with its today great part on Shelly Bay Rd and Massey Rd which is 'countryside like'. In addition to that, today, Shelly Bay is a very popular getaway target with its cafe 'Chocolate Fish'. It is surrounded with mostly nature. The wooden army sheds even give this place a special character. With houses built 'Chocolate Fish' and this area will become another part in the city from which Wellington has already heaps of.

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
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-

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 refer to my statement at 1.

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
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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

Please refer to my statement at 1.

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green

1294

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

The council may consider to add a micro brewery or very little other recreation facilities. But not too much please to keep Shelly Bay 'countryside like'. Shelly Bay has already a waterfront walkway. More is not required.

8. What other comments or questions do you have?

Comments

I don't think that building houses in Shelly Bay is a good idea. It would destroy a very special and unique place. Every city has its very special and unique places and Wellington would lose such a place.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Peta**
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 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 eMail: **peta@tetoki.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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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?

It seems like there is such potential there to create a beautiful area. The Wellington Waterfront is such a gorgeous area and Shelly Bay is so visible to people flying into our city. We have the Wellington Sign there and to have some development in that area would be great!

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

I think the issue with NOT selling it would be that it will take a long time before anything of notice happens in that area. It's such a visible place and it would be great to see it updated.

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 only see an issue with leaving it as it is, it seems like an awful waste of space and doesn't add much to our beautiful coastline of Wellington

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

More business, housing and jobs. Great.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Cash**
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 On behalf of: **N/A**
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 Country:
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 Daytime Phone: **04 3812386**
 Mobile: **021 665 050**
 eMail: **williamscash2@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

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 support the agreement because: 1. It supports local iwi to develop their land and economic base, which is beneficial for the Wellington and broader NZ economy. The importance of Wellington City

supporting such developments cannot be overstated. The efforts of the larger iwi (e.g. Tainui in Hamilton with the development of The Base retail and commercial centre at Te Rapa) show how much value iwi can add to the local economy where they are supported. Wellington City Council should take a lead in helping local iwi to develop their assets. 2. The area is currently badly run down and difficult to access (with the narrow road) and this agreement will facilitate a new readily accessible set of public spaces and housing area that will add to the attractiveness of Wellington as a place to live and work. In that regard, the agreement is consistent with the vision of Wellington that the Council has promoted for many years. 3. The cost benefits to the Wellington City Council, in that the costs for maintaining and upgrading the area are much reduced as a result of the sale price for the land and the infrastructure work being shared with the developer and the future revenue streams from the rates. 4. The developer behind the project (Ian Cassels) is someone who has a long history of helping to promote the development of Wellington, including the development of Wellington City as a vibrant place to live (e.g. Apartment living, like the redeveloped Hannah's quarter that I live in and which is now one of the real jem's of the inner city, with a great mix of residents, destination food and drink businesses and a fantastic laneway atmosphere thanks to Mr Cassels and the Council's support (e.g. with its laneway developments). The Council should support developers with a history of making Wellington a better place to live.

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

See my comments in response to question 1. In addition, Wellington has a need to promote large scale housing development to ensure the City's housing needs are met and that housing remains affordable. This is an ideal area for such development, being not too far from the city and with innovative ideas like the proposed ferry connecting the development to the city.

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

See my comments in response to question 1. In addition, I think it will be helpful to facilitate commercial/retail developments to support the new housing and attract people to this part of the Wellington coast and to provide new and refurbished premises in what is currently a very run down 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

One of the really attractive features of the proposal is the mix of public spaces and supporting public facilities (village green, retail, hotel, food and beverage, walkways, cycle ways, picnic facilities etc). It will help make the area a destination for all Wellingtonians.

8. What other comments or questions do you have?

Comments

N/A

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Phillip**
 Last Name: **Burgess**
 Street: **PO Box 27555, Marion Square**
 Suburb:
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6141**
 Mobile: **0212456386**
 eMail: **pburgess@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

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- the sale of a plot of Council land to Shelly Bay Ltd enable housing development,
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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?

This is a great enhancement to the Shelly Bay area. A great win for more quality, densely built housing for the city. It is brilliant that this development includes green parks, a wharf with a ferry service, upgraded cycle lanes and a resthome and hotel. It is a fantastic dabble of metropolitan thinking.

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

Benefits - Increased housing, airport support with the hotel, less reliance on vehicles with the ferry service. Aesthetically designed buildings in keeping with the existing site. Issues - Initial infrastructure costs - however council's plan to mitigate this looks like there is little downside. The increase in vehicles is an issue and a quality car sharing provider like Mevo should be there.

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

This will bring life into this dormant area. Cafe's retail shopping etc. will all attract people to enjoy this part of town.

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

A great mix of options well done! A car sharing operator should also be included to reduce the residents reliance on vehicles.

8. What other comments or questions do you have?

Comments

This is a great development and will look first class to tourists flying into the capital. Full Support !!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **James**
 Last Name: **Dykes**
 Street: **171 The Parade**
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Mobile: **021777314**
 eMail: **jimdykes70@yahoo.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

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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?

It will make what is now an eyesore into an attractive location. Increased housing in a low population area. Great use if a premier undeveloped site.

- The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1305**

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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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

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

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
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 - 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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Nigel**
 Last Name: **Dong**
 Organisation: **Designgroup Stapleton Elliott**
 Street:
 Suburb:
 City:
 Country:
 eMail: **n.dong@dgse.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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Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?

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-

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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **David**
 Last Name: **Hazlett**
 Street: **12 Calgarry Avenue**
 Suburb: **Thorndon**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **044707703**
 Mobile: **044707703**
 eMail: **david@purr.cc**

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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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?

There is only talk of costs not profits. For Shelly Bay Ltd to undertake such a venture there has to be 2 motivations, firstly to make a good return on capital invested and secondly have the resources available to carry out such a development. Why should the rate payers of Wellington subsidise the profits of a private company? If Shelly Bay Ltd was successful in its application to develop the site it

should do so with its own resources and not rely on subsidies to make it work. The figure of the value of the development is stated at around \$500 million surely within that value figure there is at least \$20 million available for the infrastructure spend.

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

The area being sold by the council will have the lowest density housing and by deduction be the most expensive to be sold. Surely the councils intention should be to provide housing for the less well off, there is no mention of affordable housing units being offered to first time buyers or indeed for essential services employees who have to live in Wellington.

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

Why is the council offering a 125 year lease? Because with being a landlord does come with responsibilities and in all likely hood the area in question will be under water in 125 years time leaving the council open for damages of all sorts from Shelly Bay Ltd. If the council wishes to proceed with this development sell the site outright for a greater sum than the \$5.5 million on offer.

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

Does Wellington need another microbrewery cafe boutique hotel? They are only there to ramp up the value of the other commercial sites. Walkways and green spaces are fine and should be encouraged - after all it is mainly on the council's own property and it is a facility that rate payers can already enjoy without having to pay out vast sums to subsidise the development. We have enough buildings without any distinction in Wellington already these are bland before they begin.

8. What other comments or questions do you have?

Comments

The focus of the booklet and the development proposal is particularly one sided it focuses on the costs of continued council ownership £5.85 million to refurbish existing buildings - ironically this would provide a better revenue stream to the council over 125 years, if the council did refurbish and retain ownership of the commercial areas If Shelly Bay Ltd wants the development to proceed they should dip their hand into their own pocket - pay for the infrastructure upgrades and pay market price for all the council land. It is not up the the Wellington rate payers to subsidise the development. Even paying for all of the costs as most other developers do, Shelly Bay will still make handsome profits from the proposal. The council will still benefit in terms of rates and other surcharges once the development is completed. It is the councils responsibility to put their ratepayers first, not to subsidise developers.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrea**
 Last Name: **Bosshard**
 Street: **73 Severn Street**
 Suburb: **Island Bay**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **+6449343761**
 eMail: **andreabosshard@paradise.net.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?

It is imperative that all publicly owned land is held in 100% public ownership. Housing for 800 plus people sounds good, however we know that because of this location, this will NOT be housing for people who need it (ie. beneficiaries and low income workers, homeless) who are trapped as renters. ONLY if this was council housing, would I reconsider my position.

1314

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

It sets a dangerous precedent when council sells land for the benefit of private profit. I have no problems with the land being used for council housing for those in need. But the plans are talking about an elite suburb for the wealthy.

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
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 - 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

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
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 - Neutral
 - Supportive
 - Very supportive
-

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

Comments

Again, this is all icing on the cake for those who will be able to afford to live there. Yes to a walkway. No to parking. We need to discourage car culture. I would suggest a free bus that circles the peninsula and city and build the area as a nature reserve.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrew**
 Last Name: **Scott**
 Street: **6 Achilles Close**
 Suburb: **Tawa**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **5028**
 Daytime Phone: **211439363**
 Mobile: **211439363**
 eMail: **andrew.scottster@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

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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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?

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

1317

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

This will provide economies of scale and larger rating base. It could fund further development of the area.

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

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Comments

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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

1318

What about a boat ramp and trailer car park etc, swim changing rooms?

8. What other comments or questions do you have?

Comments

It would be good to preserve access to the sea and beach at Shark Bay etc and along the road from Shelly Bay to Miramar. I have used these beaches to launch and retrieve my windsurf board. Places to launch sail craft and small boats are becoming scarce in Evans Bay. If the road is widened to improve access to the development what mitigations will be in place to allow access to the beach and places to rig and set up sail craft etc? On the other side of the Bay the road is wider but there is no beach left and there is steep sea wall along most of the coast.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Davis**
 Last Name: **Cooper**
 Street: **Flat 3, 9 Hawker Street**
 Suburb: **Mount Victoria**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **dcooper120@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

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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- 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 believe Shelly Bay is an excellent space in Wellington that is currently being under-utilised. Developing Shelly Bay will provide another space in Wellington for cultural and leisure activities which will benefit the entire community. My only reservation about developing Shelly Bay is that it may impact the cycling route along the Miramar Peninsula as it is one of Wellington's gems. In saying that the development may enhance the existing cycleways.

1320

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

Developing Shelly Bay as housing will not benefit the community, instead it will probably provide a small number of luxury homes which is not the housing development that Wellington requires. I insist that Shelly Bay remain a public space.

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 believe Shelly Bay is an excellent space in Wellington that is currently being under-utilised. Developing Shelly Bay will provide another space in Wellington for cultural and leisure activities which will benefit the entire community. My only reservation about developing Shelly Bay is that it may impact the cycling route along the Miramar Peninsula as it is one of Wellington's gems. In saying that the development may enhance the existing cycleways.

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

1321

- 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

These businesses showcase one of the best parts of Wellington and will provide value to the community

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Lindy**
 Last Name: **Still**
 Street: **25 Tahi Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 043 2553**
 eMail: **colinandlindy@xtra.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

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,
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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?

My children are the 5th generation to live in a house built by my great grandfather here in Miramar. Our family and I love walking our dogs over the hills, cycling around the bays. In the summer time we spend many a day at one of the beaches around the peninsula, and often drive around after work on a warm summers night and have a picnic dinner and a swim at one of the beaches catching the last of the days sunshine. We've loved seeing the return of Tui, Keruru and Karearea

when we're walking through the Massey Memorial reserve and area above it. We have some wonderful community organisations doing some great things on the peninsula - educating people on eradicating pests, planting to encourage native birdlife, lizards etc to their gardens and working hard to make the peninsula a great natural environment. I believe we have a wonderful opportunity to turn the northern end of the peninsula into an eco sanctuary which along with the amazing heritage sites and maori history on the peninsula, could be a great attraction to not only overseas tourists, but our visitors from all over NZ. I'd rather you took out all of the existing buildings and left it as open/green spaces rather than it be developed by someone who could change the plan at any stage during the development, and have to compete with construction vehicles and construction for up to 13 years as well as have to pay additional rates to a development which has no definitive budget. The traffic in and out of the peninsula has already increased and is getting worse all the time, causing people to tray alternative ways to get into the city. Rather than sit at a standstill on Cobham Drive, traffic is diverting via the main road in Kilbirnie, past Evans Bay Intermediate which is a school zone and through Newtown. I myself have tried all of these things.

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

I see no benefits to this proposal for same reasons as above. What alternative options have you considered? Why wasn't the public consulted on changing the status of Shelly Bay to fall under the Housing Accords and Special Housing Area Act 2013 thus allowing the developer to override the 2002 District Plan protecting the integrity of Shelly Bay?

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

Consider alternative options - the way of the future is about our impact on the environment, Miramar Peninsula is a unique location and perfectly suited for this.

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

We currently utilise lots of the space around and above Shelly Bay which we share gladly with other like minded people who love the area as it is.

8. What other comments or questions do you have?

Comments

This peninsula is an amazing piece of land with an incredible history which needs to be protected and restored. We have so many community groups on the peninsula all working hard and often together - whether it be planting native trees and plants, educating people how to eradicate pests, making the coastline a safe habitat for the penguins - they're all doing their bit and for free. WCC - you are alienating your ratepayers - first the financial blow out of the Island Bay Cycleway, now this!!!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Danielle**
 Last Name: **Shanahan**
 Street: **40 Highbury Road**
 Suburb: **Highbury**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Mobile: **0272033288**
 eMail: **danielleshanahan@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

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?

This development is likely to have high ecological impacts, does not meet the needs for the community (for usable public space), and will involve selling key city assets to private landholders. A minority will benefit from this action.

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

I can only see benefits to the developer and the private house owners, not the broader Wellington community. These need to be addressed more thoroughly.

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

There are a number of other retail hubs in the city - why not invest in enhancing these rather than a focusing on a new 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

The area will be a long way from most Wellington residents, it is difficult to see how this could benefit the broader population.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Laurence**
 Last Name: **Chiu**
 Street: **23 Ravi Street**
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Mobile: **0298283388**
 eMail: **laurence@datamix.info**

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?

Make effective use of an area of land that has been neglected to the benefit of Wellington

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

1329

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

The council can free up some capital and allow private developers to use their expertise and access to capital to create a resource that benefits all Wellingtonians and visitors

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

Create a new recreation destination for ratepayers and visitors. Increase the attractiveness of Wellington as a tourist destination. Make better use of land

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?

1330

Comments

Turn an unused and not attractive parcel of land into a destination that would create new facilities for Wellingtonians and others to visit

8. What other comments or questions do you have?

Comments

Very supportive of the proposal and highly commend the council for taking such a forward thinking approach.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Filip**
 Last Name: **Dimitrievski**
 Street:
 Suburb:
 City:
 Country:
 eMail: **fil_da_pil@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:
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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?

Wrong place to build these. Taking away one of the best quiet spots in Wellington. Looks ugly and will block the view of the sea. Waste of money. Isn't a good place for high rise buildings.

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

This is a beautiful spot that will be ruined by buildings. You have to keep New Zealand as New Zealand or else we are just another western country.

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

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

Wrong place to build these. Taking away one of the best quiet spots in Wellington. Looks ugly and

1333

will block the view of the sea. Waste of money. Isn't a good place for high rise buildings.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andrew**
 Last Name: **Slessor**
 Street: **56 Lohia Street**
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Daytime Phone: **021631851**
 Mobile: **021631851**
 eMail: **aslessor@xtra.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

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,
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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?

It is a timely and well thought out proposal. All parties will benefit and there does not appear to be any downsides to the proposal. This takes this part of Wellington into a place and appearance that it should be, rather than an outdated derelict area. This development supports the lwi, the community of Shelley Bay, the wider community of Wellington, supports short term and long term

employment opportunities. The proposal has been well thought through, is not been rushed into delivering only a few benefits for limited parties. Please ensure this is progressed. Regards,
Andrew

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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 - 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

As above comment

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
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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

As above comment

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

As above comment

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Suzanne**
 Last Name: **Stew**
 On behalf of: **myself**
 Street: **71 Hector Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021816815**
 eMail: **suzanne.m.stew@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

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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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 do not believe that the long term impacts on the traffic, nor the environment have been addressed. Congestion to/from the Eastern suburbs is already appalling. The addition of several thousand cars to this already strained situation will only reduce this area to gridlock. There is only 1 real exit from Miramar peninsula - which cannot currently cater for the traffic volumes. Without a second Mt **1338**

Victoria tunnel - and major improvements to the roads near and around the Miramar Cutting and Airport this development is likely to make matter much worse. The commercial terms being negotiated by the Council with the developer are one-sided and do not take into consideration the significant profit potential available to the developer. It would appear that the council (ie ratepayers) take the burden of commercial risk - whilst the developer takes the reward. A site of this importance should not be left in the hands of a single developer to exploit. If this is to be a true asset to the city - then it should be developed using the best architectural and urban planners.

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

See reasons above. i.e. I do not believe that the long term impacts on the traffic, nor the environment have been addressed. Congestion to/from the Eastern suburbs is already appalling. The addition of several thousand cars to this already strained situation will only reduce this area to gridlock. There is only 1 real exit from Miramar peninsula - which cannot currently cater for the traffic volumes. Without a second Mt Victoria tunnel - and major improvements to the roads near and around the Miramar Cutting and Airport this development is likely to make matter much worse. The commercial terms being negotiated by the Council with the developer are one-sided and do not take into consideration the significant profit potential available to the developer. It would appear that the council (ie ratepayers) take the burden of commercial risk - whilst the developer takes the reward. A site of this importance should not be left in the hands of a single developer to exploit. If this is to be a true asset to the city - then it should be developed using the best architectural and urban planners.

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
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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

You cannot view these things in isolation... the area needs to be taken as a whole and looked at. This is an area of significant interest and beauty which is often used by sports and cultural events - it is not simply a residential street needing some new housing.

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

There would be benefits of improving the public space - but again the other issues mentioned earlier must be addressed ie.. commercials, traffic etc The design of this entire area needs to be looked at as a whole rather than piecemeal.

8. What other comments or questions do you have?

Comments

I think there needs to be a pause on this whole proposal until the environmental and traffic issues are addressed. with regards to the commercials - why can other developers not be sought so that there is at least some form of competition - which should lead to an improved design an outcome. I am totally against the development at this stage due to the issues raised above.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Edward**
 Last Name: **Lee**
 Street: **Apartment 308, Trinity Apartments, 19 College Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **0274778474**
 eMail: **edward5@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.

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 believe this is great for our city. It will open up a new area for people to live, provide rates to the city, fixes the poor roading conditions around that bay, and provide a large number of jobs in that area. A ferry terminal will provide people with easy access to the city (it may even allow people who live in Karaka bay the option to ferry to work) which will reduce the number of cars on the road. The current condition of Shelly Bay is poor and has been in desperate need of repair for too long. This

allows so much opportunity for people. Lets get this project started!

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

There is a housing shortage in Wellington, opening up this land to be developed as housing will ease this problem and will provide rates to the city on an ongoing basis.

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

This is great news. It will provide new jobs for people and help lift our regions economy. Rather than let the buildings rot, let them provide opportunity.

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

This will bring tourism to the area to a beautiful part of Wellington. Seating, parking, cafes, bars, shops and a hotel etc is a huge benefit to Wellington. It provides jobs, lifts the area and standard of living and helps place Wellington on a world stage. Tourism is brilliant for our economy.

8. What other comments or questions do you have?

Comments

I believe this will provide Wellington with additional rates, will fix up a huge problem in Shelly Bay with rotten buildings, and will open up new spaces for people to visit. It provides jobs, helps our economy and lifts our cities image. I am very supportive of this development and it would be sad to see this opportunity thrown away. Shelly Bay has been neglected for far too long and now finally someone is willing to risk a lot, to make our city even better.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Annie**
 Last Name: **Newell**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **027 2325778**
 eMail: **jon.annie@icloud.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?

1.The public have been locked out of consultation on the development as a while as there has been no Resource Consent on the development which I believe goes against the District Plan and over rides it - this is unacceptable 2.The ratepayers should not be paying for the infrastructure needed and the projected costings look ludicrously low Other local developments (Fort Dorset as an example) had to go through rigorous process of public consultation, the roads and infrastructure

are private and the owners bear to ongoing costs. 3 Current infrastructure - roading, storm water etc is not able to cope as it is - there is no way it will cope if this is done 4. The plans are conceptual only - the developer can change at will and create only what they want. They can also onsell at will. 5. This is a vital piece of public land -greenspace as well as road used by cyclists, runners, beachgoers etc - one of the last left - we should not be letting private developers determine how it is done - much if this access will be lost forever. 6. Traffic is awful already - from the suburbs, the airport, and ASB etc - accidents are common in Miramar as the traffic there swells every year - yet no long term plan is in place to cope with existing issues - let alone the further issues the extra housing will cause. 7. The proposal allows only for one park per dwelling - almost all dwelling in the area have 2 or more cars - where will they be put?

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

No benefit for council or ratepayers under the current proposal - it will be lose lose all round

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

No benefits at all under the current proposal

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

There will be little parking for any visitors so how will they visit?. The cafes and bars etc are only part of the concept. Chances are they will never get built and this will look like a shanty town of high density expensive housing

8. What other comments or questions do you have?

Comments

Wellington City council have a duty to represent ALL of Wellington -this development flies in the face of all processes that your average home builder and smaller developer has to go through. It side steps the District Plan Therefore it is unconstitutional, unfair and undemocratic.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Wendy**
 Last Name: **Armitage**
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 Suburb: **Wellington Central**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **0210351479**
 eMail: **armitagegw@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

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 acknowledge that this development could be very attractive but I am concerned about the huge level of council investment required when there are so many other infrastructure issues that need addressing in Wellington.

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

I am not adverse to the sale of land as long as there is are public park/areas but I am against council incurring \$500 million costs to assist this development when the money could be better spent elsewhere.

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

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

Shelley Bay is a lovely area and already popular with runners and walkers and others going around to the iconic Chocolate Fish Cafe. It will be a shame to see this area go.

8. What other comments or questions do you have?

Comments

The major issue is the enormous council investment required for the project to go ahead. I believe the council has a duty to release exactly what commitments they have made in this regard. What has been done to fix costs so the ratepayer isn't suddenly expected to fork out even more money. The developer is only in the project to make a profit and if this does go ahead, what serious moves are being made to ensure the quality of houses and that there are no more hidden costs.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Reynolds**
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 Suburb: **Khandallah**
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 Mobile: **021 490 974**
 eMail: **reynolds.suse@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

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:

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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?

Shelly Bay is a beautiful part of Wellington with a terrific outlook and aspect. It is desperately under utilised and could be such a magnet for so much - socialising, cultural events, markets, cafes and restaurants. Like so many waterfront aspects in Wellington, it looks a little unloved and sad at the moment. I have complete confidence in Shelly Bay Ltd developing the area with sensitivity and wide

appeal.

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

Housing would bring life and community to this part of Wellington and be an anchor for the other amenities proposed.

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

An magnet for people, life and activity.

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 am sooo excited about the prospect of being able to take visitors to a world class and beautiful part of Wellington.

8. What other comments or questions do you have?

Comments

Go for it!!! Fabulous idea...

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Craig**
 Last Name: **Oliver**
 Street: **58 Tannadyce Street**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **027 443 2242**
 eMail: **craig.oliver57@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

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?

There are many reasons I do not support the WCC entering into an agreement with Shelly Bay Ltd but I will focus on two. The first is parking. The developer has stated there will be one carpark for every household. Given the value of the proposed residences/apartments and the likely makeup of the families that will own them the likelihood is that the majority of households will have two cars. This doesn't include the the boutique hotel, rest home or businesses that are going to operate there

(Chocolate Fish Cafe) let alone any visitors whether they be private or business oriented. As there are approximately 350 residences proposed the number of cars estimated by whomever did the numbers seems to be understated almost deliberately and given there are going to be a maximum of 120? public carparks I don't see where everyone is going to park. The other parking issue is along the 2.5km access road from Miramar Avenue. Over the last 60 years I have enjoyed picnics, swims, fishing with my father and then my children all along that piece of coastline and that will no longer be available to future generations of Wellingtonians under this proposal because there will be nowhere to park. The other issue is related to the first and that is traffic. I see in the promotional material there is comment that there will need to be minor alterations to the intersection of Miramar Avenue and Shelly Bay Road. Whoever made that comment has obviously never tried to get into or out of Shelly bay Road currently let alone sat in nose to tail traffic in Miramar Avenue during peak hour traffic on pretty much any day of the week. The reality is that traffic comes to a near standstill twice a day during peak hours as commuters try to get to work or their children to school and until the situation between the Basin Reserve and Cobham drive is resolved adding several hundred more cars into the mix is going to increase the problem markedly, and the council have said there is no plan for public transport!

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

The proposed scheme is so out of character with the area and the whole peninsular as well as any other developments that have taken place (Fort Dorset being the last one) that it will ruin the nature of the area forever. How this land ever became able to be considered under the HASHAA scheme is beyond belief. To have high density residential building to a height of 27 metres where the rest of the peninsular is only allowed 8 metres is a joke. The new carpark building at Wellington Airport is only marginally taller and that is completely overbearing on the landscape. I agree that the area needs development but not like this. DO IT ONCE AND DO IT RIGHT. That was something my grandfather said to me and his words are as true today as the day he said them to me over 50 years ago. Maybe the Island Bay cycleway is a good place to look for decisions that haven't worked out!

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 simply don't see any benefit for the public.

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

The public spaces are only of use if there is sufficient parking and reason for people to go there. The proposal includes note of a microbrewery and other commercial operations but if commercial operators don't see these as viable they won't set them up. Likewise the developer isn't bound according to what I have read, to actually develop these commercial spaces. As for the 'village Green' it appears to be a token gesture which is unlikely to be of much value and I suspect will be totally underused. The other issue is the assertion that the cost to the ratepayer is only going to be two million dollars (\$2million). I would like to see some independent costings as I suspect that figure is grossly understated and as the 50/50 split on the cost of the infrastructure is capped at \$20million, we the ratepayers will be liable for any overruns.

8. What other comments or questions do you have?

Comments

I agree the area needs some development. The area does have the potential to be the Jewel in the Crown for Wellington and future generations and as such the Council has an obligation to its ratepayers and those future generations of ratepayers to ensure the best possible decisions are made. Central Park in New York covers an area of 341 hectares. The balance of the land on the Miramar peninsula is under 100 hectares. Surely we can preserve this as open space and parkland for future generations and make Wellington the envy of other capital cities worldwide.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Natasha**
 Last Name: **Tae-Lynch**
 Street: **59 Mercury Way**
 Suburb: **Whitby**
 City: **Porirua**
 Country:
 PostCode: **5024**
 eMail: **ntaelynch@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

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:

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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?

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

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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 - 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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mohan**
 Last Name: **Senanayake**
 Organisation: **Construction Marketing Services**
 Street: **69 Kaiwharawhara Road**
 Suburb: **Kaiwharawhara**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Mobile: **021438049**
 eMail: **mohan.senanayake@cms.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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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?

This is a fantastic development for the Eastern Suburbs where I live as well for the whole of Wellington and this should definitely go ahead. I strongly support that Council's involvement in this project as it is a major project which will impact the wider Wellington Community.

1359

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

At present there is a severe shortage of housing in Wellington and this will significantly ease the pressure.

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

With more and more people moving to the Wellington Region it is essential that we have adequate commercial and retail facilities to support this.

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

This is a very under utilised area in a beautiful location and a development such as this will greatly benefit the community. It will certainly uplift the profile of the area. Further, with the airport in close vicinity of the project and with added international flights as well this would be an added attraction to promote Wellington as a tourist destination as well.

8. What other comments or questions do you have?

Comments

This is a great venture and I wish the Council and The Wellington Company the very best for a major success.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Bruce**
 Last Name: **Manners**
 Street: **18 Totara Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 639 589**
 eMail: **ba.manners@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

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

- 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?
 High quality controlled development of the site.

- 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

1362

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

An attractive sympathetic development has been proposed for this high profile site which Council can control the outcome via the resource consent granted and the design review panel to be established. Selling these sites allow for the Shelly Bay site to be holistically planned.

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

Controlling development outcomes.

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?

1363

Comments

Mostly positives, the development will attract public use of a currently very under-utilised attractive location.

8. What other comments or questions do you have?

Comments

Overall a strong supporter of this proposed development which provides a strong degree of control over the outcome, a high quality vision appropriate for the location, will attract significant public use.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **David**
 Last Name: **Melling**
 Street: **11 Harbour View Road**
 Suburb: **Northland**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Mobile: **021 530 549**
 eMail: **david@melling-architects.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

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

Firstly the sale of the land needs to happen to facilitate its development I think an agreement to share the costs of infrastructure seems fair to me as there will be mutual benefit in developing this asset

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

The benefits for the council and us ratepayers will be in the form of the cash received from the sale. The purchase of this land will give the developer the flexibility and freedom to develop a mix of housing that works with the masterplan. Housing is a vital part of the development. As there currently is a huge demand for housing it is therefore very bankable in terms of security for the overall investment. The housing is also vital to the success of the overall proposal as it means a good critical mass of people will be living there, actively involved in upkeep and security as well as providing much needed patronage for the other uses included in the masterplan - commercial, retail, entertainment, public space etc.

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

The lease arrangement appears to be the best option for this part of land on the sea side of the road as it has a proposed commercial and public use.

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?

1366

- 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

This will be a massive drawcard for Wellington for the benefit of all Wellingtonians as well as visitors as a destination spot. The masterplan looks very good and well considered and providing it is executed well, which I don't see any reason why it should not be, then it will attract good businesses and become a major asset for the Wellington region.

8. What other comments or questions do you have?

Comments

I really want to see a ferry service connecting Shelly Bay to downtown Wellington as well as the Hutt Valley. This ferry service could also connect to nearby Burnham Wharf and create a valid transport option for all the residents of the Miramar peninsular to commute into work and relieve some of the strain on the congested and problematic road infrastructure

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Noel**
 Last Name: **Meek**
 Street: **Flat 1, 93 Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 156 3759**
 eMail: **bootlegginteacher@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

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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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 disagree with this land being turned over to developers for private profit and private landholders. This action will significantly impact on the current public usage of the area. If the land is to be used for housing it should be developed as low-cost housing for which there is a massive need in Wellington.

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

WCC is proposing to sell public land to private developers for the financial benefit of the developers and a small group of wealthy homeowners. This is an area of high public use and that will be significantly impacted by selling Shelly Bay. WCC should be investigating either turning the land over to use for public or low cost housing or else developing the area further for public use.

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
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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

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

Shelly Bay is an area of high use for cyclists, yet there appears to be no provisions for cycle use of the area. It seems obvious that Shelly Bay is being marked out for the use of the wealthy - both micro breweries and boutique hotels are extremely expensive establishments. These proposed developments as 'public' spaces would likely limit Shelly Bay to a very small part of the Wellington public - those that can afford to spend large amounts of money to be there. This proposal again seems to prioritise private profit over public usage

8. What other comments or questions do you have?

Comments

Please take into consideration that the proposed development of Shelly Bay seems to be extremely exclusive and, while it may appeal to a certain sector of the Wellington public and to tourists, it is exclusive of a huge amount of the local population. Shelly Bay could easily be developed in a fashion that would not prioritise expensive private dwellings and businesses and allow for use of the area for all Wellingtonians, not just the wealthy ones. Why can low-cost or public housing be placed in such a beautiful area? Must all our beautiful areas be for the exclusive use of wealthy locals and tourists?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mark**
 Last Name: **Walker**
 Street: **Apartment S215, 326 Evans Bay Parade**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **021320280**
 eMail: **markandsusanwalker@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

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?

Shelly Bay has been allowed to fall into a very poor state of repair. it could be a real asset to the city and the wider region. we need more housing and this provides that and more.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1371**

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

huge list of benefits.....more houses, better use of the area,

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

no issues. benefits are numerous

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?

1372

Comments

again big list of benefits and no real downside. remaining as it is, is a complete waste of a real asset

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Lorraine**
 Last Name: **Boennic**
 Street: **43 Ferry Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 4790499**
 Mobile: **021 0570826**
 eMail: **the_bionics@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:

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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?

No housing development on this precious piece of space which is currently available for all Wellingtonians and wildlife to peacefully enjoy. Concern about housing and retail development with regards to increased traffic and increased rates to pay for improvements.

1374

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

This looks like a luxury housing development so it doesn't address housing needs in the capital. More housing = more traffic - see above for my objection to that

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
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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

Concern about housing and retail development with regards to increased traffic and increased rates to pay for improvements.

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

This is already a public space and is already enjoyed by many with no associated costs in terms of \$\$ or in terms of overcrowding

8. What other comments or questions do you have?

Comments

I do not see why a developer should benefit from this land. Ratepayers will foot the bill for infrastructure. Even if it brings back some economic benefit to the city, I don't see that benefit outweighing the loss to Wellingtonians of having a natural unspoilt public space. i also worry about further expansion of these ideas around Mount Crawford if this goes ahead. I have major concerns about increased traffic both around the peninsular and into town along Cobham Ave and beyond. I worry about the environmental impact of widening roads and developing the open spaces. i don't like anything about this proposed idea.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Duncan**
 Last Name: **Boennic**
 Street: **43 Ferry Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 4790499**
 Mobile: **021947222**
 eMail: **dboennic@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

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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?

Concern about housing and retail development with regards to increased traffic and increased rates to pay for improvements.

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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 - 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 looks like a luxury housing development so it doesn't address housing needs in the capital. More housing = more traffic - see above for my objection to that No housing development on this precious piece of space which is currently available for all Wellingtonians and wildlife to peacefully enjoy.

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

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Comments

Concern about housing and retail development with regards to increased traffic and increased rates to pay for improvements.

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

This is already a public space and is already enjoyed by many with no associated costs in terms of \$\$ or in terms of overcrowding

8. What other comments or questions do you have?

Comments

I do not see why a developer should benefit from this land. Ratepayers will foot the bill for infrastructure. Even if it brings back some economic benefit to the city, I don't see that benefit outweighing the loss to Wellingtonians of having a natural unspoilt public space. i also worry about further expansion of these ideas around Mount Crawford if this goes ahead. I have major concerns about increased traffic both around the peninsular and into town along Cobham Ave and beyond. I worry about the environmental impact of widening roads and developing the open spaces. i don't like anything about this proposed idea.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Matthew**
 Last Name: **Hayward**
 Street:
 Suburb:
 City:
 Country:
 eMail: **matthew.hayward@xtra.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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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?

- Great use of the land that is in need of development. - What a great way gateway for visitors flying into Wellington to see how innovative Wellington is.

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

1380

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

- Additional rates to help with the greater Wellington area - Proactively addressing the Housing shortage that exists in Wellington (NZ)

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
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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

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

- What a superb forward thinking way of developing the public space. - An amazing jewel in

1381

Wellington crown once complete.

8. What other comments or questions do you have?

Comments

Wellington needs to be known as a 'CAN DO' City. Lets go WCC lets make it happen.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sue**
 Last Name: **Peacock**
 Street: **14 Leeds Street Te Aro Wellington 6011**
 Suburb:
 City:
 Country:
 eMail: **scpeacock@clear.net.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?

Housing and retail / commercial development would provide a much needed upgrade for Shelly Bay and create a new exciting area to live in and visit. The Council should contribute to infrastructure and public space development. More housing development is required in Wellington. I also want to see action taken on the deferred maintenance to the Shelly Bay buildings. The development will allow the Council to resolve the future of Shelly Bay - an area which should be a real asset for Wellington. The proposal will enhance the open space and give the people of Wellington a new waterfront walkway

1383

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

Wellington needs more housing development and this area is ideally suited.

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

Having commercial / retail businesses adjacent to apartment / housing development adds to the success of a vibrant housing community. You only need to look at the Hannahs Laneway area and the businesses, cafes bars and shops to see how this provides a great benefit to those who live and work in the vicinity.

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

8. What other comments or questions do you have?

Comments

This is the type of joint partnership to develop new houses and public facilities in Wellington. I am fully supportive.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Anthony**
 Last Name: **Rogers**
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 On behalf of: **Personal ratepayer**
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 eMail: **tmmh@xtra.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

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?

The proposed plan is not suitable to the majority of Wellington ratepayers. The proposed property plan I would define as cramped and designed to maximise profit rather than truly develop the land

1386

with a 50+ year future in mind for all. This is a very special piece of land so other options must be considered. In viewing Shelly Bay Ltd's presentation booklet I get a sense that the domestic dwellings and apartments would be built using average materials not fitting for a development on such a wonderful stretch of coastline.

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

The most concerning issue I have regarding this entire proposal is that this is the only proposal on the table for me to consider as a ratepayer, so our council should not be considering such a proposal at this time.

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

The Shelly Bay Ltd proposal fails to meet my expectations as a ratepayer in that their proposal does not offer the best solutions for use of this prime piece of public land.

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? **1387**

- 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

In the Shelly Bay Ltd plan the proposed public spaces and facilities are seriously under catered for. It is clear the main purpose of the Shelly Bay Ltd proposal is housing and commercial and less about public and what's best for the future of our city and how best we could utilise this wonderful piece of property.

8. What other comments or questions do you have?

Comments

Where are the other proposals? If I owned some land of this nature and wanted ideas on how I could make the best use of it, then I would be spreading my wings a little more than putting so much energy and support around one proposal. Why is our council so sold on the Shelly Bay Ltd proposal? Please present to me as a ratepayer the two or three other proposals you are considering.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Patrick**
 Last Name: **Gilligan**
 Street: **11 Ariki Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **p.gilligan@forex ltd.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

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

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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?

It is a beautiful but wasted piece of Wellington. Development would bring tourists and jobs and make Wellington even cooler than it is. The sun is there late, it is a lovely part of the city.

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

1389

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

All progressive cities have developers to undertake the risk and run the project. Housing is critical to support businesses there and give the place the proper feel. Look how nice Oriental Bay is. This would be even nicer.

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

Great, have some bars and restaurants and give residents and visitors yet another great place to hang out.

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

Great, all essential for place the Wellingtonians will embrace.

8. What other comments or questions do you have?

Comments

Get on with it. It is a dreadful waste of a unique piece of land and water.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Breed**
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 eMail: **lynnebreed@clear.net.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

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 have many reasons why I do not support this agreement 1/ It will destroy the natural beauty of this wonderful area which at the moment is a great place for individuals and families to come and enjoy the wonderful vista and beautiful coastline. On a good day you can stand on the paths and

1392

beaches at Shelly Bay and look down to the seabed through the clear water. This will all disappear. The proposed development will destroy the characteristics that make Shelly Bay attractive. Shelly Bay and the northern Miramar Peninsula are Wellington city's only relatively unspoilt natural beauty-spots.

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

We are told this will be developed into affordable housing but on whose standards do you assume it is affordable. Certainly not to those who need it. For this we are also asked to pay increase rates. The proposed development will result in 280 apartments, 58 town-houses and 14 standard alone mansions. Assuming a minimum of 1.5 vehicles per household: a minimum of 528 car parks will be required. Plus parking for staff and customers using the 'new retails boutiques' plus guests at the 50-bed hotel. None of these car parks appear in the paperwork provided. More hidden ratepayers costs for widening the entire Shelly Bay Road to allow nose-to-tail parking all the way to Massey Memorial and what happens to the endangered 'Blue Penguins' through all this

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 see no benefits and have outlined some of the issues above not to mention the loss of numerous heritage trees both native and non-native species.

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

As mentioned above there is not nearly enough allocation for parking spaces and 'public spaces' 'facilities'. Several hundred new households inevitably means dogs, garbage. the coastline will inevitably become littered with plastic bottles and bags blown out of recycling bins, increased litter from the many food outlets and increased rodents. The proposed 'village green' will I am sure be primarily used as a dog latrine and is the size of a pocket handkerchief

8. What other comments or questions do you have?

Comments

There is always some property developer who wants the tiniest slice of the city's greenbelt or foreshore so as to build an amazing asset that will generate astonishing ratings revenue and councillors usually say 'yes'. To an outsider it might almost appear that the city's green spaces exist solely for politicians to trade away in exchange for campaign contributions. Leaving aside trivial environmental considerations, the obvious problem with piecemeal filleting is: the store of land available for distribution to political supporters diminishes every year. The proposed development will combine the environmental attractiveness of Seaview with the cheap squalor of Greta Point

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **matthew**
 Last Name: **mcnatty**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **0211853975**
 Mobile: **0211853975**
 eMail: **m.mcnatty@forexLtd.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

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 live in Strathmore and cycle/run around shelly bay weekly..my wife and children go to the cafe..it is a beautiful spot that is being wasted

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

I can name at least half dozen families working for Weta and associated companies who can't find suitable houses. They have money and bring diversity to our peninsular. Miramar is pretty stagnant and so is Strathmore. We were so excited when the area around Tauhinu Rd..gasworks etc when it was developed. But it is awful. The best area in Miramar is the Roxy, Park Kitchen La Boca Loca and the Lardar - there is nothing else. The main street has now 3 second hand stores ..it is becoming a 2nd rate subur. Lets be honest if it wasn't for PJ the place be losing value. This is an opportunity and we have to take it.

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

This is fantastic I can't wait to see it. Park Kitchen is the best thing to happen to miramar in the six years I've lived there. Its vibrant, accessable and exciting. Please see my comments for no. 3 about how Miramar needs a boost. I catch the bus home every day and look across Shelly bay - its an eyesore and I have been waiting for it to be upgraded. Do you guys know how many people walk, run and bike the area everyday - you should take some stats.

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 take my kids to every public space in Wellington. we have been to Shelly bay - but its a nightmare, its dangerous to access and its crying out for development. A hotel..for the airport..no brainer..the hotels for the airport are foul. bar and cafes..yes please

8. What other comments or questions do you have?

Comments

I'd like to see a cycle way/running/walking path incorporated. can't wait

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Peter**
 Last Name: **Seales**
 Organisation: **Self**
 On behalf of: **self**
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 Suburb:
 City: **Paraparaumu**
 Country:
 PostCode: **5032**
 Daytime Phone: **04 9020480**
 eMail: **peter@seales.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

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

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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?

As having an interest in maritime affairs, I am keen to see the area maintained as a going concern for future maritime services

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
As above

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
as above

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

As above

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kenneth**
 Last Name: **Munro**
 Street: **56 Hornsey Road**
 Suburb: **Melrose**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **+64211335871**
 Mobile: **+64211335871**
 eMail: **kenandmirandaoe@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

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,
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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?

I do not see the development contributing to AFFORDABLE housing in Wellington and the infrastructure costs are vulnerable to 'blowout'. The loss of public access during construction is a major impediment to recreation use and the whole development seems contradictory to the council sustainability 'retreat from coastlines' message. What will the on going infrastructure maintenance

cost be? On the other hand the area will need spending to maintain existing use so I am not opposed to any development but it should not be done with ratepayers meeting the costs while developers profit. Sustainable cities (yes we are one of those are we not?) make creative use of former industrial 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?

- 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

If the housing is affordable and accessible. Forget the silly Sausalito stuff.

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

An extension of what is there already but it should keep the 'flavour' it has at the moment of a 'arts colony'. That means not blowing out development costs and filling it with bars and cafes reliant on fickle custom. The struggle of too many retail businesses around the waterfront/Queens Wharf area should be an indication. A hospitality economy is NOT a strong one.

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? **1402**

- 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

The whole 'boutique' thing is adspeak. Make it useable and attractive to local people not pitched at a prospective tourist market.

8. What other comments or questions do you have?

Comments

When we pay councillors to visit 'sustainable' cities and revitalised downtowns surely they come back with ideas that can inform a project like this and open it up to more creative ideas?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Julie-Ann**
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 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021**
 Mobile: **2803276**
 eMail: **Jay@redchilli.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

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?

This development is extremely dense and not considerate of the uniqueness of the location and access to Wellingtonians. Traffic and other services need to be linked to any development at this site.

1404

-
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

This reduces the access and rights of Wellingtonians.

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

Council should have more ownership of land and buildings and not be tied to a third party.

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

Needs to be more extensive.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alison**
 Last Name: **Melling**
 Street: **Flat 3D, Aston Towers, 131 Abel Smith Street**
 Suburb: **Aro Valley**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **0274429423**
 Mobile: **0274429423**
 eMail: **alison.melling@clear.net.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

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 think that it would make good use of this land and enhance the Wellington experience for both Wellingtonians and visitors.

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

I see major benefits in adding to the housing stock for Wellington. There is a huge lack of land available in Wellington to build new houses and a lack of houses for new buyers.

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

Will enhance the area and liven up Wellington.

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

Major benefits in adding to the available public spaces and facilities in Wellington. More choices of places for Wellingtonians to spend their recreation time.

8. What other comments or questions do you have?

Comments

I fully support this proposal and see major benefits for Wellington in developing this prime spot.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Tracey**
 Last Name: **Wilson**
 On behalf of: **Personal submission**
 Street: **87 Apu Crescent**
 Suburb: **Lyllall Bay**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0211490567**
 eMail: **tracey.wilson@paradise.net.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

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?

Firstly, I agree in principle that the land and current dwellings need to be developed. My concern is that the current proposal is not sympathetic to area. This area is jewel in Wellingtons crown and therefore it must always be freely be accessed to all Wellingtonians. It is very unique topography and I feel that the current proposal does not maximize the full recreational potential of the area. I am

concerned of the number of dwellings that is being proposed for this site. 280 Apartment, 58 Townhouse plus 14 stand alone homes. I believe that it not sustainable for the surrounding land area. You not the traffic will increase from 1200 vehicles to approx 4700. This area needs to retain space and not just a small green park like area. Shelly Bay is a magnate for cyclists, walkers and dog walkers alike. Shelly Bay needs to have access to the water for recreational swimmers, divers, kayakers and the like. I am also concerned that once this goes ahead, the Mt Crawford area will be utilized for housing and again, an opportunity lost.

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

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

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

1411

- 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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kalyn**
 Last Name: **Ponti**
 Street:
 Suburb:
 City:
 Country:
 eMail: **klponti@icloud.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?

Increase in housing Establishment of a new hub in Wellington with full infrastructure. There are not enough established neighbourhoods but this would make one. Ie Roseneath is not a hub or a destination

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

1413

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

Positive to add more much-needing housing. There is a shortage of rentals and house prices are increasing in Wellington. More supply is a good thing.

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

Making this a destination and a hub is a good thing. Adding local business opportunities is positive and creating an area where people can go and spend a few hours or all day is much needed

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?

1414

Comments

Again, this creates a hub which is much needed. There is also a shortage of hotels so this is great.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Karyn**
 Last Name: **Bain**
 Street: **532 Broadway**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **karynjbain@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

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:
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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?
 It is a beautiful area that needs to be used and improved.

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

The road possibly needs to be assessed as it would be great to have a safe cycle way added and more traffic would make the road more dangerous.

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 some quality/boutique shopping and cafes would bring life to the area. Again my concern is with the road access for cyclists with greater traffic.

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?

1417

Comments

I hope to see a modern, fresh mix of indoor and outdoor spaces.

8. What other comments or questions do you have?

Comments

Has a one way road been considered from Shelly bay to scorching bay to allow for a cycle/walk path around the point? It would be great to be able to use the road safely.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michael**
 Last Name: **Jenks**
 Organisation: **Ratepayer**
 On behalf of: **Wellington**
 Street: **15 Paneta Street**
 Suburb:
 City: **Paekakariki**
 Country:
 PostCode: **5034**
 Mobile: **0211275036**
 eMail: **Mikejenks@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:

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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?

I think it is a good idea as I would like to see a walk/cycle way around shelly bay

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

Shelly bay ltd will get something good completed, otherwise nothing is being done

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

It should be good if they have an incentive to make it work, as local ini benefit also.

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

As long as there is walkway/cycleway and public green space it is positive.

8. What other comments or questions do you have?

Comments

Good design would be a bonus!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Max**
 Last Name: **Willacy-Kuhn**
 Street: **20 High Street, Island Bay**
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **0221009371**
 Mobile: **0221009371**
 eMail: **maxlouievi@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

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:

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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 interested in seeing shelly bay developed into something new because i have little interest in the area in its current state.

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

Its a fact the wellington is currently suffering a housing crises and this is a step in the right direction to alleviate that.

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

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

As a wellingtonian i enjoy wondering various public areas such as parks, walkways and shopping areas. If done correctly i think this propped area could inject an interesting new element.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **roimata**
 Last Name: **kirikiri**
 Organisation: **individual**
 Street: **54 Mitchell Street**
 Suburb: **Brooklyn**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **021585852**
 eMail: **roimata.kirikiri@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

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:

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- 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?

Shelly Bay Ltd. are the right company, developers to enhance this area without constraining public access to the area.

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

Council would need to contribute to infrastructure development.

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

As long as the public can access the beach bay and that is not restrained. Its a great idea.

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

s long as the public does not lose access to the bays water etc. its a great idea.

8. What other comments or questions do you have?

Comments

nothing

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Brenda**
 Last Name: **Solon**
 Street: **39A Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021**
 Mobile: **02219572**
 eMail: **bee_nz@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?
 The agreement results in a loss of amenity (land ownership) for ratepayers.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1428

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

The housing will be high-end housing that is not what Wellington needs. It is not a location that is suited to housing, due to its remoteness and limited access, and outstanding natural/heritage values. Housing would put residents at distance from schools, everyday shops and other amenities - and supports a car-based lifestyle that is no longer appropriate.

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

Niche commercial/retail space is better suited to the area than housing, and this agreement could utilise existing buildings while still contributing to the infrastructure upgrade. I believe there is still a traffic issue - the road may technically be wide enough for the anticipated traffic but most users would disagree that it works really well with current traffic volumes. The lack of a dedicated cycle lane would be a missed opportunity.

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

As above.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Julia**
 Last Name: **Burgess**
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 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **+64211895858**
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 eMail: **jburgess@paradise.net.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

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?

Not convinced that proposed development won't result in a play/living area for the elite Density of buildings is out of proportion to land area We should be retaining more green space The developer will get major benefit; they should be funding the required infrastructure

1431

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

Sale of land will allow the development as proposed to go ahead, which I don't support

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

Lease of land will allow the development as proposed to go ahead, which I don't support

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

Question that there would be adequate provision for parking given density of housing and number of people living in and likely to visit area. Green space appears to be significantly reduced from what exists currently.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ian**
 Last Name: **Chell**
 Street:
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 eMail: **lanchells4@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

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,
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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?

I do not support the Council entering into an agreement with Shelly Bay Ltd for the following reasons: Infrastructure costs- I do not support the council contributing to the infrastructure costs of what is essentially a private development. (let alone the fact that the developers costs are capped, yet the councils are not) I doubt if the full cost of the infrastructure will be known at this point in time. So the council is essentially committing to an unknown amount (but at least \$10m). This is not a good use of rate payers money. Loss of public space - The result of the proposed development will essentially be a gated community for the wealthy. There is very little public space proposed and

very little public parking. Increase in traffic- traffic is estimated to increase from 1200 to 4,700 cars per day and 13 years of construction traffic. This is unacceptable. The roadway from Miramar to the city is already congested. What is the council proposing to resolve this issue? Shelly Bay road - I have lived in Miramar 60+ years. My family often stop along Shelly Bay road to enjoy the bays. This will no longer be possible with the widening of the road and very little parking from Miramar to Shelly Bay. Shelly Bay is an area of natural beauty and historical significance. Do not lose this opportunity to keep it as a recreational area for all to enjoy.

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

I do not agree with the development of Shelly Bay for the reasons listed above.

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 do not agree with the development of Shelly Bay for the reasons listed above.

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? **1435**

- 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

Very little public space in the proposed development.

8. What other comments or questions do you have?

Comments

Come on Council. A behind closed doors consenting process. Contributions to a private developer. Traffic congestion to an already congested area. Proposing to put high density housing in an area of natural beauty. No other options for the rate payer to consider. You can do better than this.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **paul**
 Last Name: **hewitson**
 Organisation: **Wellington Harrier Athletic club**
 Street: **Alexandra Road, Hataitai, Wellington**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 eMail: **kiwiquaker@xtra.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

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

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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?

We host the annual Bays relay road race through Shelley Bay and wish to seek assurances that we can continue the event. 2017 is the 50th anniversary and includes most lower north island athletic clubs with over 200 runners. Many of our athletes train around Shelley bay and it is also an integral part of the Wellington marathon.

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

Private ownership will enforce restrictions to public use

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

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?

1438

Comments

So long as the public has access and the road can be used for events this will not have any adverse affect

8. What other comments or questions do you have?

Comments

The club in particular and the wider athletic community wish to have continued acces to the route around shelly bay.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Lynley**
 Last Name: **Kadesi**
 Street: **522 Broadway**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021**
 Mobile: **2614480**
 eMail: **Lynley.Jane@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

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:

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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?

So long as the proposal benefits the locals already here then I am fine with it. This proposal only has negatives for current rate payers.

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

The amount that will fall on the rate payers does not seem fair. They need the infrastructure. Make the company that will get rich doing this project pay for the infrastructure. There does not seem to be any benefit to the rate payer if this project goes ahead. They should also park the rich people looking at having properties at Shelly Bay up at the old prison site instead. Shelly Bay should be a recreational space for the people of Wellington. Unfortunately this proposal sounds more like a 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

That could be ok if the proposal works with the beauty of the current landscape.

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

Anything built for local use should be fine. Just don't need all the extra housing turning it into a gated community.

8. What other comments or questions do you have?

Comments

Do we really need this or is it just a quick ticket to making a few people rich?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Tanea**
 Last Name: **Heke**
 Organisation: **Ms.**
 Street:
 Suburb: **WELLINGTON**
 City: **WELLINGTON**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **021886972**
 Mobile: **021886972**
 eMail: **tanea.heke@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

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:

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- 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?

While I understand the Council thinks Shelly Bay lends itself as a space where a housing development and public areas can share for all Wellingtonians, I don't support this concept. My whanau and I often ride our bikes around the peninsula, I'm not sure how the new development will

ensure this continues. Shelly Bay is such a beautiful space that lends itself as a space for all Wellingtonians to enjoy. I can't see how a housing development (with an overall increase in people, infrastructure, roading requirements etc) will add value to the community. Please think about the katoa rather than the upwardly mobile! Make Shelly Bay a space that we can all enjoy. Rather than a 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

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

What are the overall benefits for all Wellingtonians? I don't feel these have been adequately set out by Council.

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

Whatever...

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?

1444

- 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

Keep Shelly Bay as an open space with public facilities...

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Dean**
 Last Name: **Stanley**
 Organisation: **Private**
 Street: **324 Queens Drive**
 Suburb: **Lyall Bay**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **021332609**
 Mobile: **021332609**
 eMail: **dean.stanley@paradise.net.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

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

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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?
 It will be very positive for Wellington. It will create a real boost for the area.

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

No issues ... very beneficial as it will allow the development to go ahead.

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

No issues ... very beneficial as it will allow the development to go ahead.

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

They will contribute positively to the vibrancy of our city.

8. What other comments or questions do you have?

Comments

Make sure what happens in Shelley Bay is followed very quickly by developments around the prison and northern tip of the Watts peninsula. This has the potential to be a great park for our city while also leading to the development of some much needed housing.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Julia**
 Last Name: **Stace**
 Street: **129 Aro Street**
 Suburb: **Aro Valley**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **(04) 385 4606**
 eMail: **jbwstace@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

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,
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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?

It is a difficult site with buildings to go on existing, potentially contaminated infill, with a collapsing seawall and derelict sheds on Council property. The road along the coast may not be adequate, the infra structure certainly isn't. There is potential for the WCC to become interminably involved in propping up a private - for profit - development. WCC spending must be capped. There is no requirement for quality design on this iconic site. The proposed Shelly Bay Design Panel of 3 is¹⁴⁴⁹

dominated by developer appointees. An organisation like Waterfront Watch, reflecting public opinion, is required if this prominent site is to have an intensive housing development of up to seven storeys high. Any widening of the pleasantly scenic road for much increased traffic, generated by the Shelly Bay Ltd development, will adversely impact on penguins which nest in the rocks below. these are a special feature of the coastal area in which many Forest & bird volunteers have been involved.

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

This site consists of infill. It has liquefaction issues. The steep hillside behind has potential for slips. Remedial work is needed for it to be safe. (See Geotech report) It would be preferable to use this council owned area of Shelly Bay for extended public recreation use, including car parking, and not high rise housing. The northern bay that Shelly Bay Ltd now owns could still be developed for housing. It should include Aged Care which was detailed in the Resource Consent but has gone from this proposal.

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

As lessor, the WCC and not Shelly Bay Ltd, will be responsible for keeping the sea out of these buildings as sea level rises. This is a potentially a huge cost over 125 years. Please reduce the proposed lease to 25 years and renegotiate the lease in consideration of contemporary circumstance before any future renewals. However I would prefer that the WCC upgrades these

buildings at its own expense, stated as \$5.8 mill., so it keeps control of their uses the public interest and eventually recovers this upfront cost by letting them out as commercial / retail space, just as the developer proposes to do.

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

Shelly Bay Ltd intends to create exclusive, expensive housing at odds with public spaces for all. There is inadequate parking, both private and public, in their plan. Where is the storm water to be discharged? Current low use of the area means the water in both bays is clean enough for swimming. There is no requirement specified for it to be so after the development.

8. What other comments or questions do you have?

Comments

. The developer should be responsible for the infra structure as is usual when proposing a private housing development for profit. Their development will be enhanced by the WCC upgrading the public spaces for which the Council has responsibility. The wharves are in need of repair or demolishing, the sea wall needs rebuilding, from the bottom up in some places, the road needs upgrading - the list goes on. WCC spending at the very least should be capped, as is the developers' portion. I note that the infrastructure required for this site is so expensive it cannot go ahead unless Wellington rate payers pay for most of it.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michael**
 Last Name: **Norris**
 Organisation: **Victoria University of Wellington**
 Street: **13 Waitoa Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **michael.norris@vuw.ac.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

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?

While I am supportive of the current Shelly Bay facilities being upgraded, I feel that a major development in Shelly Bay risks losing the significant, unique environment of the Miramar Peninsula, and risks degrading the public accessibility.

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

A large tract of housing in one of the few areas of Wellington that still has significant natural beauty and wild areas (so close to the CBD) will impact on the general public accessibility and enjoyment of this area.

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 support the development of the existing delapidated buildings in Shelly Bay into more fit-for-purpose buildings.

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 support all of those, with, perhaps, the exception of a hotel (depending on the scale).

8. What other comments or questions do you have?

Comments

This proposal, in my view, will create a considerable problem with regards to transport and access issues to the Miramar Peninsula, especially for cyclist. As a cyclist myself, I have often enjoyed the annual Ciclovia event, which is a wonderful family event that brings many people into the Miramar peninsula, and creates a lot of business for the cafés at either end of the closed road section (esp. Chocolate Fish and Scorch-o-rama). But, getting to the peninsula itself is difficult for families, requiring cycling with small children on a section of road that has many blind corners with cars trying to overtake. This kind of situation will only be exacerbated with the current Shelly Bay development proposal. I encourage you to consider a more integrated cycleway into the redevelopment of the access road, and to seriously consider the impact that the inevitable massive increase in the amount of car traffic resulting from the residential development will have on the scenic beauty and accessibility to the Wellington community.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sam**
 Last Name: **McCutcheon**
 Street: **145 Pembroke Road**
 Suburb: **Wilton**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **sam.mccutcheon1@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

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?

Shelly Bay is a beautiful area and at present is extremely underutilised. it is close to the city and could easily be connected by ferry. I believe any development in Wellington would be a good thing, it gives residents a new area to visit and improves the city overall. I really like the current vibe of Shelly Bay with Chocolate Fish and the artists and if it was possible to facilitate the development as well as retaining these businesses I would support that. the surrounding buildings

1455

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

See issues as low as regulations can control the style and density of housing. Might lose some control but could make any key development aspects a condition of development

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

low risk, only a lease. need to ensure term if sufficient to provide certainty to all

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

As above, very supportive of developments of this nature, would add to Wellington character.

8. What other comments or questions do you have?

Comments

I see this as a project Wellington could get excited about

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 City: **Wellington**
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 eMail: **johnmadsenwn@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

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:

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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?

I do not agree to the area being developed for housing and commercial buildings. I believe if any development, should be for recreation similar to town belt and perhaps motorcamp type facilities. There is talk of upgrading the road to Shelley Bay to take tourist traffic traffic. the tourist wont just

1458

stop at Shelley Bay. The road past Shelley Bay is narrow. What happens there.

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

I dont see any benefit. There is large areas of land elsewhere that can be used for housing. there is already a huge traffic problem in the area. More housing going to cause huge problems with traffic.

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 dont see any benefit at all. The facilities that are there already are working well and could be upgraded if necessary. There is plenty retail areas, coffee shops etc elsewhere, ie, Oriental Bay, Miramar, Rongotai and Kilbirnie.

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 support the public space proposal 100 percent.

8. What other comments or questions do you have?

Comments

This is a beautiful area and should be developed for the benefit of all. Housing needs roads and facilities and is only of benefit to those few in the houses and excludes all New Zealanders from that area. We dont need a brewery and boutique hotel. There plenty of that stuff elsewhere. There is no open space like Shelly Bay anywhere else in Wellington. Once it gone its gone. That will be a great loss to Wellington City.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Arthur**
 Last Name: **Price**
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 Suburb: **Island Bay**
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 Country: **New Zealand**
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 Mobile: **0279001844**
 eMail: **price.arthur@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

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?

I am very concerned about the impact to hoiho, little blue penguin in the area. There must some action taken to protect them in this area. Under road tunnels, sanctuary zones with nesting boxes and measures to prevent them being run over should be put in place. This road is usually very quiet while they are active. This will change with new construction and residential traffic. Cycling lanes in

the area should be included. The road is very popular for cycling. Cyclovia is an awesome event and should be continued more frequently. I am very concerned about ratepayers money going into this venture. It will be the Shelley Bay Ltd and new residents that benefit most from this development and they should bear the costs. I'm also concerned about the loss of public land and want to ensure there is public access to all areas besides dwellings.

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

If there is some requirement for low income housing in the area I would support this. As it is it'll just be an area for the rich. Unless there is low income housing I don't support this sale. No public money should be spent on infrastructure unless cheap housing for those in need is provided.

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

Public space being given to the rich to profit from. Private gain for public loss

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? **1462**

- 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

Cafes, bars, shops, breweris and hotels are not public space. They are space for people with money who can afford to shop or spend money in these places. I support this area remaining truly public space. Parks, green areas and seating sound good.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alastair**
 Last Name: **Smith**
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 Suburb: **Aro Valley**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **+64210364443**
 Mobile: **+64210364443**
 eMail: **agsmith37@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

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:
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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?
 Worried about loss of public space, and the impact of traffic.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1464

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

The development is dependent on people travelling by car. There is no provision for public transport, other than the proposal of a ferry service, which is unlikely without GWRC support, and the construction of a new wharf. When the development is complete in 2030, NZ is committed under the Paris Agreement to have reduced carbon emissions by 30%. This will not be achieved by allowing housing developments dependent on private motor cars. Since residents will need to travel by car, the development will place strain on the existing roading links from the Eastern suburbs.

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

Do not want to see loss of public space It doesn't seem realistic for businesses to establish at Shelly Bay if they are paying full market rates. Most businesses currently at Shelly Bay are taking advantage of cheap rents in run down buildings. The cycling and walking route through the proposed development is not continuous, with a pinch point at Shed 8 where it would be necessary to go on the road.

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?

1465

- 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

A cafe destination is appropriate, but needs to be done in a way that maximises public space, and minimises impact on traffic.

8. What other comments or questions do you have?

Comments

The ability to walk and cycle the section of the Great Harbour Way/Te Aranui o Poneke around Miramar Peninsula is one of the great experiences in Wellington. When the road is closed to traffic for a Ciclovía thousands have been attracted to the area. The increase in traffic from 1200 to 4700 vehicles/day on a 6m wide road (rather than the recommended collector road width of 14m) will make cycling and walking on Shelly Bay Road unpleasant and dangerous. With the increased traffic volumes, Shelly Bay Rd will be similar to the Pauatahanui section of SH58, the 'second most dangerous road in the country'. A better solution for Miramar Peninsula would be as a natural reserve, with a one-way road and a shared cycling and walking lane, and an emphasis on businesses that capitalise on this. An ambitious alternative would be a car free suburb, with limited parking and car access, but a frequent shuttle to Miramar to connect with public transport, or to pick up a car from a parking building. The road could be reconfigured to prioritise pedestrians and walkers. Over the time of the development, it's likely that autonomous vehicle technology will have developed for shuttles, and a new generation will prefer shared use vehicles rather than car ownership. Parents will be glad to live in a suburb where children can roam without fear of cars, and active transport will be a real possibility.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Shand**
 Street: **32 Cuba Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **021 499 772**
 eMail: **adam@shand.net**

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?

I agree that something needs to be done with Shelly Bay, it's a wasted opportunity at the moment. However given the long history of Shelly Bay, it's long term community use, and that it is one of the most beautiful wild spaces near Wellington, I am really disappointed with the almost total lack of community engagement in the process.

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

I am open to it in theory, but would like to see a robust discussion of the broader implications to the community and Wellington at large. I believe that there is a happy middle ground, where a developer can have a viable business opportunity and the community can benefit as a whole. However that discussion hasn't happened.

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 don't understand the pros/cons of leasing vs selling in this context. Why is some land being sold and some being leased?

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 of Shelly Bay being developed, I am concerned about the specifics of this proposal. I saw only vague mention of what would happen to the open and public spaces along the road to/from Shelly Bay which are extensively used for walkers, runners, cyclists, fishers, kids, etc. How will all the additional traffic affect these spaces? How will the seawall affect them? Will they still be safe for walking/running/cycling? I see the wildness and relative closeness to the CBD as huge benefits to the community. When I lived out here these semi-wild spaces were a treasure and I would be very sad to see them lost to the community.

8. What other comments or questions do you have?

Comments

I no longer live in the Eastern Suburbs, but I did for years and I still work out here. I'm surprised and confused by the fact that I have seen zero mention of the long term impact of construction and traffic. Traffic out of the Eastern Suburbs is already pretty dire, adding thousands more cars per day doesn't sound fun.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andy**
 Last Name: **GILBERT**
 Organisation: **self**
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 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6035**
 Mobile: **021674867**
 eMail: **andy.gilbert@clear.net.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

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?

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

1470

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Richard**
 Last Name: **Norman**
 On behalf of: **Personal submission**
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 Suburb: **Mount Victoria**
 City: **Wellington**
 Country:
 PostCode: **6011**
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 eMail: **richard.norman@vuw.ac.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

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?

This proposal is a creative mix of public and private investment which will add to Wellington's distinctive connections between harbour and city. I was involved with advocating for development of the harbour front in the central city, now a major reason for accolades for Wellington such as the coolest little capital or most liveable city. The Shelly Bay development follows in this experience of

change.

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michelle**
 Last Name: **Catterson**
 Street:
 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 Daytime Phone: **0211719239**
 Mobile: **0211719239**
 eMail: **michellecatterson@yahoo.co.uk**

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 disagree with the 50/50 split between the Council and Shelly Bay Ltd for the cost of infrastructure improvement. Shelly Bay Ltd should bear the cost of all and any infrastructure improvement (including the Council's seawall and road) that their venture receives a benefit from. I am ok with the idea of the Council paying the cost of public space development provided this is focused on facilities for the benefit of the Wellington public, provided it is not primarily (or in the main part, 1476

could be seen to be) for the benefit of Shelly Bay Ltd or their customers.

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

I am happy with the proposed mix of housing solutions, with house prices increasing I feel it is very important to include lower priced accommodations in all housing developments.

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

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

Yes, I think all of these are a great use of the space. It would also be a really good idea to retain one of the original buildings, partly for heritage reasons but also as a council-owned guaranteed low rent option for things like the current craft market and other uses such as Christmas markets, farmers markets, etc. In other words, something that local people can use for low cost ac hoc purpose

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Douceline**
 Last Name: **Van Arts**
 Street:
 Suburb: **Wadestown**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6012**
 Mobile: **0220876197**
 eMail: **douceyva@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

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?

Shelly Bay has been an eyesore for many years and detracts from Wellingtons beautiful coastal areas. It's under utilized, resourced and badly in need of development and services. This development offers a wide variety of opportunities, increases the benefits, attractiveness and functions of Shelly Bay as well as increasing tourist and visitor enjoyment, housing and jobs.

1479

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

Demolition and removal of derelict buildings, variety of new facilities including replacement of the wharf, renewed interest by Wellingtonians and visitors to that area, a new vibrant and desirable neighbourhood, a ferry service, new businesses and jobs ultimate revenue for WCC which is a benefit to our city

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

Improved and much needed upgrading of services and the ability for the development to be built in its entirety. Another visitor and tourist destination as well as local enjoyment increased rate revenue, increased jobs, renewed interest to enjoy open spaces and facilities

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

currently poor public amenities and spaces in that vicinity so this will increase public enjoyment, increase housing, business and improved services for everyone

8. What other comments or questions do you have?

Comments

As a long standing, proud Wellingtonian I will enjoy using and promoting the spaces, businesses and facilities in this development. Shelly Bay has been an eyesore and problem area for a very long time. This project will resolve many issues for the area and the council as well as providing a revenue stream. Shelly Bay Ltd has put much thoughtful planning, time and money into the proposal. I look forward to increased transparency from the council and for Shelly Bay Ltd to go ahead with the development as soon as possible.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Michelle**
 Last Name: **Wickens**
 On behalf of: **Self**
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 eMail: **michellewickens@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

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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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?

No consideration of cyclists that use the peninsular, current speed limit of 40 which I support. No affordable housing as it seems the proposed housing is only at the top end of the market.

1482

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

The housing will be for the top end of the market rather than the low-mid range which is needed in Wellington to relieve the housing crisis.

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

Provided the current community and commercial operations are given a say/ affordable option to be included in the new development.

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

No cyclist/ cycling taken into consideration in the planning. Please be aware that kids learning to ride in this area, and cyclists in general train here every weekend.

8. What other comments or questions do you have?

Comments

Please listen and try and assist home buyers that wish to stay in the Wellington area but are being pushed out due to only high-end properties being developed.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Jennifer**
 Last Name: **Loughnan**
 On behalf of: **Kevin Sherwood and myself**
 Street: **3 Fortification Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0221769391**
 eMail: **jenloughnan@yahoo.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

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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?

I am concerned about - Congestion on the road and at the cutting and surrounding areas (I understand the road is not being widened, and there is only one route in and out) - The amazing natural park and wonderful Wellington landmark being taken over by houses - The increase in rates

1485

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

- Have you taken the increase in traffic into account? - It's a shame to take such a beautiful public place and turn it into private dwellings

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

- What would happen to Chocolate Fish? - How are planning traffic flow?

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 love the idea of a waterfront walkway and green space How can one narrow road take that much traffic? If we have an Earthquake, what is the evacuation plan? Getting in and out of Miramar will become a nightmare (it is pretty bad currently in rush hours)

8. What other comments or questions do you have?

Comments

If you have a plan for conserving some big natural parks and recreational areas in Shelly Bay and a solution for the crazy congestion that this new development will create I am all ears!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Dan**
 Last Name: **Henry**
 Street: **170 Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6421355848**
 Mobile: **021 355 848**
 eMail: **beaconhillpictures@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

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,
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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?

My reasons are many, but number one is that the costs of the required improvements to the infrastructure, such that the development can proceed, are far too great, and still not quantified. You suggest a 50-50 split, but it's subsequently been stated that the developer's contribution be capped at \$10 million. One only needs to look at costings of large scale infrastructure work

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proposed for similar areas in the eastern suburbs to realise the true cost of this element will be far more than \$20 million, and likely upwards of \$40 to \$50 million. The council does not appear to have independently costed the works, but rather taken the developer at his word. There is no sound reason for committing generations of ratepayers to this expense. The ratepayers will bear the cost and the developer will reap all the profit. The second is that I think Wellingtonians will lose far more than they gain by this development proceeding. We'll lose access to a large amount of accessible land. Granted much of the base and its associated roads are currently privately owned, but in practice, the public have right to roam. We'll lose access to the 2.5km of coastline, through loss of parking. Instead, we'll have 350 private dwellings, and a 50m by 30m lawn. Any suggestion that outsiders will be welcome here is cynical - and hopelessly optimistic at best.

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

I strongly disapprove of selling this land and building such intensive housing. I understand that Wellington needs more housing, but 350 dwellings alone is not going to fix it, and this area is not the place. The fact that the road and the infrastructure cannot support such intensive building should be a clue. There is land elsewhere in the city - even on the peninsula which is better suited to housing.

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

The sea-level rise factor makes this a poor decision. Who will be responsible for mitigating risk to

buildings and improvements, when the rising sea makes these areas unsafe? The tenant? Or the ratepayer as landlord? I understand there's directive from central government enforcing a 'retreat' from coastal areas lower than 1.9m above sea level. By my reckoning this would encompass more than a third of the area being considered for lease. I cannot fathom why more detailed analysis had not been done in this area prior to the resource consent being granted.

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 think public spaces are hugely important. To the extent that I think any development in the Bay should be close to 100% publicly accessible. I guess the 350 houses are there to gain maximum profits for the developer.. but I think the Council should have sought multiple visions for the area, rather than be lead by one developer. So -public spaces are good - but what's proposed here is in NO way enough. The village green is tiny. A walkway? - for goodness sake, it's the coast! Of course there should be a walkway! That's like telling us you'll provide fresh air for all visitors. Parking - there is not enough. What's available will be used by residents. There's no public transport planned, no cycle-way planned, ... so people will HAVE to drive. It's a handbrake to the whole space. A cafe? ..ok, but not exactly visionary is it.

8. What other comments or questions do you have?

Comments

I've covered only a few main points here. The increased traffic flow has clearly not been thought through, with regards to the downstream effect on an already stressed Cobham Drive; The bizarre way this development has been ushered through the HAASHA Act - deliberately to avoid consultation and notification of consent, it would seem; I fear greatly that this proposal is the thin end of the wedge. That phases two and three of this concrete jungle will ruin Mt Crawford and Watts Peninsula forever. I realise the scope of this submissions process is limited to the sale and lease of two land parcels, and it NOT seeking general views on he potential of the area - but I think the Council has a great opportunity here; a chance to shape the beginnings of something truly world class in an area that is the best real estate, in the best city in the world. I would urge Councillors to take the long view - and decide to make their legacy something far greater than an urban slum. Thanks for reading this far. I do appreciate it. Cheers, Dan

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sandy**
 Last Name: **Morrison**
 On behalf of: **Self**
 Street: **26 Ellora Street**
 Suburb: **Ngaio**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6035**
 Daytime Phone: **04 479 1928**
 eMail: **sandimo@xtra.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

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 totally Against the Council entering into an agreement to sell public land to private developers. This development will effectively be for the benefit of those who have the money to buy the apartments, houses and a place in the proposed rest home. This will be a development for the monied few and should not be subsidised by the ratepayer. Such a development will exacerbate

1491

Wellington's social divide. The Council should seek to lessen it!

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

I am totally opposed to the Council benefitting the few at a cost to all ratepayers when there is an ever increasing social need across the city. What are the Council's priorities in this respect?

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

If a lease on those buildings will add to the vibrancy of the bay then I am in favour of such a development. Currently the Chocolate Fish is the main attraction and I would like to see a proliferation of artists and artisans in the area so that there is something for everyone and it becomes a living area and not the proposed luxury retreat.

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

1492

- 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 see real benefit in the development of a waterfront walkway, a green space, parking and seating, cafes, bars and shops. But how many? How much parking space. The existing space is already inadequate and if there is to be no parking between Miramar wharf and Shelly Bay then the situation will be untenable. Residents parking only?

8. What other comments or questions do you have?

Comments

The Miramar peninsula is potentially another jewel in Wellington's crown and any future development should be part of an overview of the entire peninsula. Ratepayers should never be expected to subsidise any development that ultimately benefits a few and certainly not a developer! Convert the gaol into a hotel, establish a camping site, promote mixed housing, community spaces, artists and artisans. Promote an area for many to live, work and flourish in. Not a retreat for the privileged few.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

From: Sandy Morrison <sandimo@xtra.co.nz>
Sent: Thursday, 10 August 2017 12:45 p.m.
To: shellybay
Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

I am Wellington born, a citizen and ratepayer and abhor Wellington City Council's planned sale of land and the proposed development of Shelly Bay. I think it ill considered and socially divisive.

The council should not be selling more public land for the benefit of a few.

This development will be for those with the money to buy the apartments and houses, to stay in the boutique hotel, to be sequestered in the retirement home. It will be a development for an elite!

Ratepayers should not be subsidizing such a development and exacerbating the city's social divide.

Ratepayer monies should be used for the benefit of the majority of citizens.

Travel to and from the Eastern suburbs and the airport is a well documented problem, currently still under consideration, and in need of a long term solution before a development such as this is added to the mix.

I am totally in favour of upgrading Shelly Bay and development of the Miramar peninsula but such a development should be in the interests of the majority of citizens and accessible to that majority. Public money should be used for the public good, not to subsidize private interest and profit.

Sandy Morrison

Submitter Details

First Name: **Michelle**
 Last Name: **Chiu**
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 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Daytime Phone: **(04)9772368**
 Mobile: **(021)2661356**
 eMail: **mchiu786@yahoo.com.hk**

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?

Great idea - good use of unused council resources

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed

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

Very innovative thinking. Allows developers who have funds to create new facilities for Wellington

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

Good use of land that is current under-used.

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?

1496

Comments

Fully support this as it would create a new destination area in the northern suburbs apart from just the shopping mall at Rongotai

8. What other comments or questions do you have?

Comments

Great idea.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mathew**
 Last Name: **Lee**
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 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **027 646 5605**
 eMail: **matallee@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

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?

WCC involvement should theoretically protect the public interests and represents the public rights to access substantial public amenity in the area (i.e. public space, foreshore areas, surrounding environs, access through site).

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

I am in favour of making tracts of land available for residential development (providing there is a high level of design quality required of any development), however, I believe the predominant public open area should be in the northern bay of the development. The views back towards the city are remarkable (as currently experienced by the Chocolate Fish Cafe) and form an important connection between the city and Shelly Bay. The area currently marked the 'Village Green' does not get these views partly because the refurbished public buildings will block this and secondly the general shape of the bay orients this space towards the south west. Public space should be given priority for views and sunlight, not private residential areas.

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

This will be beneficial if the right mix of businesses can inhabit these leases. The Chocolate Fish Cafe is very successful in that it caters to a wide demographic of Wellington's community and maintains a casual or even ad hoc atmosphere. If the commercial ventures that end up here are all high end or cater only to tourism then the true value of this space will be lost to the community of Wellington.

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

The public aspects of this development are key to the success of it as a piece of urban design. The public spaces should also have a enough flexibility to host things like markets, community and family events, performances, etc. The public spaces should be clustered closely enough to create an general civic atmosphere. The various public facilities should have established sight lines to each other and close connections to the general movement of the public through the site. I believe a good example of this which is similar in scale is the public/retail space in Mapua in the Nelson region.

8. What other comments or questions do you have?

Comments

If this venture is going to be considered truly part of the city then there needs to be a high level of connection between the city and Shelly Bay. There needs to be good public transport by bus and ferry. I believe a new ferry service should be created to service this area as well as other drop off points around the harbour. If the only way people can get to this site is by car then I don't think it will be the success that the city would want it to be.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Nick**
 Last Name: **James**
 Street: **1 Fyvie Avenue**
 Suburb: **Tawa**
 City: **Wellington**
 Country:
 PostCode: **5028**
 Daytime Phone: **021 647 744**
 Mobile: **021 647 744**
 eMail: **nwjames@iconz.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?

It will commit the council to an known amount of money that will not be for the benefit of the community at large. Any benefit to this group will be small, and probably less than now.

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

The land is far better used for a park or recreation area. There is plenty plenty of land on the hills above the beach area for housing.

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

We have seen too much waterfront land used for private commercial/retail purposes, with no, or very little advantage to the community at large.

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

On principle, I do support this but if the businesses go under, there is the danger the buildings will end up in private control - example is the Z energy/Fronde building on the waterfront. Some exit strategy would be required to ensure public amenity value is not compromised in the event the ventures fail.

8. What other comments or questions do you have?

Comments

As other people have pointed out, the road to Shelly Bay is just not sufficient for the traffic that would be generated and the infrastructure entirely inadequate. Improving these would involve the council, and by extension ratepayers, in considerable expenditure unlikely to be paid for by rates. Unoccupied land such as this is now rare and better used for community purposes. Other land is available for housing and commercial uses.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Marcel**
 Last Name: **van den Assum**
 On behalf of: **Myself**
 Street: **18 Karekare Road**
 Suburb: **Raumati South**
 City: **Paraparaumu**
 Country:
 PostCode: **5032**
 Daytime Phone: **021963459**
 Mobile: **021963459**
 eMail: **vandenassum@outlook.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

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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?

Taking a run down liability into a valuable asset. Adds further interest to Wellington. Extends housing close to city for ease of transport access etc. Strong vision, design lead, incorporating new sustainable technologies.

1504

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

Fair trade off

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

Need housing and commercial close and in empathy

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kasun**
 Last Name: **Perera**
 Street:
 Suburb:
 City:
 Country:
 Mobile: **0221002155**
 eMail: **kkcperera@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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- 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?

It's a large development that will enhance the quality of space in general in the Wellington region. The current situation of the area is not very appealing and that stretch itself has a great potential to be an attractive tourism/public area with great views to sea. It creates a substantial number of jobs and opportunities to Wellingtonians and may attract workforce from other parts of the country as well.

1507

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

If the area has a great potential to be developed as a great and safe neighborhood with all necessary facilities, I think the opportunity should be given to develop. Given the fact that these lands weren't used for a long time, if weren't used when the opportunity arises, the city will lose a big development opportunity that has a major influence in economical and social development of Wellington. Necessary measures always need to be in place to prevent the damage to the natural beauty and environment. A housing development of this scale will make the area a populated place that will demand a good infrastructure system. The proper utilization of the coastal area is another issue in this development.

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

The developers will develop the current run-down areas/structures at their cost, which will finally add to the council property.

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? **1508**

- 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

You can't have all these in vicinity even in the Wellington city.! So that's a good proposal.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **John**
 Last Name: **Barrance**
 On behalf of: **Myself and the Wellington Harrier Athletic Club Inc.**
 Street: **Flat 3, 69 Simla Crescent**
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 eMail: **taxal@xtra.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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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?

Land sale and lease prices must be market value, not a discounted price. The developer's dollar share of these costs is limited, meaning all of the balance will be born by ratepayers.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1510

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

Land sale prices must be market value, not a discounted price. Concern at high density residential development very close to high water level. If predictions are correct then the area may be below, or very close to, high water within the expected life span of the buildings. Where will the blue tsunami line be painted.

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

Benefit is removing or upgrading derelict buildings. Downside is increased vehicle traffic use of the roads.

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

Restriction of open green public spaces by commercial interests, blocking free access to recreational space for families. Restriction of access through the area by all recreational users: walkers, runners, and cyclists. The large increase in vehicle traffic will adversely restrict the safe use by these recreational users.

8. What other comments or questions do you have?

Comments

The imbalance in risk and costs for the developer and the ratepayer. The developers costs are dollar limited. The ratepayers costs are unlimited. The development is targeted at higher cost homes. If the WCC is to spend ratepayers money that would better be used for developing social housing. Very large costs to upgrade Shelly Bay Road to a level where it can handle increased vehicle traffic together with the safe use by pedestrians and cyclists. Very large cost to upgrade the intersection of Shelly Bay Road and Miramar Avenue. Very large costs to support the required upgrades in infrastructure: water, sewerage, storm water, power, gas, seawalls and pathways. Very large increase in vehicle traffic flowing on to Cobham Drive, Mt Victoria tunnel, and the Basin Reserve. All these three areas must be solved prior to embarking on projects that only add to the congestion and economic loss. Four times the current vehicle use of Shelly Bay Road once the project is completed (4700 versus 1200 per day). This will have a detrimental effect on quiet green spaces close to the City. As well as being dangerous to young families and other recreational users: walkers, runners, cyclists. The development stages of the plan are spread over 13 years. There will be restrictions on public access. There will be hazardous road conditions for other users. Large construction vehicles and young children do not mix easily. And there is but one narrow access way for all. Generations of athletes (runners, triathletes, cyclists) and aspiring champions have used the roads around the Miramar Peninsular for their training. These roads are relatively quiet and safe for them to use. Iconic sporting events may no longer be able to use Shelly Bay Road. Because of the increased vehicle traffic on the road itself, and because of the restrictions through the commercial and residential areas. The construction phase of 13 years will be even worse. Saturday 12th August 2017 is the 50th running of the Bays Relay. The relay, for 5 people in each team, was first run in 1968 and has been run every year since. It runs from Island Bay to Evans Bay, around the Southern Bays and Miramar Peninsular, through to the corner of Cobham Drive and Evans Bay Parade.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Fraser**
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 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.

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?

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

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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
 - 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

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?

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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Trevor**
 Last Name: **Henry**
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 Suburb: **Hataitai**
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 Daytime Phone: **(04) 386 2765**
 Mobile: **021 245 8642**
 eMail: **trevor.henry@clear.net.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

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 do not support the agreement because it leaves the council/ratepayers exposed with unclear infrastructure development costs. Shelly Bay Ltd's contribution is capped at \$10 million. The council would have to meet any additional costs to the benefit of SBL. There does not appear to be an independent costing of the works, rather an acceptance of developer's estimates.

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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

The public will lose current access to Shelly Bay areas if the site is developed into an exclusive housing area. It is wrong to designate the development as a Special Housing Area in terms of the HASHAA. Housing planned will not meet Wellington's social housing 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 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 oppose the sale and lease of the property for reasons stated above.

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

Public benefit is illusory. Increased traffic on existing roadway will raise the danger for cyclists and other recreational athletes. Better planning is needed to avoid a repeat of the Island Bay cycle way debacle. Access to public spaces will be severely restricted by this development. There is no public transport planned and little public parking will be available. The health and safety of cyclists and pedestrians will be jeopardised.

8. What other comments or questions do you have?

Comments

The council must open proper consultation with iwi and ratepayers and consider further options for Shelly Bay rather than rush to development hiding behind the HASHAA.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Drabble**
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 Suburb: **Island Bay**
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 Country: **New Zealand**
 PostCode: **6023**
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 eMail: **calypso0132@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

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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?

It reeks of corrupt interests. The council should be preserving natural areas not developing more concrete jungles.

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

The environmental impacts are my primary objection. This is a wonderful relatively undeveloped area of Wellington that we have so few of left. I would prefer that Shelly Bay is left as is for public enjoyment, instead of being exploited for the mighty dollar. Focus on intensification of existing concrete jungles to fix the housing problem instead of urban sprawl! These areas are key to the survival of our flora and fauna, which are undergoing extinction world wide at an alarming rate - some scientists are calling this era the sixth great extinction. Particularly for the sake of the little blue penguin who's habitat will be negatively affected, who's already a rare but treasured sight, please at the least consider mitigation actions you could take (travel corridors, areas untouched etc) in granting your resource consent, if you will not consider abandoning the venture all together.

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

See above.

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? 1520

- 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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Wright**
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 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Daytime Phone: **04 4795215**
 eMail: **euan.wright@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

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:
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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?

Shelly Bay Limited is seeking to make a commercial gain from the development. They should pay a greater contribution to the upgrades required, particularly water and waste water. Developers get infrastructure access too cheap. The road at present will have difficulty coping with the increased vehicle movements. Widening or developing the road will change the character of the area. It will also place the transit of little Blue penguins in danger.

1522

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

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

If the buildings are renovated that is better than their present state. Access to the wharf should be improved. Families need somewhere to be able to fish from a wharf which is now severely restricted in the Wellington 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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Mobile: **+64272218883**
 eMail: **alanhucks@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

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?

Supportive on the condition of many incentives and consequences being in place for the length of the lease/sale. Developer must contribute ongoing costs for maintenance and modernisation. Council must create accurate and measurable criteria for performance of the developer for duration of the lease.

1525

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

Reflection that the parking and infrastructure is not sufficient for the proposed residents and public visitors (including those local Miramar/Seatoun residents who use the road for commuting/access to activities) The Council rental leases for buildings be strictly controlled to allow low income artists and community residents to utilise and afford to rent the area as they currently have prior to development. Not enough public space has been allocated nor has the parking along the road from Miramar wharf and Scorching Bay been considered for major events that happen regularly like marathons, bike races, fireworks, festivals etc. Alternative access should be considered from the top of Mapuia down to the Shelly Bay development.

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

Keen to hear your views on strategic themes for WCC for the new Shelly Bay development and what the opportunity can be used for to develop Arts and Culture, Tourism and Historic initiatives for the citizens. Keen to see some leadership around what policies for building ecosystems and public good can be applied in this sale and lease rather than the measure of economic impact via rates and taxes. Safeguarding a 100 year lease to a commercial operator appears to have profit at the centre of all decisions... just want to be wary of public good initiatives alongside this opportunity for the WCC - Legacy stuff and exciting stuff for the city. (we have enough cafe's, bars and restaurants - what else can we pioneer here??) I would hope that the offer to renters is open to

those who have established Shelly Bay as a hive of artistic activity and the pioneers are given affordable rates to stay and continue to benefit from the new ecosystem. These companies and individuals set up there for multiple reasons (mostly low rent) and have helped create Shelly Bay into a destination with little or no outside help from Council (or developers). I would urge anyone not to forget these people and reward them for their hard work in making this 'gem'(rough but lovely gem) the place it is today. Ask yourself the question - what type of atmosphere do you want there? Is it a chance for Wellington to front foot our arts and culture scene? Make a world leading showcase of talent? Please don't make it yet another hub of cafes and restaurants with no soul.

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

My only real concern is that as the WCC is providing a leasehold of the land that will be used for commercial and community purposes that the same policies are honoured as if it was leasing the land itself to wellington businesses, individuals and community organisers. Is there any policies that the WCC uses for tenants and commercial leases that should be carried over to the Shelly Bay co? Also great to see the peninsular developed. I'd hate to see this turn into a playground for the rich when the ecosystem has been developed over the last few years by small business and artists.

8. What other comments or questions do you have?

Comments

Traffic and building disruption is inevitable and once the construction is done then it can't be reversed. All major issues should be over budgeted for as will invariably go over time and cost. There isn't a theme to this development apart from a loose idea of high end housing and retail space for visitors. What is the objective beyond housing that the WCC s trying to achieve? Is this a jewel is Wgtn crown then don't let it be under invested in to meet the outcomes of the developer. Make it something truely special and invest for the long view.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Suburb: **Miramar**
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 eMail: **norringtonlg@outlook.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

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- 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?

Feel that the development will destroy the natural aspect and quaintness and obvious accessibility for all people. The development will be geared towards elitist type housing with the feeling of belonging to the locals being lost. The huge amount of traffic congestion now experienced on Cobham Drive will be exacerbated by extra housing and hotel. Traffic lights will not necessarily help

1528

congestion - it will slow down existing commuter traffic and again with extra cars on road will hugely affect travel times and congestion.

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

No benefit - it will become housing for the well-off. We don't need hotels in the area. Yet another peaceful green space used for development. Please rethink - keep it as an open space. Feel that the development will destroy the natural aspect and quaintness and obvious accessibility for all people. The development will be geared towards elitist type housing with the feeling of belonging to the locals being lost. The huge amount of traffic congestion now experienced on Cobham Drive will be exacerbated by extra housing and hotel. Traffic lights will not necessarily help congestion - it will slow down existing commuter traffic and again with extra cars on road will hugely affect travel times and congestion.

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

None.

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

Tidy up the green space. Don;t need hotel. Don't need a brewery! Cafes/art installation etc. ok

8. What other comments or questions do you have?

Comments

We don't need yet another brewery/pub/hotel - nor extra housing. Miramar infrastructure will not cope with the extra thousands of residents and accompanying traffic. The proposed ferry will be expensive, slow and reliant on our extreme weather. How and why are you going to subsidise a bus service? Why not subsidise for the whole peninsula? Can't we just keep this area non commercial and for the use of all people - Make a park area for picnickers, day trippers. Nature reserve. Spot for everyone to enjoy.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Pablo**
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 eMail: **pablobuy@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

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?

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1531

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

until the infrastructure - road, tunnels etc to support this sort of change, increase of population on the miramar peninsula is built is ridiculous to be even been talking about this.

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

until the infrastructure - road, tunnels etc to support this sort of change, increase of population on the miramar peninsula is built is ridiculous to be even been talking about this.

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

until the infrastructure - road, tunnels etc to support this sort of change, increase of population on the miramar peninsula is built is ridiculous to be even been talking about this.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Meyers**
 Street: **54 Strathavon Road**
 Suburb: **Miramar**
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 Country:
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 Mobile: **021 08380966**
 eMail: **marymeyers100@icloud.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?

It will bring life to the area. It will utilise the space for the benefit of residents of Miramar and bring visitors to the area. I see this as an exciting development with potential for creating facilities for many different users including; an exciting residential area, a great place to visit, for Miramar and Wellington Residents, an alternative to getting to and from the city by Ferry, better use of the area.

It will deal with the poor standard of the existing buildings and wharfs.

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

Create more housing More income from rates

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

It provides ongoing income to the council.

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

It provides an attraction for Wellington Residents and visitors.

8. What other comments or questions do you have?

Comments

1 Toilet facilities need to be well provided for the general public. 2 Will there be any facilities for recreational boating to visit the area? 3 Massey memorial needs to be upgraded as an attraction for the area. 4 There needs to be facilities for bike hire and bike stands in the area so that one way biking to the area is possible. 5 The provision of childrens play ground areas will be important to maintaining and enhancing what is already there.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Richard**
 Last Name: **Hallam**
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 Suburb: **Karori**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **044636043**
 Mobile: **0212436043**
 eMail: **richard.hallam@vuw.ac.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

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,
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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?

I am resolutely not in favour of the 50/50 split between the Council and Shelly Bay Ltd for the cost of infrastructure improvement. Shelly Bay Ltd should bear the cost of any infrastructure improvement that their venture receives a benefit from (including the Council's seawall and road). If this is not acceptable to Shelly Bay Ltd, then a proposal should be put out to the open market for

other companies to submit tenders against, based a zero spend of public money for corporate or commercial gain. However, I am happy with the idea of the Council paying the cost of public space development provided this is focused on facilities for the general of the Wellington public and a genuine public use therein, and that this is not primarily for the benefit of Shelly Bay Ltd and/or their customers.

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

The Council would need to be absolutely sure that they achieve a full current market price and that the housing would be not merely catering to an elite buyer. There should a provision for rental, social and affordable housing written into any arrangement. However, a much better option than sale would be to lease the land under the same condition, as this would ensure an ongoing revenue stream and greater control of any future use. If the land is eventually sold the money raised should be used for the direct benefit of Wellington rate payers and for developing community facilities in suburbs away from the Miramar area who will not benefit from the Shelly Bay development.

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

Yes, this is a great idea. The council should also use this model for the area of land put aside for housing.

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

Yes, I think all of these are a great uses of the spaces. Furthermore, it would also be a really good idea to retain one of the original buildings, partly for heritage reasons but also as a council-owned guaranteed low 'rent' option for things like the current craft market and other uses such as Christmas markets, farmers markets, etc. In other words, something that local people can use for low cost ac hoc purposes.

8. What other comments or questions do you have?

Comments

I fully support the idea of developing that land but am totally in opposition to the Council funding anything that will contribute to commercial profit using Council (ie. ratepayers') money. If Shelly Bay Ltd cannot fully fund the infrastructure upgrades required for their project, then they need to go back and redevelop their business plan to account for this. If they cannot do this, I'm sure that based on the long term financial projections there will be another investor that can. There is, and should be, no rush to progress with the development (as the site is not derelict and is currently put to good - if not optimum - use) and as such an investor must be found who can wholly fund their project, not requiring an injection of ratepayer money to achieve their goals and private financial gains.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Susan**
 Last Name: **Iversen**
 Street: **104 The Esplanade**
 Suburb: **Houghton Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 eMail: **Susan.iversen@xtra.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

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?

Don't like the current proposal, not enough public space, development is too intensive and the cost to ratepayers is too high with all return going to the developer not to Wellingtonians. I object to paying to lose a space that I love - I go to Shelley Bay at least twice a week. This whole area is used heaps by lots of people. The disruption and danger on the road will ruin the use of the peninsular for everyone.

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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

Why are we losing public space to give to a developer for private use - will be a big loss to the city.

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

As above

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

Public space is great but there is not enough in current proposal especially compared to the density of the housing. A micro brewery - why? What about the artists that are out there already making for an interesting community feel?

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Hardik**
 Last Name: **Jariwala**
 Street: **5 Kedah Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0211353639**
 eMail: **hardik_jariwala@ymail.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?

If council have spare money to develop this area than why don't you think about road infrastructure .as now a days traffic getting worse around basin reserve. Please invest money in traffic solving first and resolve as soon as possible.

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

How you gonna manage the traffic as current stage..even on weekend it's too hard to go in town via SH1. Let's say if we do develop this area , it's just gonna add another lot of traffic in the current sage while we really need to think about making SH1 bigger with more lanes and also start to develop new Victoria tunnel to get rid of this traffic around basin reserve. Once this happen only than we can think about developing Shelly Bay. Not to mention is this place one of the dark place in town to view the dark sky. Please don't take this away

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

As above.

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

Not really mind if council make some facilities for the public but no residential development.

8. What other comments or questions do you have?

Comments

Read above

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Shaw**
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 Suburb: **Maupuia**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 Daytime Phone: **04 3889232**
 Mobile: **0211820643**
 eMail: **david.shaw1@xtra.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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- 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 do not support this proposal The council should include this land at all in the proposal. The public [council] land is extremely strategically important to this development as an independent public space. the current proposed development already sees too much land that was previously green space now covered in large buildings which are not appropriate to the culture and heritage of this

site. With the increased demand for facilities created by the development, public space will be very important. I do not have any confidence that the developer will have public access and green space in their focus and high on the list in their planning objectives. I walk this area at least twice a week. The council needs to be vigilant and tightly control the plans for public spaces in this area in the interests of all citizens of wellington

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 rather the council hung on to this area and perhaps looked at the possibility of using this area for a badly needed motor home park. The council does not need to make available this land for housing as it would not be available to the average citizen

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

This development should be done by the council itself or a third party. Proposals such as this frequently get dropped or reduced or scaled back as the development proceeds. It would be better if there was a separate party involved in this. Perhaps an architectural competition could be held for the development of the public land in the area so we could avoid the embarrassment of things like the island bay cycle way, the very underutilized civic square, Sesqui and the original designs for the water front to name a few.

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green

1547

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

My concept of public space does not include, microbreweries, rest homes and hotels. Cafes and bars maybe. I would like to see more green space and parks than I do now. What about a council controlled camp ground on public land [think Masterton, Nelson, Napier etc]. this has been mooted at every public forum that I have been to

8. What other comments or questions do you have?

Comments

I see a major issue with access and roading.. The one liner included somewhere in the blurb which says that there would 'only be minor roading issues' is plainly very short sighted, if not at this stage, then what about the next, and the one after that. There should be a 20 and 50 year plan for this beautiful piece of land. I don't even see a five year plan. The council slipping this through on a non notified consent smacks of corruption and is ridiculous

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Mary**
 Last Name: **Barber**
 Street: **26 Maple Grove**
 Suburb: **Kingston**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **barberm@paradise.net.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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- 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?

Shelly Bay is one of my favourite parts of Wellington. It and the road around the peninsula have a special character. This special character is threatened by the Shelly Bay Ltd proposal. A drive around the peninsula coastal road, plus a visit to the Chocolate Fish cafe are at the top of my list of things to do with an a out-of-town visitor to Wellington. I would like to see a creative, artistic and imaginative approach , which builds on the amazing quality of wilderness and being close-to-nature that this area already has. I would like to see Shelly Bay and the peninsula road as a whole be a

1549

recreational area for all.

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

The housing development proposed looks to me like a development for the wealthy. The people who need housing are unlikely to have access to this housing. I do not have confidence that Shelly Bay Ltd will develop this land in a creative, artistic and imaginative way. The art work that goes with this proposal fills me with despair at the loss of character of this unique area of Wellington.

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 am not confident in the ability of Shelly Bay Ltd to develop this land and the buildings in a creative, artistic and imaginative way.

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

1550

- 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

A 'micro-brewery' and a 'boutique hotel' sound like they are targetting the few and the wealthy.

8. What other comments or questions do you have?

Comments

I would like to see a creative, artistic and imaginative approach , which builds on the amazing quality of wilderness and being close-to-nature that this area already has. I would also like enhanced cycling possibilities around that road : as it is at the moment I do not feel confident cycling on that road as I know as a driver that there are places where it is hard for a car to pass a cyclist. There is nothing in the proposal to enhance cycling. I am not confident in the artistic and imaginative quality of the design of the proposal from Shelly Bay Ltd .

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Matthew**
 Last Name: **Powell**
 Street: **159 Orangi Kaupapa Road**
 Suburb: **Northland**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **027**
 Mobile: **2669968**
 eMail: **Mazdamatt@hotmail.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

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?

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

1552

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

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
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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

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
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 - Supportive
 - Very supportive
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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
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Robert**
 Last Name: **Greene**
 Street:
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 eMail: **rob@orcon.net.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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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 live in the area and it will ruin the beauty of the peninsula.

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

Looks like another over the top area to make the developers richer that only the rich can afford.

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

Dont mind the tow buildings being refurbished and used. Why not rip them down and just make it a park or green picnic 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

There is a hotel already going in at the airport? I dont think we need to ruin a peaceful waterfront

1556

area with another.. If we keep getting rid of these areas we wont have any left for the future generations.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Andy**
 Last Name: **Gow**
 Street: **101 The Ridgeway**
 Suburb: **Mornington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6141**
 Daytime Phone: **02040137231**
 eMail: **andy.gow@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

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?

Transport. The developer 'intends to' provide a ferry service. A bus 'will be considered' A six metre wide road does NOT provide for cycling but rather the massive increase in traffic on that road would turn it into a nightmare for anyone wanting to cycle it, especially younger and more vulnerable people If a proper dedicated cycle space is allowed for all the way from the gap, this area could be great to access by bike - with the possibility to ride to the city via nothing but the

1558

bays of Wellington harbour. If bus access is costed and locked in to the deal, the car traffic could be much reduced. Done as proposed, it will be a car only affair and make the existing car jam through Hataitai and the city even worse. It seems like we may not have learned anything from Auckland's uncontrolled growth. With regards to the ferry, that area is very exposed to the prevailing Norwester, and have any proper costings been done? Ferries cost far more to run than buses. If the developer is sure it will be economically viable surely they could lock in years of service for a ferry? It's likely a bus could be run for significantly cheaper and in all weathers. You don't start a development like this without those details totally nailed and in contract first, or WCC will create an isolated mini suburb in the eastern suburbs which only has practical access by car. Another concern is cost. \$13 million to do all those infrastructure upgrades, including the whole footpath? That sounds very cheap compared to most construction projects in Wellington and it's not clear whether ratepayers would foot the bill for the excess. WCC's share of the costs could rise steeply.

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
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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

Benefits could come in the form of rates as stated.

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
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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

This could work well if it is executed well - another wharf area that has changed like this for the better is Mapua near Nelson.

1559

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

The proposals sound like they will be a good investment in making the area a more usable space. All sounds nice IF the transport issues are solved.

8. What other comments or questions do you have?

Comments

Proper town planning must always deal with transport properly.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Smith**
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 Suburb: **Miramar**
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 Daytime Phone: **021770708**
 Mobile: **021770708**
 eMail: **deanchris@clear.net.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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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?

Would much prefer the land was retained for all citizens and visitors, under the guardianship of the WCC I feel by entering into an agreement with Shelly Bay Ltd, the access to the area for the general public will be limited.

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

Increased housing/resident numbers will result in a massive stress on already busy roads in Miramar / Eastern Suburbs /Airport vicinity. Swell in numbers of permanent residents in Shelly Bay will result in a feeling of 'over-crowdedness' of what is really a lovely, quiet 'non commercial' corner of the city. Green space will be threatened, including natural and bird life due to the building process

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
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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

depends on what type of commercial / retain purposes however I believe enough commercial and retail space around Eastern Suburbs (some empty)... I feel there are better things to do with this land and space... Unless it is just food/drink outlets, hire of bikes / kayaks etc. Do not believe we need commercial shops around there. see further comments

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?

1562

- 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

some of these public spaces sound great - but I think we can do better - see my notes in question 8

8. What other comments or questions do you have?

Comments

I would prefer Shelly Bay to be used for .. (some ideas) - a number of different Picnic and seating areas, spaces for families to hang out and interact together eg - basketball court and tennis court kids area for safe bike riding safe jetty for children to fish from playground to cater for mixed ages of children clean, spacious public toilets and changing facilities easy access ways to the coastline space for performing acts (similar but maybe not the the size of Summer City concerts as held in the Botanic Gardens developed walking tracks - suitable for all ages and abilities planting of NZ natives / trees, etc commercial business ideas - spaces for food trucks (eg if there is a special event on - like families gathering at the Bay to watch the City Fireworks cafes/casual dining that cater for a range of incomes business that hires kayaks/canoes/bikes space where a small commercial ferry may collect passengers and take to City

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sophia**
 Last Name: **George**
 On behalf of: **Anastasia George**
 Street: **603 Evans Bay Parade**
 Suburb: **Kilbirnie**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 9189184**
 Mobile: **029 2012846**
 eMail: **sophiageorge@xtra.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?

I am totally opposed to this debacle. I believe this should be kept for all New Zealanders not for just a few. It will destroy the nature beauty, it will destroy the little blue penguin habitat. The infrastructure will not be able to cope. If there is a natural disaster how will people be able to escape.

1564

The proposed development will completely change the natural character of the area. Wellingtonians stand to lose a public recreation space, currently accessible to all of us, and instead a proposed development, privatised for a wealthy few. I believe areas Shelly Bay should remain a recreational space for everyone. The developers' vision includes 350 residences, a 50-bed hotel, 6-storey apartment blocks and a 140 bed retirement home. A small village green is included in the designs, along with a café, but there's little to no public parking, and with this sort of high density housing there will be minimal space for outsiders to feel welcome. Traffic will increase to 4,700 cars and trucks a day. With the current roading and the development of a hotel at the airport, and the extension of the airport how will eastern suburb residents be able to get in and out of the area. Already traffic is horrific during the peak hours and on Saturday and Sundays. I also believe that Wellington City Council acted beyond its powers in granting resource consent to the 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
 - Not really supportive
 - Neutral
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-

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

There are no benefits if the Council sells the land. The costs to the ratepayer will be enormous. Why should the ratepayer pay for a private developer to make money. Will I be allowed to deduct from the rates the costs if this goes ahead. I believe Shelly Bay should remain a recreational space for everyone. It certainly needs some development to stop it further deteriorating, but do not believe that a huge housing complex the right mix for this space. What will happen to the natural floral and fauna around this area.

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

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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

Yes I believe that it should be retail so everyone can visit - it is leased so Wellingtonians get the benefit. The area should be made into cafes, restaurants, art facilities etc - with minimal impact to the bay.

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

The whole of Shelly Bay should be public spaces, green spaces.

8. What other comments or questions do you have?

Comments

What will the impact be on the environment? I believe that the Council has acted without regard and that Wellington City Council acted beyond its powers in granting resource consent to the development.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Sophia**
 Last Name: **George**
 On behalf of: **Apostolos George**
 Street: **603 Evans Bay Parade**
 Suburb: **Kilbirnie**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **049189184**
 eMail: **sophiageorge@xtra.co.nz**

Wishes to be heard:

- Yes
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Correspondence to:

- Submitter
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 Both

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I am totally opposed to this debacle. I believe this should be kept for all New Zealanders not for just a few. It will destroy the nature beauty, it will destroy the little blue penguin habitat. The infrastructure will not be able to cope. If there is a natural disaster how will people be able to escape. The proposed development will completely change the natural character of the area.

1567

Wellingtonians stand to lose a public recreation space, currently accessible to all us all, and instead a proposed development, privatised for a wealthy few. I believe areas Shelly Bay should remain a recreational space for everyone The developers' vision includes 350 residences, a 50-bed hotel, 6-storey apartment blocks and a 140 bed retirement home. A small village green is included in the designs, along with a café, but there's little to no public parking, and with this sort of high density housing there will be minimal space for outsiders to feel welcome. Traffic will increase to 4,700 cars and trucks a day. With the current roading and the development of a hotel at the airport, and the extension of the airport how will eastern suburb residents be able to get in and out of the area. Already traffic is horrific during the peak hours and on Saturday and Sundays. I also believe that Wellington City Council acted beyond its powers in granting resource consent to the development.

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Comments

There are no benefits if the Council sells the land. The costs to the ratepayer will be enormous. Why should the ratepayer pay for a private developer to make money. Will I be allowed to deduct from the rates the costs if this goes ahead. I believe Shelly Bay should remain a recreational space for everyone. It certainly needs some development to stop it further deteriorating, but do not believe that a huge housing complex the right mix for this space. What will happen to the natural floral and fauna around this area.

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Comments

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Comments

The whole of Shelly Bay should be public spaces, green spaces.

8. What other comments or questions do you have?

Comments

What will the impact be on the environment? I believe that the Council has acted without regard and that Wellington City Council acted beyond its powers in granting resource consent to the development.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Alison**
 Last Name: **Gray**
 Organisation: **Cyclist and ratepayer**
 Street: **54 Highbury Road**
 Suburb: **Highbury**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **04 475 9406**
 Mobile: **021 250 2544**
 eMail: **graymatter@xtra.co.nz**

Wishes to be heard:

- Yes
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Correspondence to:

- Submitter
 Agent
 Both

Submission

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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?

This area is not only important and irreplaceable public land in its own right, it is also an integral part of the Miramar Peninsula, the Round the Bays walking, running, cycling and Sunday driving route. It's potential to add to the rich green belt that makes our city such a healthy, balanced place

to live around the city

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

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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

.The land should NOT be sold for private gain or to provide housing (for rich people) with each family having at least one or two cars - how else will they get to the shops, to school and to work? The roads in and out will fill with traffic , The safety of walkers, runners and cyclists will be compromised. This is a once in a lifetime opportunity to ADD to our green space - the heart and lungs of any city.

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

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

This is a TINY area and again makes NO provision for safe transit by the public. I am so saddened and frustrated by the proposal I can hardly say how much this means to me and how great the loss of access will be - not only over the 10-13 years of construction but also long-term through lack of any safe access for pedestrians and walker. You really DON'T care about us, do you? - the thousands of us who regularly use this space on our way round the bays - especially on foot and on bikes, but also taking visitors in cars.

8. What other comments or questions do you have?

Comments

This area will be compromised for at LEAST 10 years and probably 13, by which time sadly, I will be probably be too old to feel confident about riding my bike in unsafe heavily trafficked areas. I also understand that the agreement will tie the Council into paying for the infrastructure , while there is no such obligation on the developers to either complete the development or retain ownership of it. This is PUBLIC land, that WE own.Please do a better deal

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Colin**
 Last Name: **Smith**
 Organisation: ___
 On behalf of: ___
 Street: **100 Wilton Road**
 Suburb: **Wilton**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **04 9731574**
 eMail: **colin.ngaire@clear.net.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

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 tried to make a submission in response to a full page advert in The Dominion Post re the Shelly Bay Redevelopment proposal. This advert was paid for by The Wellington Company and the Port Nicholson Block Settlement Trust. I tried to make my submission but found it impossible to make

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any headway at their website. I'm sure these two organisations definitely don't want ratepayers' comments. There is absolutely no justifiable reason for ratepayers to contribute any finance to the Shelly Bay proposal except that which is normally done: Wellington City Council provides basic street drainage, street sewage, footpaths, street lighting and roading. Developers demolish the existing buildings, build new buildings, provide from the streets to these buildings: sewage, power, footpaths and water, and make a fortune. Colin Smith

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

The Wellington Company's proposal goes off at right angles to all original decisions on the future of Shelly Bay.

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

The Council's proposal goes off at right angles to all original decisions on the future of Shelly Bay.

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? **1574**

- 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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

From: Info at WCC
Sent: Wednesday, 26 July 2017 12:01 a.m.
To: 'colin.ngaire@clear.net.nz'
Cc: shellybay
Subject: Shelly Bay Redevelopment Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Colin,

Thank you for your submission regarding the Shelly Bay redevelopment project.

We have forwarded your email to the Consultation Team.

We have also provided a further link for your perusal:

<http://wellington.govt.nz/have-your-say/public-inputs/consultations/open/have-your-say-on-shelly-bay>

If you have any questions or require further assistance please contact us.

Kind regards,

Margy
Customer Services Team Wellington City Council
P 04 499 4444 F 04 801 3138 W Wellington.govt.nz
PO Box 2199 Wellington 6140

----- Original Message -----

> From: colin.ngaire (colin.ngaire@clear.net.nz)
> Sent: 25/07/2017 3:42 p.m.
> Subject: Shelly Bay Redevelopment Project

> Hellloooo,

> I'm a reasonably intelligent gent.

> Also I'm an angry ratepayer struggling to pay his ever-increasing rates
> demands.

> I COULDN'T FIND HOW TO MAKE A SUBMISSION IN RESPONSE TO A
> FULL PAGE ADVERT IN THE DOMPOST ON SATURDAY, JULY 22nd,
> which was paid for by The Wellington Company and the Port Nicholson Block
> Settlement Trust. The advert's heading reads: "Shelly Bay: It's A Simple
> Choice. It's your money". And at the foot of the ad: "Make a submission to the
> WCC at wellington.govt.nz/have-your-say <<http://wellington.govt.nz/have-your-say>>". I gave up trying.

> I ASK YOU PLEASE TO SEND THIS, MY SUBMISSION, to whomever should
> reading it:

- > There is absolutely no reasonable argument for ratepayers to
- > contribute any finance to the Shelly Bay Redevelopment, except as
- > (a) below.
- >
- >
- > The simple method must be to treat the project as a completely
- > normal
- > new development:
- > (a) WELLINGTON CITY COUNCIL provides the basic drainage,
- > sewage, footpaths, street lighting and roading. Nothing else.
- > (b) THE DEVELOPERS build the houses, apartments, whatever;
- > then sell them to and the new owners pay rates to the
- > WCC.
- >
- >
- > Thank you.
- >
- > Colin Smith

Submitter Details

First Name: **Phil**
 Last Name: **Brownlee**
 Street: **8 Wentworth Street**
 Suburb: **Mornington**
 City: **Wellington**
 Country:
 PostCode: **6021**
 eMail: **philbrownlee@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

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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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 do not believe that the Council should subsidise a private developer to the extent proposed.

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

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

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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

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

8. What other comments or questions do you have?

1579

Comments

The proposed development will significantly affect current recreational use of the peninsula road (cycling, walking, running). The amount of traffic related to the housing development is larger than the road and the area can support. The Council should not be encouraging development which is so heavily dependent on private transport.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Signe**
 Last Name: **Christensen**
 On behalf of: **Myself**
 Street: **Flat 2, Shelley Bay Terraces, 61 Maupuia Road**
 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0211314920**
 eMail: **Nzgold@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

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?

1.I am concerned about the increase of traffic on Shelly bay road and exit from miramar via round about. This is already a big problem and this development if not thought through re traffic congestion will be a disaster for residents in area 2 Shelly bay road cannot be widened as there is sea one side cliff the other. What consideration has gone into this? 3 large construction trucks and

work on 'improved infrastructure ' in that area will ruin the environment with pollution from noise and heavy machinery 4 have you considered reopening 'main st' in the army base and use this as ingress and egress to area. Please give this some deep thought and answer these questions for yourself Years ago we were told we had congestion from the airport and they put in traffic barriers etc...things got worse not better! Cheers, signe

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
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 - 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

I just told you in previous submissions

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

Same

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

1582

- 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

People have to get there and the reading issues still apply

8. What other comments or questions do you have?

Comments

Think this through please!

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Nellie**
 Last Name: **O'Donnell**
 Street: **91 Ira Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0273436636**
 eMail: **nellieod@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

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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?

My main concern around this development is the housing and the associated increase in traffic going to/from the CBD and Miramar Peninsula. I'm sure the Council is already aware of the significant traffic congestion during peak times to/from Miramar Peninsula and the CBD. In the past 12 months, the peak times have become longer, and the traffic congestion is more present, especially on the weekends. The further development of housing and associated population

1584

increase will, naturally, increase the amount of traffic. I am concerned that there is no ability to increase the roading networks as there are already 4 lanes into the CBD. Serious consideration needs to be given to how the extra residents will be incorporated into the existing roading and public transport networks. I think if this development is to proceed, there needs to be a ferry from the Peninsula to the CBD. Extra bus routes will also be needed.

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

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 issue with this - the area is currently under-utilised commercially and it would be wonderful to see the development of parks, cafes, walkways etc. I am an avid walker and love walking round the bays into the CBD. I have often wanted to walk around Shelly Bay/Scorching Bay road but its too dangerous in its current state. I would fully support the Council widening and developing this road to allow the safe passage of walkers, runners and cyclists. To be honest, the upgrade of this road should be done regardless of whether the development proceeds or not as it would be a fabulous addition to Wellington's walkway network.

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 have no issue with this - see above comments.

8. What other comments or questions do you have?

Comments

Key Issues: 1. If housing is to be developed, increase public transport networks from the Peninsula. There needs to be both a Ferry and new bus routes at a minimum. 2. The road needs to be developed the whole way round so people can walk from Cobham Drive/Miramar Ave right down to Shelly Bay. My support for the development would be completely lost if any new infrastructure was solely confined to the Bay and not surrounding road networks.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Back to Consultations[Login](#) | [Register](#)

Shelly Bay Development - Proposed Sale and Lease of Council Land

We would like your feedback on the proposed development of Shelly Bay.



Note: Registering/Login option is available (top right hand corner) which keeps a record of your previous submissions. You will also receive a reminder before the closing date of the consultation if you have not completed and submitted your submission.

Submitter Details[Back to open consultations](#)

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

Clear Details

First Name: *

Sophia

Last Name: *

George

Organisation:

On behalf of:

Postal Address:

56 Para Street

If your address is not found please enter your full address for service below.

Suburb:

Miramar

City:

Wellington

Country:

PostCode:

6022

Daytime Phone:

04 9189184

Mobile:

029 2012846

eMail: *

sophiageorge@xtra.co.nz

Preferred method of contact *

- Email
- Postal

Would you like to present your submission in person at a hearing? *

- 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




Online Form

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?

I am totally opposed to this debacle. I believe this should be kept for all New Zealanders not for just a few. It will destroy the nature beauty, it will destroy the little blue penguin habitat. The infrastrature will not be able to cope. If there is a natural disaster how will people be able to escape.

The proposed development will completely change the natural character of the area. Wellingtonians stand to lose a public recreation space, currently accessible to all us all, and instead a proposed development, privatised for a wealthy few. I believe areas Shelly Bay should remain a recreational space for everyone

The developers' vision includes 350 residences, a 50-bed hotel, 6-storey apartment blocks and a 140 bed retirement home. A small village green is included in the designs, along with a café, but there's little to no public parking, and with this sort of high density housing there will be minimal space for outsiders to feel welcome.

Traffic will increase to 4,700 cars and trucks a day. With the current roading and the development of a hotel at the airport, and the extension of the airport how will eastern surburb residents be able to get in and out of the area. Already traffic is horrific during the peak hours and on Saturday and Sundays.

I also believe that Wellington City Council acted beyond its powers in granting resource consent to the 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
 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?

There are no benefits if the Council sells the land. The costs to the ratepayer will be enormous. Why should the ratepayer pay for a private developer to make money. Will I be allowed to deduct from the rates the costs if this goes ahead. I believe Shelly Bay should remain a recreational space for everyone. It certainly needs some development to stop it further deteriorating, but do not believe that a huge housing complex the right mix for this space. What will happen to the natural floral and fauna around this area.



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.

Yes I believe that it should be retail so everyone can visit - it is leased so Wellingtonians get the benefit. The area should be made into cafes, restaurants, art facilities etc - with minimal impact to the bay.

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?

The whole of Shelly Bay should be public spaces, green spaces.



8. What other comments or questions do you have?

What will the impact be on the environment? I believe that the Council has acted without regard and that Wellington City Council acted beyond its powers in granting resource consent to the development.
 Why should the ratepayer pay for the infrastructure?
 Why was the ratepayer not informed and the resource consent passed quietly behind closed doors.
 Why was the land given away at a fraction of its true value.
 Why weren't we informed that the Council was going to sell the land?

[Return](#)

[to top of this form](#)

Supporting Documents

Submit

Query

No records to display.

Use this section if you want to attach supporting documentation to your submission.

Select Files for upload (doc, docx, gif, jpeg, jpg, pdf, pub files only):

Select

Submitter Details

First Name: **Craig**
 Last Name: **Penn**
 Street: **79 Awa Road**
 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **0226199725**
 eMail: **craigdpenn@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

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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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 believe the increased number of people living on the peninsula is not supported and cannot be supported by the current or planned infrastructure. There isn't enough schools, supermarkets or local amenities to support the massive increase in population and traffic which is already congested in and out of Miramar. The commercializing of the natural space around the peninsula would be a great loss to Wellington in general.

1592

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

I believe the increased number of people living on the peninsula is not supported and cannot be supported by the current or planned infrastructure. There isn't enough schools, supermarkets or local amenities to support the massive increase in population and traffic which is already congested in and out of Miramar. The commercializing of the natural space around the peninsula would be a great loss to Wellington in general.

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 believe the increased number of people living on the peninsula is not supported and cannot be supported by the current or planned infrastructure. There isn't enough schools, supermarkets or local amenities to support the massive increase in population and traffic which is already congested in and out of Miramar. The commercializing of the natural space around the peninsula would be a great loss to Wellington in general.

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 believe the increased number of people living on the peninsula is not supported and cannot be supported by the current or planned infrastructure. There isn't enough schools, supermarkets or local amenities to support the massive increase in population and traffic which is already congested in and out of Miramar. The commercializing of the natural space around the peninsula would be a great loss to Wellington in general.

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Paul**
 Last Name: **Barr**
 Street:
 Suburb:
 City: **Wellington**
 Country:
 eMail: **Pbarr62@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

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 like the sound of it and something needs to happen

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

More land for the ever growing population.

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Deborah**
 Last Name: **Clark**
 Street: **172 Queens Drive**
 Suburb: **Lyal Bay**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **043879253**
 Mobile: **0211357858**
 eMail: **Purplepau@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

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?

As a local resident and rate payer I do not agree that this unique part of my city should be developed. This space should not be for sale to the highest bidder! Come on WCC this is a special place for all of us to enjoy - it's pristine, quiet, calm and beautiful. Developing this site is just greedy and not an advantage to our community.

1598

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

Please leave this precious space free of housing. It will ruin the ambiance and nature of this area, we will never get it back once it is gone to the highest bidders!

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

We don't need more shops!

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

This unspoilt landscape and ambience will be lost forever if this development goes ahead. The warehouse will be next!!

8. What other comments or questions do you have?

Comments

Please don't interfere with this beautiful place - it's such a treat for us to enjoy this area in peace and quiet. Once the developments start we will have lost this precious place forever. We don't need to do this, some things in life are more important than 'developments' and making changes while chasing the mighty dollars.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Ron**
 Last Name: **Beernink**
 Organisation: **Ciclovia Wellington**
 Street: **42 Fitzherbert Street**
 Suburb: **Petone**
 City: **Lower Hutt**
 Country:
 PostCode: **5012**
 Mobile: **027 9367557**
 eMail: **ron.beernink@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

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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- 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?

Overall this development will have an enormous impact on this coastal area with only a financial benefit to the Iwi, the developer, people who are rich enough to buy or rent the limited housing provided by this new development, and the Council. I believe that the financial benefit to the Council itself is poorly considered as has to continue to invest in the supporting infrastructure, 1601

regardless of what the developer chooses to do. Personally I see the old Mt Crawford prison site as a better option for a housing development, and would prefer for the Council to maintain Shelly Bay as a space and facility that is for the public and communities like artists. From a Ciclovia point of view the proposed development seriously compromises the ability / safe freedom to cycle from the Miramar Cutting to Shelly Bay as it expects cyclists to share the road with a significant increase of traffic with a 40km/hr road space that is not enforced. One only has to look at the NZTA cycling infrastructure guidelines to see that this proposal is not acceptable, particularly for less confident cyclists young and old. In addition I do not believe that the Shelly Bay design will provide enough parking to allow another Ciclovia event to be held at the Miramar Peninsula. This despite thousands of people showing how popular such an event is with each Ciclovia that was held over previous years.

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

The current space is an enormously valuable public space including providing housing and facilities for artists and other community groups. And it fits in character with the wilderness character of the Peninsula. The new development will completely change the character of this space and the Peninsula itself. The Council has been seriously remiss in not engaging with Wellingtonians on this proposal and supporting a proper consent process that reflects the wider impact of this proposal. From a Ciclovia perspective it will take away the ability for people on bikes to safely access and enjoy the Miramar Peninsula including the Shelly Bay area.

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

The development of this land would seriously impact on public accessibility for Shelly Bay and to the Peninsula. Particularly for cyclists who would be forced to share the road at Shelly Bay, instead of having a safe separated cycle path.

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

In themselves these facilities would compliment the existing space. But for the new development, it stops people cycling in comfortable safety from the Miramar Cutting to visit these facilities.

8. What other comments or questions do you have?

Comments

The wider impact of this proposal is that the new Cobham Drive cycle way will have a limited benefit as it will no longer be part of a safe and enjoyable Great Harbour Way route along this part of the harbour. For any future Miramar Ciclovía events or other recreation / sporting events, it will not allow people to safely cycle from the Cobham Drive cycle way to Shelly Bay. The Council has been seriously remiss not to engage stakeholders on the wider impacts of this proposed development. I would have taken the opportunity to present this submission in person, but unfortunately I will be out of the country.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Corrina**
 Last Name: **Connor**
 Organisation: **Victoria University of Wellington**
 Street: **9 Cockburn Street**
 Suburb: **Kilbirnie**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **02108510711**
 eMail: **corrina.connor@vuw.ac.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

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 do not support this proposal because I do not believe that this land should be sold to a private entity. I do not support this proposal because this is an area of great natural beauty, and already a fine recreational resource for Wellingtonians. Development of this area, especially if it becomes more commercial, will spoil the beauty and tranquility of the area.

1604

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

I see no benefits in the Council selling this land so that it can be developed as housing. Dense housing has entirely changed the character of the area around Evans Bay, and not for the better. Developing housing at Shelly Bay have a similarly negative effect. A housing development would increase traffic in the area (as I doubt that Greater Wellington Regional Council will provide adequate local public transport, given their regressive plans for Wellington's bus service), and make it less attractive as an area for recreation. A housing development would also have a negative ecological impact. For example, if residents move into the development with dogs and cats as pets, these animals could affect (negatively) the goal of achieving a pest-free Miramar Peninsula.

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

Commercial and retail premises would change the character of the area and would have a negative ecological impact, because of increased motor traffic, and increased potential for littering and pollution. Widening the road will have a negative impact on the shoreline

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

While I do support the provision and maintenance of a green space, I do not support increased parking, cafes, bars, and shops. As I have already stated, I oppose commercial development at Shelly Bay for ecological and environmental reasons. The Wellington City Council should have as its aim the preservation of beauty: it should endeavour to make sure these spaces are preserved for people who use them in a non-aggressive way, such as by walking or cycling, canoeing, etc. Commercial premises would only have a detrimental impact, creating visual, noise, and physical (i.e. fumes, litter) pollution. Wellington has no shortage of shore-front commercial ventures. There is absolutely no need to ruin something peaceful, beautiful, and unique, with commercial premises.

8. What other comments or questions do you have?

Comments

Recently the Wellington City Council purchased a large piece of land in Tawa, because of its environmental importance. But, a short time later, they are prepared to sell off a piece of land which is far more beautiful, used in a gentle recreational way by many local people, and enjoyed also by visitors to Wellington because of its largely unspoiled tranquility. Road-widening, increased car-parking, more commercial premises - none of these is indicative of a progressive mindset. It would be a regressive step to go ahead with this development. If Wellington City Council goes ahead with this sale and development, it would demonstrate that they have no long-term commitment to protecting and preserving unique coastal environments in Wellington.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **John**
 Last Name: **Law**
 Street: **197C Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **223149657**
 Mobile: **223149657**
 eMail: **johnlawhkg@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

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,
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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?
 MORE BUSINESS, MORE WORK

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **1607**

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

MORE DEVELOPMENT, MORE WORK

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

MORE BUSINESS , MORE WORK

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?

1608

Comments

MORE SPACE, MORE WALK WAY

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Stuart**
 Last Name: **Young**
 Street: **194 Breaker Bay Road**
 Suburb: **Breaker Bay**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 Daytime Phone: **04 9383800**
 Mobile: **021435153**
 eMail: **sryoung@paradise.net.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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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?

It is a very special area which does not deserve to be rushed into looking like Oriental Bay. Nowhere on this peninsular road is there high density building.

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

Enough is enough with what is proposed. Keep this for public use.

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

This is seaside land. Keep 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
 - Supportive
 - Very supportive
-

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

Comments

I do not see this as an area to be 'built up' with shops. People come for recreation. Let's keep this as a natural environment where one can enjoy sea, bush and space. Don't fill it up! Build a jetty for fishing, diving off etc.

8. What other comments or questions do you have?

Comments

Enhance the feeling of being 'away from it all'. Don't see this as a subdivision development please.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kerry**
 Last Name: **Parker**
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 Suburb: **Island Bay**
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 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **+64211089619**
 Mobile: **+64211089619**
 eMail: **kerry.parkerprice@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

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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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?

Shelly Bay forms part of a lovely recreational area. The Miramar peninsula is excellent for reflective walks, running and cycling. The development will make the area much busier - any development should be managed very carefully to ensure that this valuable recreational facility is not spoiled.

1613

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

Increased traffic is a major issue - the quiet road will be much busier, to the lovely run/walk/cycle around the peninsula could get very much busier.

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

Traffic issues again - there need to be wide footpaths and cycle lanes appropriate for a wide range of users (families walking, runners, casual slow cycling and faster road cyclists). These road users travel at a wide range of speeds and it is difficult to see how this would work with increased numbers of vehicles.

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

The actual public spaces sound great but the impact of the extra road use is a huge problem - hence on balance neutral. Wide footpaths and wide cycle paths (not shared) are needed. The road could be one-way for motor vehicles and there could be a 30 km/hr speed limit.

8. What other comments or questions do you have?

Comments

Wide footpaths and wide cycle paths (not shared) are needed. The road could be one-way for motor vehicles and there could be a 30 km/hr speed limit. A condition for the development could be road closure on Sundays with provision for residents and disabled visitors.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 City: **Wellington**
 Country: **New Zealand**
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 eMail: **leighandcraig@paradise.net.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

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 think it would be nice to do something to make the Shelly Bay area more attractive and stop it slipping into decline but I'm concerned at the huge amount of development and housing being proposed. This will increase traffic, raise our rates bill and reduce access to the area for people

1616

who don't live in the housing developments.

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

I would like to see Shelly Bay developed as an area that all Wellingtonians can use. Some housing perhaps, but not the major focus. I'm concerned that the development would restrict access to the area which is naturally beautiful. My family often uses the area to have picnics or go swimming as it gets the last summer sun. I'm worried that a huge development would prevent this from happening and I worry about the impact on the peninsula's wildlife, which is just being restored.

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 commercial area or cafes/restaurants would be a nice use of the space, so long as it doesn't encroach on the natural conservation values of the area. Also the retail space should be boutique retailers - I would hate to see big box commercial development here.

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? **1617**

- 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 don't like the idea of a boutique hotel because of the extra traffic that would generate, but I am definitely supportive of green spaces and access to the waterfront. I would also like to see access for cyclists maintained.

8. What other comments or questions do you have?

Comments

I am extremely concerned about the size of the development and the extra traffic that it would generate both on the airport route and through the city. As a Hataitai resident keeping the traffic flowing is important to me. I would like to ensure there are public transport and cycling/walking/running options around the peninsula. My children walk to school and have after-school activities in the Eastern Suburbs and I'm worried about their ability to cross roads safely if the traffic increases even further. I'm also worried about the disruption during the construction phase, and whether cyclists will still be able to cycle right around the peninsula safely. There are not many scenic places to cycle on the flat with children, and this is one of them. It should be preserved.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Eileen**
 Last Name: **Mueller**
 Organisation: **Miramar peninsula resident**
 Street: **68 Falkirk Avenue**
 Suburb: **Seatoun**
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 Mobile: **021889965**
 eMail: **eileen@muellerworld.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:

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- 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?

The development will completely change the nature of the area. It is currently an out of the way, undeveloped space that is currently frequently used for sports and recreation; low key family activities such as walking, biking, fishing etc. It's strength is that it is a low key and undeveloped in

a beautiful area of our capital city. We love it and treasure it and often take our visitors there. I am not against some sort of future development for the area. I don't think high density housing is the best use of the area. Other concerns are: The cost to ratepayers to improve the current infrastructure for water, power, sewage. Increase of daily road traffic to an area that is currently frequently used for sports and leisure pursuits. Lack of access for the general public in the future to use the space and not feel like you are intruding in some swanky housing development. Years of constant construction happening and construction traffic on the already narrow roads.

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

As stated above: The development will completely change the nature of the area. It is currently an out of the way, undeveloped space that is currently frequently used for sports and recreation; low key family activities such as walking, biking, fishing etc. It's strength is that it is a low key and undeveloped in a beautiful area of our capital city. We love it and treasure it and often take our visitors there. I am not against some sort of future development for the area. I don't think high density housing is the best use of the area. Other concerns are: The cost to ratepayers to improve the current infrastructure for water, power, sewage. Increase of daily road traffic to an area that is currently frequently used for sports and leisure pursuits. Lack of access for the general public in the future to use the space and not feel like you are intruding in some swanky housing development. Years of constant construction happening and construction traffic on the already narrow roads.

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 it depends on what the proposed purpose for the commercial or retail area is. It could work something low key such as a 'art' hub for galleries, and working studios etc or weekend markets such as found at Grainville Island in Vancouver or markets found in Melbourne. Things that make the place still a destination to go but not completely changing the character of the area. Also, what is the parking situation going to be?

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

As stated above....I think it depends on what the proposed purpose for the commercial or retail area is. It could work something low key such as a 'art' hub for galleries, and working studios etc or weekend markets such as found at Grainville Island in Vancouver or markets found in Melbourne. Things that make the place still a destination to go but not completely changing the character of the area. Instead of stand alone cafes and bars what about considering a food hall in a market environment. The area doesn't need a hotel, loads of shops, bars and cafes. Go to the CBD for that. This is a beautiful area that we want to keep that way. Also, I have concerns about the parking.

8. What other comments or questions do you have?

Comments

Please don't ruin our beautiful peninsula. Once the area is gone it is gone for good. It's already a hub for artists. Why not renovate the buildings currently on site and nurture and grow Wellingtons artist community to make it a destination place to take visitors i.e; cruise ship passengers via a ferry or bus ride?

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Duncan**
 Last Name: **Garvie**
 Street: **Apartment 3B, 3 Clyde Quay Wharf**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **Mtvicwlg@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

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,
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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?

The Developer and partners have taken the initiative to come up with a plan for SB. The former Airforce Base has been sitting there rotting for far too long. It's time to get in behind this development and add to the Cities attractions.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 1622

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

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

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

8. What other comments or questions do you have?

Comments

I would like to see a One-Way Road to or from SB with the Road tracking up and over to Scorching Bay. It could then branch off back down through Maupuia. The road from SB to Scorching Bay around the point could then become an exclusive walk / cycle zone. By making the road from Burnham Wharf to (or from) Shelly Bay a One-Way there would be room on the current road layout for services underneath and a walk / cycle path to one side.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Kara**
 Last Name: **Daly**
 Organisation: **(individual submission)**
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 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Mobile: **0274500693**
 eMail: **kara_daly@xtra.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

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

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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?

Positive if the tired and underutilised area is improved for all Wellingtonians Negative if the proposals for development result in the area becoming busy and congested, increasing danger for cyclists and other users of the coastal road, and reducing enjoyment of outdoor pursuits.

1625

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

see answer to question 1

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
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 - 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

See answer to question 1

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

See answer to question 1

8. What other comments or questions do you have?

Comments

I am a keen recreational cyclist and ride the bays circuit during the week for lunchtime training rides and often during the weekend on bunch rides. The bays coastal road is a very important and much used cycle route, which is used for leisurely rides by families and also for harder and faster training rides. It is one of the very few (if not the only feasible) flat riding routes available in Wellington city. I am concerned that the proposed development will create hazards and congestion in the area as the development is undertaken that will create dangers for cyclists and other road uses, and once complete, the increased housing intensity and the commercial/retail development will result in significant traffic congestion. Taking into account that the road is winding and coastal, any development must ensure there is a sufficiently wide berm on each side of the road to enable cyclists to use the road safely. The proposed pedestrian walkway should not be designated a joint cyclists/pedestrian track - serious recreational cyclists will always use the road because of the speeds they travel at (averaging 25-35 kms per hour)

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Nick**
 Last Name: **Warren**
 Organisation: **PNP Cycling Club**
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 Suburb: **Tawa**
 City: **Wellington**
 Country: **Neuseeland**
 PostCode: **5028**
 Mobile: **+642102990632**
 eMail: **bicwarren@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

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:

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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?

I'm concerned the area will be developed with very little thought for infrastructure. The area is an amazing recreational resource and perfect for cycling and running or walking - pretty much one of the only safe areas in the city to ride. These activities need to be given priority - just making a busy road for more cars would be a terrible outcome. A proper separated cycle lane (NOT a shared path)

would be the minimum. Too often developments like these go ahead with minimal consideration for how all the new residents will travel other than by private car - cycling, walking or public transport is usually an afterthought. Adding a few more thousand cars to the Miramar Peninsula would put great pressure on Cobham Drive as well as the Shelly Bay Road. Dedicated cycle lanes, rapid bus lanes, light rail - a proper infrastructure plan must be included.

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

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

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

It's a beautiful area, great if more people can enjoy it.

8. What other comments or questions do you have?

Comments

An infrastructure plan that puts cycling, foot traffic and public transport to the fore should be essential for this project.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Neil**
 Last Name: **Edwards**
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 Suburb: **Woburn**
 City: **Lower Hutt**
 Country: **New Zealand**
 PostCode: **5010**
 Daytime Phone: **04 472 7963**
 Mobile: **021 481 384**
 eMail: **neil.edwards@ortus-international.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

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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?

The Shelly Bay project will make a significant contribution to Wellington's housing, commercial activity and infrastructure and will enable the existing decaying buildings to be demolished. When the proposed ferry runs to Shelly Bay It will assist in reducing traffic congestion to and from the **1631**

airport. The Council's financial contribution to the project is minimal in comparison to the benefits. I strongly believe the Council shall sell the area of land to Shelly Bay Ltd.

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

It will assist in the project proceeding and assist in making the project viable. I stress that without assistance from Council the project may not proceed and this would mean the existing buildings would continue to require regular maintenance without a corresponding income.

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

The benefit is the income generated from the assets, the fabulous amenity and avoidance of deferred maintenance of the existing buildings.

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

1632

- 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

An amenity for all of Wellington which is evidenced by the one cafe in Shelly Bay currently. I would expect the development to be as successful as many other similar projects around the world.

8. What other comments or questions do you have?

Comments

Nil

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Katherine**
 Last Name: **Hurst**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+6421487785**
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 eMail: **thehurstling@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

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?

Insufficient infrastructure for such a project, massive disruption while it happens (which would be bearable if the outcome was better). There will be a huge loss of public space, it doesn't look like the public will be very welcome in what is predominantly a housing development. The cost to the council is huge and while the developer's contribution is capped, the council's isn't. With the

increase of traffic, it will become very dangerous for cyclists. The road will not be any wider, but there will be many more cars trying to pass cyclists - surely this will lead to accidents. I am really not sure why the council would be putting forward so much money for this.

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

The dense housing seems very out of character for such an area. There are no grocery shops, and the bus service and ferry service mentioned in the proposal are not definite. Wellington needs more houses but I am not convinced that this proposal is a good way to provide them.

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 having some commercial and retail premises at Shelly Bay would be fine, so long as the development was suitable for the area and public access to the waterfront is not restricted. It would be great to have a vibrant area rather than dilapidated buildings, if it can be done well.

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? **1635**

- 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

It is often very windy and rainy at Shelly Bay - the drawings in the proposal do not reflect this! The area has a lot of wild beauty, and public spaces need to reflect that rather than providing a lawn and picnic tables which could be transplanted anywhere.

8. What other comments or questions do you have?

Comments

Please don't do this.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Clare**
 Last Name: **Ashton**
 Organisation: **N/A**
 On behalf of: **N/A**
 Street: **172 Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
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 Mobile: **0212076751**
 eMail: **clareashton2000@yahoo.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,
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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?

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

I don't see any benefits for the land at Shelly Bay to be developed as housing.

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 that something needs to be done with the current site at Shelly Bay, as far as tidying it up, making areas safe, putting in a lovely walk way and cycle way, adding native plants and areas to sit and picnic at. Make the area more family friendly, add a lovely childrens park. Keep the fantastic Choc Fish cafe. Spruce up the artists in residence, have an open day around the artists studios, something along those lines, but I definitely DON'T want to see any housing or retail development.

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 think this is close to what could be achieved. But less is definitely more. The green spaces and waterfront walkway, parking and seating I agree with, this would enhance what we currently have at Shelly Bay. But I don't agree, or see the need for, a boutique hotel or 'micro brewery'. Please just keep it simple, work with what we currently have on the Shelly Bay site, so that it can be enjoyed for future generations, don't spoil it and add in more housing, people, cars and traffic.

8. What other comments or questions do you have?

Comments

See above. Thanks.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Riaan**
 Last Name: **Claassens**
 Street: **16H Hobson Street**
 Suburb: **Thorndon**
 City: **Wellington**
 Country:
 PostCode: **6011**
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 eMail: **jclaassens@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

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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?

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

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

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

8. What other comments or questions do you have?

1641

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Maria**
 Last Name: **Boehm**
 Street:
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Maria_boehm@gmx.de**

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?

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

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
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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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

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 Last Name: **Humphries**
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 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021**
 Mobile: **2302121**
 eMail: **Raewynhumphries@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

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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?

Too intensive. Not sensitive to environment, community or ratepayers. Building adequate infrastructure to support such a large intensification of use simply not feasible or affordable.

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Shea**
 Last Name: **Melville**
 Street: **Flat 6, 3 Cockburn Street**
 Suburb: **Kilbirnie**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **shea.melville@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

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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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?

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

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

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

8. What other comments or questions do you have?

Comments

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land

Submitter Details

First Name: **Daniela**
 Last Name: **Leccisi**
 Street: **15 Fortification Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0279756635**
 eMail: **danielaleccisi@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

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:
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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?

Shelly Bay is an amazing paradise beautiful as it is. It's a place we all enjoy and having a building site with building traffic and maybe an unfinished project or a change of plans for the next 15 years... no! Please no.

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

I don't see benefit in this huge development, why don't you just renovate what is already there and make that Work?

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

It depends of what commercial/retail will go there and what will the service they will offer be

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

Not sure about the boutique hotel, the parking and the green.... if you just think about the chocolate fish cafe and how many cars are parked in the area when it's busy. Having more shops means that to accommodate more people Shelly Bay will need a massive car park, in a zone that is wild, high tsunami risk and with only one very small road.

8. What other comments or questions do you have?

Comments

It's just a huge project!!! Too big and too long before it will be ready to enjoy. Please renovate and use the existing buildings.

Attached Documents

File
Shelly Bay Development - Proposed Sale and Lease of Council Land