

Have your say

Shelly Bay development

Proposed sale and lease of Council land

SUBMISSIONS RECEIVED AUGUST 2017

Volume 4



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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 Koepl		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: **New Zealand**
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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?
 Please refer to Weta Group submission

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 refer to Weta Group submission

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

Please refer to Weta Group submission

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 refer to Weta Group submission

8. What other comments or questions do you have?

Comments

Please refer to Weta Group submission

Attached Documents

File
WCC submission letter
Submission on Shelly Bay proposed development - Weta Group - 14 August 2017
Shelly Bay Development - Proposed Sale and Lease of Council Land

CAMPERDOWN

STUDIOS LIMITED

14 August 2017

To Whom It May Concern

On behalf of Camperdown Studios Ltd we wish to lodge our opposition to the proposed sale and lease of WCC land at Shelly Bay and the development connected to that land sale.

We endorse the attached Weta Group submission on this proposal.

We are currently working with the Greater Wellington Regional Council on reducing the number of cars on the peninsular to relieve some of the traffic congestion and lack of parking. It is apparent that it is difficult to find significant solutions for this.

We wish to continue to work with both the Greater Wellington Regional Council and the Wellington City Council to resolve issues that affect residents and businesses in Miramar and assist with solutions for all of Wellington.

We look forward to hearing back.

Kind regards



Louise Baker
Head of Operations.

Weta Group submission – Shelly Bay Land Sale & Development

Background

The Weta Group of Companies (the Weta Group) comprises five companies located on the Miramar Peninsula as well as associated companies. The five are digital visual effects house **Weta Digital**; design studio and physical effects manufacturing facility **Weta Workshop**; post production facility **Park Road Post Production**; with purpose-built filmmaking complex **Stone Street Studios** and **Portsmouth Rentals** camera and lighting equipment hire completing the Group offer. Frequently collaborating on large scale film projects while also functioning as independent facilities, these award-winning companies form a filmmaking hub that takes some of the world's biggest films from first concepts right through to final post production. The Group is linked with **Wingnut Films** and its related companies, and television and IP creation company **Pukeko Pictures** as well as non-film companies such as **The Vintage Aviator**, the **Weta Cave** and **Thunderbirds are Go** visitor attractions. The Weta Group is involved in the development of the proposed **Movie Museum** in central Wellington.

Overview

The Weta Group is not opposed to thoughtful and relevant development on the Miramar Peninsula including at Shelly Bay, however we are opposed to the current, proposal involving the land sale and development at Shelly Bay. The reasons for our objections are stated below. In our view, there is a significant opportunity to take a much broader, holistic and consultative approach to development across the Miramar Peninsula and the Weta Group would be willing to be a part of that. We believe this development has the potential to constrain future opportunities to such an approach. We would also be happy to present our objections in person if there is an opportunity to do so.

Reasons for objection

The reasons why we – as a Group – object to this proposal are:

1. Process

We are concerned with how the consenting process for this development was managed, with no ability for individuals, businesses or community organisations to have any say on the proposed development other than on the proposed sale of Wellington City Council (WCC) land. We are particularly concerned that the Special Housing Area legislation was utilised when clearly the nature of this development is not, in our view, what the HASHAA was intended for. This approach also had the effect of over-riding the District Plan for the area, which outlines a different vision for development at Shelly Bay. As mentioned there was no consultation with organisations such as the Miramar BID, of which Weta companies are members. This is despite a Memorandum of Understanding which outlines the WCC's responsibility to consult with the Miramar BID on matters such as this.

2. Scale of development

The proposal calls for 350 dwellings, a small hotel and rest home – and that is in the initial phase. The Weta Group believes that this is too dense and inappropriate for the area. As stated, the Council's own District Plan envisages a far different outlook for the area. It states: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities. The major urban design issues to be considered by new development in Shelly Bay relate to the:

*Impact of new development on the natural character of Shelly Bay,

*impact of new development on the public amenity value and recreational potential,

*impact of new development on the historical significance of the area as a whole and any identified heritage buildings." It is difficult to reconcile these considerations with the current proposal. We would also question that suitability of the location for this level of development given the known risks around sea level rises and potential erosion in the area.

3. Construction impacts

We have identified a number of negative impacts from the development below in terms of traffic impact and pressure on Miramar's already strained infrastructure. However, these impacts will be exacerbated during the construction of any new developments at Shelly Bay given the nature of construction traffic (heavy vehicles), the limited access to Shelly Bay, and the overlap with regular commuter, business and recreational traffic into and out of Miramar and around the Peninsula.

4. Traffic impact

A principle concern with this development is the impact of the excess traffic on Miramar. As a peninsula there are natural constraints on the roading network into and around Miramar. The Weta Group, together with Wellington International Airport Limited, is one of the two major employers in the area. We acknowledge that as our businesses have grown and film productions have been located at Stone Street Studios, we have been a contributor to local traffic. We also have a significant number of employees who live in the area. The potential impact of this development both during construction and once completed are significant with the WCC noting a four-fold increase in traffic and road change requirements at the intersection with Miramar Avenue. One of the issues with any level of development at Shelly Bay is the road access itself. While some upgrades are envisaged there are no plans nor much ability to widen the road which would seem to be the only meaningful solution. The road between Miramar Ave and Shelly Bay is too narrow for a development of this size at 6m wide. There will be very limited parking over this 2.5km stretch of road and, coupled with the additional residents and construction and service vehicles, this will severely limit the access and appeal of the area to recreational users and visitors. We believe the traffic impacts have the potential to negatively impact both business traffic to and from the Weta Group of Companies, and residents seeking to navigate around the Peninsula.

5. Pressure on infrastructure

Given the recent growth in a wide variety of businesses and industries on the Peninsula, the existing infrastructure has been under pressure. The Miramar BID has been active in highlighting these issues to the WCC. We anticipate that this project, if it proceeds, will put that infrastructure under much greater pressure in terms of water, waste water and electricity. Already there are issues in the area with power consumption and capacity and with waste water during periods of heavy rain. We expect that this development will add to some of these active concerns without adequately dealing with them. The WCC will be aware that critics have noted the estimated cost of the infrastructure upgrades associated with the development are understated and likely to rise over time. This would see the Council and its ratepayers exposed to any over-runs on this cost.

6. Design elements

While we applaud the Council and The Wellington Company to put forward its ideas and do not wish to limit the opportunity for any business to promote bold ideas, we do feel the design elements in the current proposal do not consider fully the unique nature of the area, the current uses and attractiveness of Shelly Bay and its surroundings and the integration of any new development into the wider Miramar community.

7. Public amenity/ green space

As noted previously, the WCC had itself intended that Shelly Bay maintains its unique character and that the retention of green space and public amenity at Shelly Bay was a key requirement. This included the Council's acquisition of land for that purpose. However, the proposed development has a strong bias towards the supply of housing with exclusive use and limited public space. Coupled with a lack of public parking this is likely to be a disincentive to Wellingtonians to come to and use the space at Shelly Bay. As residents and neighbours on the Peninsula, we do not wish the area to become an exclusive community but that it is retained as an asset for all of Wellington to enjoy.

8. Nature and character of Miramar Peninsula

We believe that this scheme has the potential to completely change the natural character of Shelly Bay. The proposed plan seems to prioritise scale over the needs of the land and of Wellingtonians. The proposed housing will be so dominant on the landscape that it will destroy much of the current value of the Shelly Bay as a recreational green space for a host of users. As the Miramar BID has noted, there is potential for development with a sensible housing profile but it must complement the character of the area, not demolish it. The proposal includes a concept for a four-story building which could loom over the natural environment of the bay. As the WCC noted in its District plan of 2002: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities." We are concerned that the vast scale and size of the current proposal cannot possibly protect, let alone enhance, these special qualities of the Bay.

9. Related development concerns

We wish to note that this development has the potential to impact on other sites of significance on the Miramar Peninsula including neighbouring Watts Peninsula and Mt Crawford. We believe the proximity of the Shelly Bay site could have flow-on effects and also there are potential precedents in committing to developments of the type proposed for Shelly Bay that may influence plans for these other areas.

10. Opportunity for appropriate development

We do understand the merit and potential value of relevant development at Shelly Bay, however it is the scale and nature of that which has caused us to question the proposed land sale and development concepts. We believe any development at Shelly Bay should include more green space, less housing and much more robust consideration of transport and infrastructure impacts. For the reasons stated in (9) above we believe that WCC needs to take a much broader and holistic view on the management of green space, housing and other development needs, and the overall custodianship and development of the Miramar Peninsula. In terms of housing we believe there are options which the WCC could explore for additional housing capacity on the Peninsula which do not impact on such sensitive areas and which could also meet other community needs, such as the need for affordable housing, which the current Shelly Bay development does not meet. The Weta Group would be willing to engage in a process with other stakeholders on the Peninsula including iwi, WCC, The Wellington Company and others to work towards an alternative that will work for all. With Weta’s creative skills and capacity, we believe we could assist in finding solutions that would be dynamic and aspirational while not marginalising other parts of the community. We also believe such a process could incorporate other stakeholder groups and the community on considering the best way forward to consider other sensitive areas such as Watts Peninsula and Mt Crawford as part of an overall plan and framework for the whole of Miramar Peninsula.

Submitted on behalf of the Weta Group of Companies by

Cameron Harland Chief Executive	David Wilks General Manager	David Wright Chief Operating Officer	Dominic Sheehan General Manager
Park Road Post Production and Camperdown Studios	Weta Workshop	Weta Digital	Wingnut Films

Submitter Details

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

Wishes to be heard:

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

Correspondence to:

- Submitter
 Agent
 Both

Submission

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

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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?

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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
Submission on Shelly Bay proposed development -14 Aug 2017
Shelly Bay Development - Proposed Sale and Lease of Council Land

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

From Peter Jackson and Fran Walsh

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitted by:

Peter Jackson

Fran Walsh

Submitter Details

First Name: **Gered**
 Last Name: **Marshall**
 Organisation: **Resident of the Peninsula**
 On behalf of: **Friends and neighbours**
 Street: **Flat 4, 279 Karaka Bay Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country: **N.,Z.**
 PostCode: **6022**
 Daytime Phone: **04 388 3070**
 Mobile: **0273 393524**
 eMail: **gered@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?

I'm supportive in opening the area up for family friendly use. I'm totally against hotels and apartments and infrastructure that will spoil this amazing place. Parks, biking, cafes and art

2515

galleries are what is needed not a concentrated apartment housing/hotel 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
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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 is none, it will ruin the whole feel of a lovely open sunny area we do not need another Evans Bay set up.

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

Retail should be boutique/bespoke not Lambton Quay Australian shops we have enough of those in Wellington now. It needs to be special. A bit of quality would be appreciated. Supporting our local artists.

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

The above I agree with but no Hotels !!

8. What other comments or questions do you have?

Comments

You are going to have serious problems with the road being so narrow. It is at this present time extremely dangerous for anyone riding a bike, walking or running. Seems people in SUV's really like trying to run you off the road or cut corners. So have no idea how its going to improve without cantilevering out into the sea ! So much for the environment. If you dig into the hillside we will then experience serious slips. There are often slips around the area as it stands now. The increase in traffic is going to make it very hazardous.

Attached Documents

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

Submitter Details

First Name: **Diggle**
 Last Name: **Bruce**
 Organisation: **Self**
 On behalf of: **N/A**
 Street:
 Suburb: **Mornington**
 City: **Wgton.**
 Country: **NZ**
 PostCode: **6021**
 Daytime Phone: **3893494**
 Mobile: **N/A**
 eMail: **bruce,edith@xtra.co.nz**

Wishes to be heard:

- Yes
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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

There are undisclosed legal requirements for the roading

Attached Documents

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

Submitter Details

First Name: **Virginie**
 Last Name: **Beachman**
 Street: **Marine Parade, Seatoun, Wellington**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **shoo@hotmail.fr**

Wishes to be heard:

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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?

While I am all for new developments, the scale of this one is too massive and will obliterate what makes Shelly bay what it is today. While restoring might not be an option, I do believe it should remain the same scale it is now and retain its general ambiance and feel. Entering an agreement with a developer that already promises to compromise the character and accessibility (private properties and hotel grounds) of this part of the peninsula is not acceptable.

2521

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 have a problem with a small scale housing solution, but this is too major a development for that area, and the implications in the near future while building are going to be very disruptive for the environment and coast, and in the long term, the impact of having so many more people living there will seriously impact the area (more rubbish, more waste straight in the ocean, more traffic and fumes, more gray water...)

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

this part of the peninsula is nice and still wild and feels untouched, which is such a nice contrast with Miramar, and adds to the great feeling that you can 'escape' on your lunch break or just recharge with a drive around the coast - why change it so drastically?

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

2522

- Not really supportive
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-

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

Comments

While it would be nice to have a waterfront walkway, a refreshed version of what currently exists really and has been lovely to see go up and look and feel great in Auckland, there is no need for a hotel, the private space it would take and the costs it would incur.

8. What other comments or questions do you have?

Comments

The environmental impact from building everything necessary to be able to support the infrastructure proposed, the impact on the coast, sea scape, bays and wildlife as well as unnecessarily rendering areas inaccessible to the public far outweighs the benefits it could have. While a small scale facelift of the area would be welcome and beneficial, the proposed development, in particular housing, hotel and retail) is a disaster for the area, and unnecessary in my opinion and definitely not something I would want to have to contribute to in my rates.

Attached Documents

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

From: Kevin Dodge <kevin.dodgenz@gmail.com>
Sent: Wednesday, 9 August 2017 6:56 p.m.
To: shellybay
Subject: My feedback on Shelly Bay proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
I'm making a submission as an individual who has lived in Karaka Bay for 16 years.

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

=Very supportive

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

In general I'm very supportive of the proposed plans as Shelly Bay has long been sitting dormant so needs some investment from Council and Developers to transform this potential spot into a special shared-use 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?

=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?

=I think it is a pragmatic solution to get something progressing for this area/site.

4. The Council is 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?

=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?

=I think it is a pragmatic solution to get something progressing for this area/site.

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?

=Very supportive

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

I do have concerns about the lack of public parking. If this area becomes popular where will those driving cars park? (I realise you may have plans to encourage public transport and new ferry service but private cars will still be a big % of visitors access will it not?).

8. What other comments or questions do you have?

None

--

Regards,

Kevin Dodge

Mobile 021-071-8921

Submitter Details

First Name: **Frances**
 Last Name: **Rigby**
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 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **02102455881**
 eMail: **fmrigby@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 the handing over of a key link in one of Wellington's most ecologically important and scenic areas to developers without the appropriate level of: attention given to environmental impacts; public consultation; or consideration of alternatives. The guise of improving Wellington's housing stock, increasing jobs and creating better public space, is a smokescreen so transparent that it is almost an insult to our collective intelligence. I understand the cost pressures for the

2526

Council associated with maintenance of Shelly Bay, but the deal with Ian Cassels et al. is being presented to Wellingtonians as the only viable option. I fear that this deal has already been done, the legal documents will be drafted ready to go, and the sale and lease to Shelly Bay Limited will be a fait accompli executed in a vacuum of public support or understanding. Having said that, I feel the need to submit given I feel so strongly. Hopefully many others do as well and this proposal does not manage to slip under the radar, as intended, insulated by a haze of corporate speak and pretty pictures. I am a volunteer for Places for Penguins- a Forest and Bird initiative. I am also a member of Forest and Bird. I go to the other side of the Peninsula, Tarakena Bay once a month, and service bait stations for rats and mice, in the hope of helping to rejuvenate the Koraro population on the Wellington coast. The Council claims to be aware of the issues the development will cause for penguins, but says that it is not a game changer. They also say tunnels and signs may be investigated - apparently as an afterthought. I cannot support a proposal that appears to have provided no analysis of environmental impacts, the Council at least needs to explain why it is a not a game changer and explain what plans they have to deal with the problem. I suspect that they have no plans to deal with the problem beyond a few signs, hence no comment. We all understand that penguins are threatened by roads in other parts of Wellington, but adding another busy road is not the solution. Predator Free Miramar has just successfully launched this weekend and was attended by many. The transfer of land to Shelly Bay Limited, and the subsequent development is completely out of synch with the interests and concerns of many of the people living on the peninsular. But then again, the plan is not really for those living on the peninsular- although our rates will pay for it. The Council needs to pause and go to a proper consultation that presents and offers all the alternatives to the current 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
- 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 that is proposed is unlikely to create any dent in Wellington's housing shortage. The use of the Housing Accords and Special Housing Areas Act 2013 is inappropriate. The purpose of that Act is to enhance housing affordability by increasing housing and land available for housing in certain specified areas. This development is unlikely to enhance the affordability of houses to anyone seeking to enter the Wellington housing market. The apartments, townhouses and stand alone houses built in the area will not be available to first time home buyers or those at entry level in the housing market, they will simply be another alternative for property elites who can already afford to purchase on Wellington's waterfront. The addition of a few hundred more property elites on the waterfront on the peninsula is of no benefit or interest to the bulk of the population. In fact it is to the detriment of other users of the Bay and the wildlife in the area. In addition the high-rises and town-houses proposed are not consistent with the wild coast character of the area. They would be more at home in Oriental Bay, or other areas where a monoculture of new development has taken over the local character. This amounts to privatisation of a space for an elite few that should be largely public. There is no benefit to developing Shelly Bay as a housing area to the majority of Wellingtonians. Only loss of public space and a driving up of price.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to 2527

Shelly Bay Ltd so the area can be developed for 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 some retail activity at the Bay, but consider that it should remain of the home-grown artsy variety the Bay currently supports. I do not consider it desirable that a monoculture of gelato chains, coffee chains and exclusive gift shops should take over the space. There is a place for that style of retail space - i.e.: Wellington's waterfront. However, the Bay has a different character. The servicing of the wealthy individuals who will populate the residential dwellings will become the core motivator, not the encouragement of local grass roots community initiatives. A retail and restaurant feel similar to Akaroa would be a real loss to the community.

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 issue with this is that cafes, bars and shops, a microbrewery and a boutique hotel are only quasi public spaces. They do not replace true public space, such as parks, walkways, swimming facilities and beachfront. Also an overly engineered version of public space is not desirable in a wild coastal area. I am reminded of the apartments on the waterfront at Evans Bay parade. Those apartments have a green space in the middle and a restaurant at the edge. The effect is not of green space, but of an American style complex cutting off access to the sea. I have almost never seen anyone using the green space at the apartments. Currently the public can access grass, the bush and the sea at a multitude of levels and in many places around Shelly Bay. If everyone is channeled into the same green space and same beaches (as in Oriental Bay) this may suit those who are looking for generic beach experience, but will largely destroy the experience for many more. Either way it is looked at, it is not the same experience, and in my opinion is an inferior one. Instead of looking at the bush and hearing birds when sitting near the water, the view will be of apartments, and the sounds will be of traffic and other people. There are many spaces like this

Wellington, do we really need another one? Of course the minority who own the apartments and housing in the area will likely be able to enjoy the birds, but that is cold comfort to everyone else. There are also important questions to ask about the treatment of waste from a microbrewery and other commercial facilities. If money is to be spent making substantial infrastructure changes to service the likes of a microbrewery and a boutique hotel, then why is no money being spent on protecting the natural features and wildlife on the peninsular. Priorities seem to be skewed. Especially if ratepayers have to stump up the cash. I personally am not interested in my rates going towards such ventures at the expense of an area and wildlife that I love.

8. What other comments or questions do you have?

Comments

Regardless of how many promises developers make that they will create dwellings that are in keeping with the natural environment, the result will be to degrade the natural beauty of a public space, cause damage to the wildlife and surrounds, privatise a public space for a privileged few, and increase traffic to the detriment of all. I wonder if the Council would have been so ready to rush through an un-consented resource consent if the area was not on the waterfront.

Attached Documents

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

Submitter Details

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 eMail: **kenney.sidwell@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?

These are my cases for concern/mistrust of the WCC processes to date:- 1. WCC continued to be in negotiations with PNBST trust members, despite knowing, that their voting process was flawed, and that they have gone against the trust deed, requiring 75% yes vote, in order to sell the landowners land. With only a 51% vote to sell this was far from the required 75%. These are in-house issues that the landowners have attempted to remedy with those that made underhand 2530

decisions 'on our belief'. My issue is that WCC pressed on despite the disenfranchisement of Taranaki shanti landowners. WCC got into bed with a small group of people who did not have the backing of the landowners..... and you have pressed on despite this. My understanding of the HASHAA is to address the housing supply in Wellington. Yet this site has a large commercial and retail proportion which has been able to be slipped through under the 'Housing Supply' door. The impact to roading and its infrastructure will be huge. On top of an already difficult to manage and no traffic issue getting to and off the peninsular and surrounding areas. We already have issues that are yes off being remedied. This will add fuel to the fire. The beauty of the peninsular, with its bays, will be destroyed. Wellington IS NOT San Fran. High rise/high priced tower blocks do not add to the Wgtn vibe. They will detract. There is a precedent for keeping the southern and eastern coast free of highly intensified residential and commercial development. Shelly Bay is acknowledged in the Wellington Company literature as being one of the most pristine marine natural landscapes available in New Zealand. This is a unique feature of the Wellington coast line and one which must be preserved.

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 selling of the land and buildings to Shelly Bay Ltd because I do not agree with the development going 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

2531

I do not agree with the leasing of the land and buildings to Shelly Bay Ltd because I do not agree with the development going 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

I do not agree with the proposal that there will be accessible public spaces at Shelly Bay Ltd because I do not agree with the development going ahead. Creating an elitist community for wealthy property owners. In its current form, is not designed to attract people from all walks of life

8. What other comments or questions do you have?

Comments

The chatter across Wgtn would suggest that this land should be for the betterment of ALL of Wellington. Least we forget (because the landowners haven't) that the land was purchased with Taranaki Whanui money, that we received as part of our Treaty Settlement. We were offered to purchase it as (again) part of our Settlement under the RFR. In short, as part of an acknowledgement and apology for the land lost at the hands of crown of the time. So WHEN did Taranaki Whanui then become responsible for putting Wellington and it's people as a whole, first. For making this all about Wellington. Jason Fox left the table after much trust broken. However, not before he/WCC/Cassells/ & the Chinese \$\$ connection stitched up our land. The disenfranchisement continues and Wellington City Council have become major players in that.

Attached Documents

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

Submitter Details

First Name: **Shelley**
 Last Name: **Lancaster**
 Street: **19 Awa Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **shelley@officeassist.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 increased amount of traffic in and out of Miramar. At peak times and on weekends, the traffic is often backed up to the airport. Public transport is also very bad as the buses get stuck in the same traffic. Any increase in traffic from the Shelly Bay development will cause even more problems. I am also worried about what will happen when the old wharves are demolished. You will probably find that the seabed is contaminated by copper from anti-fouling paint - who will pay for this cleanup which may run into the millions?

2533

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 believe the road and infrastructure can support such a 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

Same arguments 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 arguments above

8. What other comments or questions do you have?

Comments

I don't believe the area can sustain such a development. The road is too narrow and the peninsular cannot cope with increased traffic. I believe there will be hidden costs and the Council will end up spending way more ratepayer money than budgeted for,

Attached Documents

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

Submitter Details

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 Last Name: **Blair**
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 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 Daytime Phone: **+64292899033**
 Mobile: **+64292899033**
 eMail: **ricblair@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?

The area would substantially benefit by way of homes, jobs, improvements to wharf. It would provide a distinctive option to Wellington's coastal amenities.

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

Traffic may increase which could impact on local coast access to public. Bringing in some much needed vibrancy to the area. Restoration and improvement of the existing wharf complex. Public boating access to the the wharf opens up options for Wellington boaties and businesses that may reside 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

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

The Wellington Company appears to have a track record of intelligent and well considered developments. They seem to be the only developer who have considered this in some detail and now wish to attempt this. It suggests others have considered but the business case has had too much risk to proceed. I have been involved with the Evans Bay area (local Boatshed owner) for the last 20 years and as such have watched with some disappointment, the current Shelly Bay buildings and wharf structures decay. We should encourage this development as the Wellington rate payers may not get another developer who is motivated to improve the area for some time. The site deserves a great vision and obviously a company who can execute to deliver the vision. Given this, the arrangements put forward should be supported.

Attached Documents

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

Submitter Details

First Name: **Jeanne**
 Last Name: **Stuart**
 Street: **65 Kauri Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Jeanne.stuart@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?

While a small amount of housing would be fine, this is way too much. The road to Shelley Bay and the area should remain primarily for public use. The road should be widened to allow for more cyclists and walkers. This proposal will make the road far too busy and dangerous. Miramar traffic is bad enough without this much more

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 per 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 don't see a problem with a market or shops/cafes as long as there is adequate parking

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

All good EXCEPT the hotel - again too much traffic for that road

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: **Penelope**
 Last Name: **Campbell**
 On behalf of: **Josephine Campbell Silverio Governo Amanda Campbell**
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 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **0212762990**
 Mobile: **0212762990**
 eMail: **pennycampbellnz@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?

We believe the long-term consequence of these plans represents an egregious breach of the Wellington City Council's responsibility to protect its public ownership of this land. The Council's role should surely be to protect this beautiful area of Wellington - which, contrary to the way we feel

2542

the Wellington Company has tried to portray it, is beautiful and much appreciated by Wellingtonians and city visitors alike. When you look at Ian Cassels' previous developments around Wellington, they seem to lack quality and design integrity. How can the Council responsibly sell this land into his private hands for such short term gains?

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 no way this area can support private housing without causing significant traffic issues, and, even worse, changing the character of the beautiful Miramar Peninsula forever. Once these places are built we cannot ever turn the clock back - and I feel that is something that Wellingtonians will deeply regret - for the current plans are too dense, too high and no apparent design integrity reflective of the areas unique character.

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

While there is scope for some development and private enterprise being allowed to improve this land and these buildings, the Wellington Company plans show no regard for the area's current unique character nor the potential for a really unique and interesting design. What a crime not to get a design more reflective of the local area, its public nature, the landscape, and Wellington's style. Could development not be tendered and put to public vote to allow for some more exciting and appropriate proposals?

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 believe as stated above, the plans have no design integrity, are clearly motivated by maximising profits - ie the green spaces are 'tokenism' and are simply too urban, built up and ugly for beautiful Shelly Bay. And that Cassels keeps pointing to the microbrewery as sign of how 'cool' the area will be is farcical. Trends come and go. That craft beer is currently hip, does not mean a craft beer brewery makes this development any better, nor its inception any more more fair or democratic. Also - will these spaces each be put to public tender as to their purpose and ownership? Has Ian Cassels and co already decided their purpose? Is that right that an individual and his private company will have that much influence over land that Wellingtonians currently hold dear?

8. What other comments or questions do you have?

Comments

We are active engaged Wellingtonians who absolutely love our city - its style, its character and all the things that make it unique. This area, Shelly Bay, has a lot of potential and, though currently loved and appreciated, it could certainly be improved in parts. However, these Wellington Company Plans go far beyond what is needed. They will ruin the existing character, and permanently remove this land from public ownership. We believe it is now our elected WCC Councillors' responsibility to review these current proposals and to discuss, on the record, with full openness and transparency: 'Can we do better?' And if we can do better here in ANY way, we have a responsibility to stop this proposal. 'Who will benefit from this development in the short, medium and long term?' And if it is not the wider community of Wellington in the long term, we have a responsibility to stop this proposal. 'Are we protecting our public's right to ownership and enjoyment of this area?' And if we are not, then we have a responsibility to STOP this proposal. We hope our Council will listen to the people who passionately love Wellington and support development - but retain the right to say what type of development will enhance the area and protect its public ownership. Please do not sell us short to this private company with a record of shonky developments and putting profits before design integrity.

Attached Documents

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

Submitter Details

First Name: **Robin**
 Last Name: **Andrews**
 Organisation: **Retired**
 On behalf of: **Self**
 Street: **24 Ellesmere Avenue**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 Daytime Phone: **04 3883095**
 eMail: **r.andrews@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:

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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?
 Don't want to lose access to seafronts Prefer access to all people

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

Don't want exclusive 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

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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

Upgraded public 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

General access and usage for public

8. What other comments or questions do you have?

Comments

Developer should do more funding

Attached Documents

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

Submitter Details

First Name: **Steven**
 Last Name: **Reed**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
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 Daytime Phone: **+6443845105**
 Mobile: **0272305763**
 eMail: **getfishinasap@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:

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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?

I do not support Wellington City Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay into an area of High Density Housing. I don't like the impact it will have on the environment or how it will restrict access to Shelly Bay and the coastline for recreational users. I do not agree with the council subsidizing a private developer. 2548

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

What is your level of support for that proposal?

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 Not really supportive
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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 do not think that 350 houses in this small area is sustainable and the development will cause a great loss to all of the people who use this area recreationally already. The traffic is already terrible travelling to and from town, the airport traffic is increasing and there is not enough space for thousands more cars. I travel to work in the city six days a week and Cobham Drive is already so busy, often more so at weekends. The road to Shelly Bay is narrow and people park the length of the coast road to access the foreshore for recreational use, and with the roading changes necessary to make the development happen will stop easy access of this popular area. It will put great pressure on parking and the local shops and schools in Miramar too.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 think that leasing the land to the developer will result in a great loss of recreational space and I do not want to see council land as part of this development. I also think retail shops will struggle in this location with the limited amount of shoppers able to access the shops due to the isolated location and lack of public car parking.

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 enough car parks, a very small green space, and no access to a whole coastline for recreational users.

8. What other comments or questions do you have?

Comments

I am a rate payer and have lived in the Eastern Suburbs for decades. I have fished the coastline to Shelly Bay and in Shelly Bay for forty years. I see first hand how many people use this area while I am using it myself. There are always people swimming, bbqing, diving, fishing, and just enjoying the peace and quiet of Shelly. I am concerned about the impact on the marine environment, and the blue penguins who breed in this area. I don't see how the eastern suburbs can sustain a big increase in the volume of traffic as in recent years traffic has increased steadily from what was a fifteen minute drive to town, can now be fifty minutes. There will be a big impact on the people who live and shop in the area with lots more cars, people, and parking in Miramar will be even more difficult. Traffic leaving Miramar will bottle neck with traffic leaving Shelly Bay at Miramar Cutting and will cause delays both in Miramar Avenue and along Shelly Bay road. I would like to see Shelly Bay developed in a manner sympathetic to the way it is currently used, and reflects the special nature of this beautiful area.

Attached Documents

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

Submitter Details

First Name: **David**
 Last Name: **Wilks**
 Organisation: **Weta Workshop**
 On behalf of: **Weta Workshop Ltd**
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 Suburb: **Wellington**
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 Country: **New Zealand**
 PostCode: **6243**
 Daytime Phone: **+6449094020**
 Mobile: **+6421895228**
 eMail: **david.wilks@wetaworkshop.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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What are your main reasons for supporting/not supporting this agreement?
 Please see attached submission document & cover letter

2551

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

Please see attached submission document & cover letter

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Comments

Please see attached submission document & cover letter

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

Please see attached submission document & cover letter

8. What other comments or questions do you have?

Comments

Please see attached submission document & cover letter

Attached Documents

File
Letter of Support for Group Submission to WCC re Shelly Bay Development
Submission on Shelly Bay proposed development - Weta Group - 14 August 2017
Shelly Bay Development - Proposed Sale and Lease of Council Land



MAKING IMAGINARY WORLDS A REALITY

11th August 2017

Wellington City Council
PO BOX 2199
Wellington 6140

To whom it may concern

RE: Shelly Bay Land sale – letter of support from Weta Workshop Ltd for the Weta Group Submission

This is a covering letter on behalf of Weta Workshop endorsing the Weta Group of Companies submission objecting to the Shelly Bay Land Sale and Development.

Of particular concern to Weta Workshop is the traffic impact & proposed infrastructure. We believe this will negatively impact the day to day operation of our business (at 21 Camperdown Road & 151 Park Road) and we do not believe that the project estimate for the infrastructure is sufficient for the scale of the job and which may impact on rate payers.

Weta Workshop can see the potential for Shelly Bay and Watts peninsular to be developed into another fantastic asset for Wellington. However, we believe the current proposal will adversely affect the character, accessibility and infrastructure of not just Shelly Bay, but the whole of the Miramar peninsular.

We object to the current proposal.

Kind regards

David Wilks
General Manager
Weta Workshop

Weta Group submission – Shelly Bay Land Sale & Development

Background

The Weta Group of Companies (the Weta Group) comprises five companies located on the Miramar Peninsula as well as associated companies. The five are digital visual effects house **Weta Digital**; design studio and physical effects manufacturing facility **Weta Workshop**; post production facility **Park Road Post Production**; with purpose-built filmmaking complex **Stone Street Studios** and **Portsmouth Rentals** camera and lighting equipment hire completing the Group offer. Frequently collaborating on large scale film projects while also functioning as independent facilities, these award-winning companies form a filmmaking hub that takes some of the world's biggest films from first concepts right through to final post production. The Group is linked with **Wingnut Films** and its related companies, and television and IP creation company **Pukeko Pictures** as well as non-film companies such as **The Vintage Aviator**, the **Weta Cave** and **Thunderbirds are Go** visitor attractions. The Weta Group is involved in the development of the proposed **Movie Museum** in central Wellington.

Overview

The Weta Group is not opposed to thoughtful and relevant development on the Miramar Peninsula including at Shelly Bay, however we are opposed to the current, proposal involving the land sale and development at Shelly Bay. The reasons for our objections are stated below. In our view, there is a significant opportunity to take a much broader, holistic and consultative approach to development across the Miramar Peninsula and the Weta Group would be willing to be a part of that. We believe this development has the potential to constrain future opportunities to such an approach. We would also be happy to present our objections in person if there is an opportunity to do so.

Reasons for objection

The reasons why we – as a Group – object to this proposal are:

1. Process

We are concerned with how the consenting process for this development was managed, with no ability for individuals, businesses or community organisations to have any say on the proposed development other than on the proposed sale of Wellington City Council (WCC) land. We are particularly concerned that the Special Housing Area legislation was utilised when clearly the nature of this development is not, in our view, what the HASHAA was intended for. This approach also had the effect of over-riding the District Plan for the area, which outlines a different vision for development at Shelly Bay. As mentioned there was no consultation with organisations such as the Miramar BID, of which Weta companies are members. This is despite a Memorandum of Understanding which outlines the WCC's responsibility to consult with the Miramar BID on matters such as this.

2. Scale of development

The proposal calls for 350 dwellings, a small hotel and rest home – and that is in the initial phase. The Weta Group believes that this is too dense and inappropriate for the area. As stated, the Council’s own District Plan envisages a far different outlook for the area. It states: “Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area’s special qualities. The major urban design issues to be considered by new development in Shelly Bay relate to the:

*Impact of new development on the natural character of Shelly Bay,

*impact of new development on the public amenity value and recreational potential,

*impact of new development on the historical significance of the area as a whole and any identified heritage buildings.” It is difficult to reconcile these considerations with the current proposal. We would also question that suitability of the location for this level of development given the known risks around sea level rises and potential erosion in the area.

3. Construction impacts

We have identified a number of negative impacts from the development below in terms of traffic impact and pressure on Miramar’s already strained infrastructure. However, these impacts will be exacerbated during the construction of any new developments at Shelly Bay given the nature of construction traffic (heavy vehicles), the limited access to Shelly Bay, and the overlap with regular commuter, business and recreational traffic into and out of Miramar and around the Peninsula.

4. Traffic impact

A principle concern with this development is the impact of the excess traffic on Miramar. As a peninsula there are natural constraints on the roading network into and around Miramar. The Weta Group, together with Wellington International Airport Limited, is one of the two major employers in the area. We acknowledge that as our businesses have grown and film productions have been located at Stone Street Studios, we have been a contributor to local traffic. We also have a significant number of employees who live in the area. The potential impact of this development both during construction and once completed are significant with the WCC noting a four-fold increase in traffic and road change requirements at the intersection with Miramar Avenue. One of the issues with any level of development at Shelly Bay is the road access itself. While some upgrades are envisaged there are no plans nor much ability to widen the road which would seem to be the only meaningful solution. The road between Miramar Ave and Shelly Bay is too narrow for a development of this size at 6m wide. There will be very limited parking over this 2.5km stretch of road and, coupled with the additional residents and construction and service vehicles, this will severely limit the access and appeal of the area to recreational users and visitors. We believe the traffic impacts have the potential to negatively impact both business traffic to and from the Weta Group of Companies, and residents seeking to navigate around the Peninsula.

5. Pressure on infrastructure

Given the recent growth in a wide variety of businesses and industries on the Peninsula, the existing infrastructure has been under pressure. The Miramar BID has been active in highlighting these issues to the WCC. We anticipate that this project, if it proceeds, will put that infrastructure under much greater pressure in terms of water, waste water and electricity. Already there are issues in the area with power consumption and capacity and with waste water during periods of heavy rain. We expect that this development will add to some of these active concerns without adequately dealing with them. The WCC will be aware that critics have noted the estimated cost of the infrastructure upgrades associated with the development are understated and likely to rise over time. This would see the Council and its ratepayers exposed to any over-runs on this cost.

6. Design elements

While we applaud the Council and The Wellington Company to put forward its ideas and do not wish to limit the opportunity for any business to promote bold ideas, we do feel the design elements in the current proposal do not consider fully the unique nature of the area, the current uses and attractiveness of Shelly Bay and its surroundings and the integration of any new development into the wider Miramar community.

7. Public amenity/ green space

As noted previously, the WCC had itself intended that Shelly Bay maintains its unique character and that the retention of green space and public amenity at Shelly Bay was a key requirement. This included the Council's acquisition of land for that purpose. However, the proposed development has a strong bias towards the supply of housing with exclusive use and limited public space. Coupled with a lack of public parking this is likely to be a disincentive to Wellingtonians to come to and use the space at Shelly Bay. As residents and neighbours on the Peninsula, we do not wish the area to become an exclusive community but that it is retained as an asset for all of Wellington to enjoy.

8. Nature and character of Miramar Peninsula

We believe that this scheme has the potential to completely change the natural character of Shelly Bay. The proposed plan seems to prioritise scale over the needs of the land and of Wellingtonians. The proposed housing will be so dominant on the landscape that it will destroy much of the current value of the Shelly Bay as a recreational green space for a host of users. As the Miramar BID has noted, there is potential for development with a sensible housing profile but it must complement the character of the area, not demolish it. The proposal includes a concept for a four-story building which could loom over the natural environment of the bay. As the WCC noted in its District plan of 2002: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities." We are concerned that the vast scale and size of the current proposal cannot possibly protect, let alone enhance, these special qualities of the Bay.

9. Related development concerns

We wish to note that this development has the potential to impact on other sites of significance on the Miramar Peninsula including neighbouring Watts Peninsula and Mt Crawford. We believe the proximity of the Shelly Bay site could have flow-on effects and also there are potential precedents in committing to developments of the type proposed for Shelly Bay that may influence plans for these other areas.

10. Opportunity for appropriate development

We do understand the merit and potential value of relevant development at Shelly Bay, however it is the scale and nature of that which has caused us to question the proposed land sale and development concepts. We believe any development at Shelly Bay should include more green space, less housing and much more robust consideration of transport and infrastructure impacts. For the reasons stated in (9) above we believe that WCC needs to take a much broader and holistic view on the management of green space, housing and other development needs, and the overall custodianship and development of the Miramar Peninsula. In terms of housing we believe there are options which the WCC could explore for additional housing capacity on the Peninsula which do not impact on such sensitive areas and which could also meet other community needs, such as the need for affordable housing, which the current Shelly Bay development does not meet. The Weta Group would be willing to engage in a process with other stakeholders on the Peninsula including iwi, WCC, The Wellington Company and others to work towards an alternative that will work for all. With Weta’s creative skills and capacity, we believe we could assist in finding solutions that would be dynamic and aspirational while not marginalising other parts of the community. We also believe such a process could incorporate other stakeholder groups and the community on considering the best way forward to consider other sensitive areas such as Watts Peninsula and Mt Crawford as part of an overall plan and framework for the whole of Miramar Peninsula.

Submitted on behalf of the Weta Group of Companies by

Cameron Harland Chief Executive	David Wilks General Manager	David Wright Chief Operating Officer	Dominic Sheehan General Manager
Park Road Post Production and Camperdown Studios	Weta Workshop	Weta Digital	Wingnut Films

From: bwskipper <bwskipper@paradise.net.nz>
Sent: Wednesday, 9 August 2017 8:37 p.m.
To: shellybay
Subject: Shelly Bay Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

I have read and studied the information in newspapers and on the Council website, relating to the Shelly Bay Development. It all sounds and looks very nice on paper and no doubt many people with sufficient means will look forward to living there and enjoying all the proposed amenities. But, in a few years' time, when all the excitement has died down, it will be just another very nice suburb for those who can afford to live there – rather like Oriental Bay.

Unlike Oriental Bay, the access road will be narrow and difficult to widen in any way to accommodate increased traffic, whilst the entire population of Wellington will have lost a most beautiful location that can never be replaced or recovered. Generations of families have enjoyed walking, rambling, or just sitting quietly and absorbing the surrounding beauty. It is so close to the city – access is relatively easy for present-day traffic and getting there doesn't necessitate hours of travel. Please don't take this away from us.

I agree that the water-front needs a tidy-up but, surely, this can be done without sacrificing so much natural beauty. What a gift we have been given! Let's not throw it away.

Beryl Skipper
14 Liffey Street
Island Bay

Submitter Details

First Name: **Mary**
 Last Name: **Argue**
 Street: **2 The Crescent**
 Suburb: **Roseneath**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **mary.oa@gmail.com**

Wishes to be heard:

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

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 Agent
 Both

Submission

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 Supportive
 Very supportive

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

- I do not agree with the proposed changes to the coastline. The habitat there is beautiful and should be preserved. - I agree with the council that Wellington is in need of more housing. I do not believe that this is necessarily the right way to go about it. However, if the issue of traffic were to be addressed while preserving as much of the natural habitat around the bays as possible, I may think differently. - The roads connecting the airport to the motorway are already overwhelmed with traffic and congestion is only increasing - surely we must alleviate this problem first? - The proposal for

2560

the development seems hasty and ill-considered as well as inconsiderate to locals who live in the area. We can do better especially when we are paying for it out of our own pocket and will be the ones to live with the outcome.

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
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
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
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: Kim Wicksteed <kim.wicksteed@adviceltd.co.nz>
Sent: Thursday, 10 August 2017 12:33 p.m.
To: shellybay
Subject: Shelly Bay Submission

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern:

I am in total support of the development of Shelly Bay.

For too many years it has been an absolute shambolic eyesore. The antithesis of the vibrant, positive city that Wellington positions to the world.

Turning this disgrace into a vibrant area that creates more open spaces and public access to the waterfront with a ferry service, cafes, bars, shops and a boutique hotel is an absolute no brainer.

Not to mention the benefits of building 350 homes, the 100 ongoing jobs and the \$200m construction investment that will benefit the Wellington economy.

This decision is an absolute no brainer.

Twenty six years ago Wellington adopted one of the most enduring positioning of all New Zealand cities: Absolutely Positively Wellington.

So get on and live up to it by green lighting this essential project.

Regards

Kim

KIM WICKSTEED

ADVICE Ltd.

141 Lane Road, Havelock North, Hawke's Bay, New Zealand

• P • +64 6 877 0353

• M • 027 443 1569

• E • kim.wicksteed@adviceltd.co.nz





Meridian Building, Waterside
Queens Wharf
P.O.Box 5077
Wellington
Ph 04 499 1282
Fax 04 499 1288
Email info@eastbywest.co.nz

Thursday 10th August 2017

Wellington City Council
101 Wakefield St
Wellington
6011
Email: shellybay@wcc.govt.nz

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

To Whom It May Concern

On behalf of East By West Ferries, we should like to tender the following submission in support of the Council selling/leasing part of its land to Shelly Bay Limited.

We believe this development will in time turn this locality into a vibrant attractive residential area which will be complemented with attractions and appeal to both locals and tourists as a place to visit and enjoy.

Having a base of residents there, gives the locality an identity and with the development providing public facilities including a community space, cafes, restaurants and the like, this will enhance the attraction for day trippers and tourists. It will without doubt add to Wellington's appeal as one of the most attractive cities in the world to live in. Couple this with the intended linkup with a coastal walkway around the headlands for walking cycling and picnicking and Wellington has another amazing place for all to visit and enjoy.

Future potential amenities and facilities as planned and the consequent attractiveness of such an area just does not happen without such a residential development as this and more so by having people residing there going about their everyday life. What can spell doom for the potential of such a prestigious area is if the development is crammed with residential housing and apartments to garner every inch of financial gain with no recourse to what is best for the area and its locals. This development certainly is not that. It has been meticulously planned with consideration to what is best for the area, future inhabitants, and for Wellingtonians generally.

Yes, there will be those that don't agree with any development there, and will be advocating that this development will ruin the beauty and pristine nature of the unique environment there. Our counter view would be to think forward and consider firstly how many Wellingtonians on an annual basis might visit that area now and compare this to how many (excluding potential future residents) would visit the area in the future once such a considered development is completed. Without doubt, the visitation to the area will increase exponentially as both Wellingtonians and tourists, local and international, enjoy the attractions and facilities on offer.



East By West Company Limited
www.eastbywest.co.nz

Obviously, there will be nay sayers expressing concern about the increased traffic to the area and how the roads will cope and the inconvenience to existing users. And these concerns may be real and will need to be addressed, but they are certainly not insurmountable. With careful planning, these can be capably dealt with. Also, to determine that such a perceived impediment means the development with all its other benefits to the community and wider would not proceed would be non sensical.

And in respect of the traffic issue, one positive measure, which may not totally solve any such recognised issues, but would certainly move to considerably alleviate and assist, would be the introduction of a regular ferry service from the CBD servicing the Shelly Bay precinct. Also, this different type of transport mode would also certainly add to the experience of any visit to the precinct, thereby enhancing the attractiveness of the area generally.

In this regard, we have had preliminary discussions with the Wellington Company and expressed our willingness to work with them to introduce such a service.

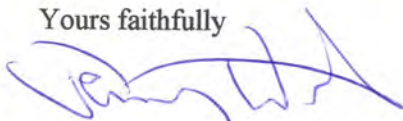
Our intention would be to provide a regular ferry service direct from Queens Wharf to Shelly Bay. Such a ferry service would link the Bay area to the CBD with a trip duration of under 10 minutes. The wharf and berthing arrangements will obviously require further consideration but with the structures already in place such work is very achievable.

For your further information, this potential project aside, we are presently developing plans for a third ferry to augment our fleet and it would be our intention to work with the developers from the outset so that firstly weekend services to Shelly Bay could be incorporated, then building up to regular daily services as the project and demand dictates.

We therefore strongly support the proposal as it stands for the Council to sell/lease part of its land at Shelly Bay to Shelly Bay Limited.

Should you require any further information please do not hesitate to get in touch.

Yours faithfully



Jeremy Ward
Managing Director
East By West Ferries
Email: jeremy@eastbywest.co.nz

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.**

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*:	<i>Jeremy Ward</i>
Your email or postal address*:	<i>jeremy@eastbywest.co.nz</i>
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:

- 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 housing and 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 will enliven the area making it not only a wonderful place to live for residents but also offer amenities & attractions for other Wellingtonians & tourists to visit & 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?

Such development, with carefully planned public amenities & attractions, cannot happen if, financially, without financial & private enterprise support. The residential development is paramount in making this happen!

4. The Council is 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?

As above

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?

These will be superb enhancements for the public to visit & enjoy. The level of visitation to the area will increase dramatically as a weekday & weekend attraction. Another gem in Wellington's attractiveness hat!

8. What other comments or questions do you have?

go for it!!

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: **Dana**
 Last Name: **Carter**
 Street: **48 Wilberforce Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Adventuredana@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?

I don't oppose the redevelopment of the land per se but I think given the large number of properties and high value of this development there should be a greater level of public benefit. The coastline around the Peninsula particularly this side is very undeveloped. The development will significantly affect the natural character and undeveloped feel of the Peninsula. Although the current buildings are dilapidated I frequently visited the chocolate fish cafe and the galleries with my family and love the low key, relaxed feel of the area along with its beauty. I think the development is too intense for

the site. I think there should be greater provision of open space that is attractive to the general public not just the residents of the area. I think there should be significantly higher provision of affordable housing for lower income people. I think there should be better cycling infrastructure catering to children and families provided as part of the development. I think the development should meet high standards of green building and low impact urban design principles. I think greater consideration is needed for retaining the creative arts and design premises and character. I think the development of this site offered an opportunity to really showcase what Wellington is all about - sustainable, inclusive, future looking and respectful and I don't think this development does this sufficiently. I think it is too heavily focused on economic gain rather than social, cultural and environmental benefit. I'm not convinced that the deal with Shelley Bay Ltd is fair to the ratepayers of Wellington and too heavily benefits 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

See above 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

See above comments. I think there should be more specificity about what is required as commercial and not just leave it to which activities will generate the highest income for the developer.

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. I think given the scale of the development that the level of public space is too low.

8. What other comments or questions do you have?

Comments

I think the use of HASHA for the development of this special iconic site in wellington is very disappointing and non democratic.

Attached Documents

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

Submitter Details

First Name: **Wendy**
 Last Name: **Mohi**
 Street: **Unit 2, 59 Cambridge Terrace**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **4744672**
 Mobile: **021 306 392**
 eMail: **wemdy.mohi@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

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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 main reasons are to support any form of development on vacant and dilapidated land which will assist in promoting and advancing the area for housing, accommodation, businesses and recreational purposes.

2571

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

There is a serious housing and accommodation shortage in Wellington and any initiative to increase housing and accommodation in the city is of huge benefit to Wellington and enticing visitors 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
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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

The main benefit is creating hundreds of jobs which will only bring in a good flow of income into 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

This will see a significant investment into the public realm which can only benefit the citizens of Wellington City and visitors to our city.

8. What other comments or questions do you have?

Comments

I can only see the positives in this Shelly Bay Development, housing development, new businesses, job opportunities, significant investment back into the Wellington economy and the promotion of our Miramar Peninsula would be invaluable. I fully support the Shelly Bay Development and submit my submission of support.

Attached Documents

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

Submitter Details

First Name: **Geo**
 Last Name: **Snelling**
 Street: **39 Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **g_snelling@msn.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 developers stand to gain way more than the ratepayers. The negotiations grant far too much to the developers. This is never a good sign when politicians and developers meet. As someone who uses Shelley Bay recreationally (cycling, fishing with my children, visiting the shops) my specific concerns are greatest around the infrastructure that developers conveniently get out of having to deal with adequately. Of note: * traffic flow - particularly at the cutting - and at the site itself for the legion of recreational cyclists and runners who move through that bay road daily * wastewater and

2574

storm drain impact on the water quality in Evans, a dead-end bay used by hundreds of sailors and boaters each weekend These need to be addressed before I can support this project.

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 seems that the trust has had no success in managing this land and it has a high value to those who would.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 is palatable because there's no way a project this big can be understood financially in one go. i.e. a straight sale. A lease allows future adjustments to the derived cash 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

These are the *only* things of value to a ratepayer. However, throwing more commercial enterprises in our face (e.g. parking, cafes/bars/shops/hotel) isn't 'public space' or a 'facility'. Parks are of value. Piers for strolling are of value. A cycleway that circumvents stressed-out and/or distracted commercial space patrons would be of value. Don't tell me a parking lot and \$200+/night hotel 'benefits' me. Right now I can ride with my young son along a 40 km/hour road with little traffic and talk and go to the beaches and tidepools, even see the occasional seal and penguin. Tell me how someone doing 65 km, whizzing by for their overpriced latte at a hotel benefits me. Do explain how several hundred residents and beer microbrewery patrons will improve my family's ability to go there to recreate and relax as we do now.

8. What other comments or questions do you have?

Comments

The developer can't be blamed for thinking about all the money from all the shops and hotels and residences they can build. That's their raison d'etre. Council is supposed to think of the people. It's why Council represents us. Please do that.

Attached Documents

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

Submitter Details

First Name: **Nick**
 Last Name: **Tipping**
 On behalf of: **Wellington musicians**
 Street: **Apartment 1, Park Mews, 54 Moxham Avenue**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **0211414680**
 Mobile: **0211414680**
 eMail: **nick.tipping@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 a former Head of Jazz at the NZ School of Music at Victoria University, and a professional musician of 20 years' experience. I present 'Inside Out', NZ's only nationally broadcast jazz radio show, on RNZ. In 2016, I graduated with a PhD in Musicology and Jazz Studies from Victoria **2577**

University and Massey University. My topic was the Wellington jazz scene, in the context of the wider Wellington and NZ music scenes. Jazz musicians are everywhere in the Wellington scene—from Fat Freddy's Drop, the Richter City Rebels, Little Bushman, the NZSO, Orchestra Wellington, the Rodger Fox Big Band, and countless other groups all feature jazz musicians. A typical month will see between 80 and 100 jazz gigs in central Wellington alone. However, as is always the case, those musicians only just scrape by on their earnings, and so affordable rehearsal space is vital for this to continue. While many of the buildings in Shelly Bay are run down and in need of repair or replacement, they have been used for years as practice space and creative studios by Wellington's arts and music communities. Over the past decade or so, many such spaces have been demolished and/or repurposed, meaning there are fewer and fewer venues for musicians to get together, work on their artform, and prepare for performance. Venues such as the old studios in Wright St, and the building that is now the Third Eye on Karo Drive, have been taken out of the equation so that their space could be developed for other purposes. Each time the musicians have been forced to find or pay for alternative rehearsal space. The reason I am 'not really supportive' of this proposal is that in the many pages of proposals for Shelly Bay, the effect of this repurposing of space has been ignored. It will have the effect of denying many local musicians the opportunity for affordable practice and rehearsal space. These are the same musicians who play at Council and parliamentary functions, university graduations, civic events, festivals like CubaDupa and the Newtown Festival, and, ironically, private functions for people of a similar demographic to those who will be buying properties in the new development; as well as who populate the broader Wellington music scene which the Council promotes as the country's finest. I do not anticipate this submission having any effect on the proposal. I am making it in order to raise with the Council the fact that gentrification has meant that local musicians are being squeezed out of affordable accommodation in Wellington. It's great that the council is supportive of the new Music Hub, and that \$500k is being allocated by the mayor towards 'a major Matariki festival and backing local artists and performers to present their work in the council's major Wellington venues'. However the artists and performers mentioned here all have to rehearse and practice somewhere. These vanishing local rehearsal spaces have given rise to some of the country's best known musicians, but they are in more and more danger of disappearing. My PhD research illustrated the way that local jazz musicians drive the Wellington music scene, enabling the higher profile musicians to succeed. However, it also made the point that is being illustrated by this development: that those local musicians must contend with an environment which does not support them, and often does not even acknowledge them. Unfortunately the Shelly Bay development is another in the long line of developments which make it harder and harder for those musicians to function.

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

I am always supportive of greater public spaces in Wellington. However, if they come at a cost to the arts scene as mentioned above, then I think a balance needs to be struck. Unfortunately this proposal does not attempt to find that balance.

8. What other comments or questions do you have?

Comments

I am very happy to be contacted regarding any aspect of this submission. This submission does not represent the opinion of my employer(s).

Attached Documents

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

Submitter Details

First Name: **Lynnette**
 Last Name: **Mackay**
 Street: **14 Totara Road**
 Suburb: **Miramar**
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 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **049726455**
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 eMail: **lynney55@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?
see below

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 2580

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 very concerned this area will be used for HOUSING. This area needs to be retained for Wellingtonians and visitors alike, primarily as a recreational, open to all/accessible area for the enjoyment of the seascape. Turning Shelly Bay into a high density housing area ('new Suburb') skirted by some limited green destroys this unique, quirky, interesting, calm and beautiful area so close to the city. It is magnificently pretty and calm area. It's quirky, bohemian nature is enjoyed by so many. The current cultural experience of seeing artists and their work, taking in a coffee, alongside strolling the water's edge will be lost. The proposal aims to keep such activity but it will have completely different and modern feel that many are trying to escape because it only duplicates many other cities. Lots more people, movement and traffic! While the proposed development aims to retain an arts community, it is unlikely to be attractive to many artists, inspirational to their work or affordable- they will just move away! Wellington, 'the coolest little capital in the world' is loved for its culture and that there is many micro areas to enjoy within close proximity of each other. We already have an Oriental Bay and Port Nicholson marina. We need to keep the beautiful, untouched Shelly Bay area of Te Motu Kairangi, which is only a short jaunt from the centre of town as a recreational area. While I support the wharf area being upgraded and possible loss of some buildings, I do not support any of the area being used for housing or accommodation. There is ample opportunity for a great deal more housing (that could afford seaviews) in the Mt Crawford and Maupuia areas. With so many rest homes in Wellington, I suspect that putting an aged care facility (probably an exclusive one) in Shelly Bay is more about being able to attract funding for such a project than it is about planning for the future and an ageing 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.

2581

Comments

The existing buildings are already semi commercial use buildings. I do not feel a vibrant and evolving arts community will continue to use the area and that is a concern. However, some improvement of the buildings and for limited commercial purposes appears appropriate, so long as any activity in the area does not cause noise or nuisance.

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 the proposed use of the public spaces as mostly appropriate, excluding the boutique hotel and limiting how many shops can operate. This area should be for day visitors rather than providing housing or accommodation. I am concerned that the impact of shops could be an undermining of the shopping areas of Miramar, Seatoun and Strathmore.

8. What other comments or questions do you have?

Comments

Please see above I am concerned that the necessity for major changes to the road, drainage, sewerage etc will likely then be used as a reason to develop the area from Miramar wharf to Shelly Bay in the near future and so develop the Peninsula for even more housing. The proposed development will destroy the character of the area, no matter how much there is intent to try and retain some of the activities in new project. Resource consent should never have been granted without proper public consultation when there is so much concern amongst the public on the issues and Wellington ratepayers will have to contribute. The coolness of the capital is lost to a property development!

Attached Documents

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

Submitter Details

First Name: **Olivia**
 Last Name: **Womack**
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 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **02102705846**
 eMail: **owomack@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 think that this is the wrong project for Shelly bay. It tries to stuff too much into a limited space and does not adequately compensate for the increase stress on infrastructure and especially traffic on and off 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
 - 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 plan stuffs too many large buildings onto a small piece of coastline, Ruining the image of Shelly Bay and adding to commuter 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

Commercial buildings that contribute to Shelly bay as a public space would fit 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?

- 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 hotel is not a public space facility, it privatizes the area.

8. What other comments or questions do you have?

Comments

The plan needs to be significantly scaled back and take the local area and overflow into other neighbourhoods into account

Attached Documents

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

Submitter Details

First Name: **David**
 Last Name: **Levick**
 Organisation: **private**
 Street: **Unit 4A, The Portal, 42 Cable Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **0274830577**
 eMail: **d.levick@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?

unspoiled and easy access to the peninsular will be affected by growth, traffic etc it is a premier cycling route and the amount of construction and future traffic generated will make cycling more unsafe

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 stick and hospitality

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

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 land for housing and some recreation

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: **Tim**
 Last Name: **McKenzie**
 Street: **87 Miramar Avenue**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **tim.a.mckenzie@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?

It seems to me there is a gentrification trend in Wellington at the moment, not least on the Miramar Peninsula through the growth of the film industry. The problem with gentrification is that it exacerbates the gap between the have-nots and the have-yachts. The stylish, upmarket pitch of Shelly Bay Ltd suggests to me that they have no interest in redressing this growing 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

- it's for rich people, not ordinary people - it includes no social housing - it will treble the amount of traffic on the road, and add to the general congestion problems along Cobham Drive

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 it's going to happen, I guess they need land, and I can see the merits to the COuncil of not having to maintain those 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

There is a wonderful grungy quality to the existing amenities. This will be lost behind layers of aluminium and glass, thereby increasing the sense of alienation from regular Wellingtonians, and increasing the drive for Wellington, indeed, New Zealand, to become the playground of the rich.

8. What other comments or questions do you have?

Comments

- I note that the developer 'intends' to develop a ferry service. I think the Council is naive in the extreme if it thinks the Developer will go ahead with this. The likely passenger numbers are simply not sufficient to make a ferry service commercially viable. I suggest the Council oblige the developer to proceed with this, or we will add further to the traffic mess of Cobham Drive. - While the Council and the Company will share the cost of the infrastructure works, the developer says it can 'only' afford to pay \$10m. The Council will inevitably pick up any shortfall. At the very least, I suggest that the developer be obliged to share the costs 50:50 even if the works run over \$20m. - The Council should require that some of the housing be developed as social housing, to minimise the increasing us/them sense in Wellington

Attached Documents

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

Submitter Details

First Name: **Jane**
 Last Name: **Brimblecombe**
 Street: **23 Rex Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 661 837**
 eMail: **janebrimblecombe9@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 believe the environmental impact of the road and footpath widening is adverse. We will lose Pohutakawas and access to beaches. There are also little blue penguins in the area. I have seen the drawings of the proposed village and do not believe 6 storey apartment blocks are sympathetic to Shelly Bay. The 50/50 split is only on the 20 million estimated for infrastructure, road, and public space development. Many believe the cost will be much greater and do not want to see the

2592

ratepayers foot the bill for any overrun. If Shelly Bay Ltd are not legally obliged to pay more than 10 million towards this , then I think this is a raw deal for the ratepayers.

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 become an elite area not the creative area it has become. Lip service has been paid by the Wellington Company to making Shelly Bay a creative hub when they first proposed the development. Looking at the plans they have made minimal space for artists. I am concerned the council is supporting a development that will be anything but inclusive.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 is very run down and does need upgrading. I do not however think retail development will not work. Devonport is struggling with a much larger population to support it. I would like to see the council retain waterfront land and buildings at 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? **2593**

- 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 no public transport currently and none proposed in the future, so parking will not be enough to service the area. Also bars and a hotel in an area with no public transport seems irresponsible. I am also concerned that land sold will be used in the future for development not the green areas proposed.

8. What other comments or questions do you have?

Comments

I believe this area should be for recreation and mixed housing, not another development for the wealthy. I would love to see this area also used as an artists space . Ian Athfield did drawings of an artists village for the Art Base Community at Shelly Bay. A job number has been found and the archives are currently being searched. I believe some of the land the council is wanting to sell is on the area proposed for the village. Artists have been creating at Shelly Bay for the last 20 years. We currently have approx 25 artists down from 50 (as we lost buildings we lost artists). Overall I think whatever happens at Shelly Bay should be for all Wellingtonians and should enhance the area, I do not think the proposed development does this.

Attached Documents

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

Submitter Details

First Name: **Chris**
 Last Name: **Lee**
 Street: **61 Marine Parade**
 Suburb: **Paraparaumu Beach**
 City: **Paraparaumu**
 Country:
 PostCode: **5032**
 Mobile: **021838561**
 eMail: **chris@chrislee.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?
 It maximises use of a beautiful part of Wellington which is currently an 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

2595

page 10 of the consultation document at wellington.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 produce rates, lead to better facilities and modernise 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
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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

It converts a derelict area into a feature area. The developers (The Tenth Trust and TWC) are both appropriate parties.

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?

2596

Comments

Much more attractive & far better utilised.

8. What other comments or questions do you have?

Comments

The council is fortunate to have a passionate Wellington developer willing to make this happen.

Attached Documents

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

Submitter Details

First Name: **Steven**
 Last Name: **Becker**
 Street: **63 Brussels Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **steveb@mcguinness.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?

Do not agree with the amount of housing being proposed for the area. Do not agree with the infrastructure cost and also the council sharing half the cost. Find it hard to see how the road can remain at its present width and then adding a 1.5m footpath to the seaward side.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 2598

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 agree that the land needs to be developed, I do not agree with the density of the development. With the amount of housing being proposed what areas would be made available for the public to use as walking areas and public parking 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

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

How much public parking and seating is been allowed for, I fear that it will only be a minor amount(6 public carparks, a few seats here and there)

8. What other comments or questions do you have?

Comments

Why does the developer have to have so much housing (350) squashed into the area. The damage to the road over time while the development is happening. The danger to cyclist's/runners/walkers that use the road during construction The damage to the environment during construction.

Attached Documents

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

Submitter Details

First Name: **Peter**
 Last Name: **Dekkers**
 Street: **292 Rintoul Street**
 Suburb: **Berhampore**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6023**
 Daytime Phone: **043893128**
 Mobile: **0212777383**
 eMail: **pea@editkid.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?

I don't necessarily object to this area being developed. I do think that it needs to be done in such a way that it benefits the people of Wellington, and not just 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

This area is currently a quiet area that's used by the public mainly for recreation. A large housing development here will change the dynamic of the entire area, seemingly for the benefit of those wealthy enough to be able to afford a house 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

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: **Stewart**
 Last Name: **Glynn**
 Street:
 Suburb:
 City:
 Country:
 eMail: **stewartglynn@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 don't support the Council entering into an agreement with Shelly Bay Ltd because the proposal is not following good practice. Good practice would be to identify, assess, and present a range of options for consideration, before selecting the preferred option. Therefore, the current process is fundamentally flawed.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2604**

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 the FAQs document, the only impacts on infrastructure that have been considered are roading. This is one small part of the bigger picture. No impacts on schools, doctors/dentists, shopping, beaches, open spaces etc appear to have been considered and publicised. This suggests the process to date has not been carried out in a thorough and transparent manner. Local residents have the right to know how they will directly be affected by the proposal - yet are being denied that right. Key questions that need to be answered are: - What are the likely impacts on doctor/patient ratios in Miramar? - How many extra children are expected to live on the peninsula and how will that impact on school rolls and classroom sizes? - Is the parking in Miramar town centre sufficient to cope with the extra numbers of residents? In particular, the number of spaces at New World which is already tight at key times even before hundreds of extra customers and cars are taken into account. - Furthermore, we are led to believe that the extra traffic flow to the city won't be an issue because of planned improvements by NZTA. Those improvements need to be publicised and factored into any decision-making process. However, that is not the case at present. Until plans and budgets are confirmed, this is a key risk and a decision cannot 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
 - 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

According to Careers NZ, in 2016, the average wage in NZ was \$48,800. Can you please explain and provide supporting documentation to justify the claim that 100 jobs will be created with salaries and wages of \$7.5m. You are suggesting that on average, each job will earn 54% more than the average wage. These are retail and hospitality jobs, so the economic case being presented appears to be flimsy at best. Overall, this appears to be a poorly thought out process that uses weak data to justify a decision that appears to have already been made. If there is to be an outcome that truly reflects the wishes of the people of Wellington, you will restart the process with a proper options analysis before consulting on a range of options.

Attached Documents

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

Ashlea I just wish to give my support to the current initiative for the site to be developed in line with the latest proposals by council and the developer Ian Cassells.

Regards,

Rue Bourke

Director, Wealth Management Adviser AFA

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Level 14, ANZ Centre, 171 Featherston Street, PO Box 3394, Wellington 6140

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Submitter Details

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 eMail: **saraha.crawford@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?

I do not support all the propositions under 1

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2608**

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 should remain as a recreational area with the infrastructure for walking, biking and the much improved public transport system to access this area. This area is so close to The CBD and this area will be supported by the above activities for the locals, the greater Wellington region and controlled tourism.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 needs very transparent discussion in relation to 3 for future generations of New Zealanders to 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?

- 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

Green space, Seating, Walkers and Bikers' should be at the top of the pyramid of needs for the protection and sustainability of Shelly Bay and then look at what is required from that point with vehicles taking up the least space once again sustainability. The area would be enhanced with linking tracks to Mt Crawford and Massey Memorial.

8. What other comments or questions do you have?

Comments

Shelly Bay is an integral part of the geography of the Miramar Peninsula - a jewel in our stunning Wellington Harbour and it should be valued as that. Shelly Bay should be protected by the present generation of New Zealanders, kept exclusively in the public ownership of all New Zealanders to be enjoyed and valued not only by us living today, but by future generations, who are not even born. Its intrinsic value will be priceless, as our population increases and we will need more green space to exercise, relax and enjoy with family, friends and or a place of solitude and yet so close to the capital of New Zealand.

Attached Documents

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

Submitter Details

First Name: **Anne**
 Last Name: **Sidwell**
 Street: **35 Glen Road**
 Suburb: **Kelburn**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **asidwell@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?

It is accepted that the council needs to fix the failing infrastructure and address deferred maintenance on the buildings that it owns. However, the people of Wellington have not been given the option to comment on the proposed development at Shelly Bay, including the most effective use of the public space, nor have the full costs to ratepayers been disclosed. It is not possible to consider the Shelly Bay development without thought to the proposed Mt Crawford development. There has been little consultation on Shelly Bay, there has been even less dialogue on the stage

two residential housing development on Mt Crawford. According to the Shelly Bay Ltd literature, the site is considered a 'pristine marine environment'. The reason why the marine environment has developed to pristine levels is because of the fact that the region has been 'off limits and protected from any form of development'. It does not seem viable or possible that the proposed development will protect and sustain this unique coastal environmental.

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 council selling the area of land to Shelly Bay Ltd for housing purposes. The fundamental right to participate in public consultation about the Shelly Bay development has not occurred. This is because the developer was able to obtain resource consent under HASHAA which limits the necessity for consultation with the wider community. HASHAA is intended to fast track housing projects to address supply. While this development includes high end residential apartments and town houses, it also includes several retail facilities, cafes, bars, ferry service, a hotel and connecting cable car to the proposed Mt Crawford subdivision. The developer should not have been able to use HASHAA as the vehicle for fast tracking this project other than for housing. There is nothing 'affordable' in this proposal, the mixed housing options do not address meeting the needs of young people wanting to secure first homes, or growing families, let alone families on the breadline. Wellingtonians have been marginalized at the expense of a developer pushing through an ill-conceived development that has had no input from the Wellington community. Proposing a high end residential development similar to a Porto Fino in the wind swept harbour of Wellington misses the point about what Wellington truly represents. There is nothing middle-New Zealand about this housing development. It is a project that will line the pockets of the developer and cater for wealthy property owners. There is a precedent for keeping the southern and eastern coast free of highly intensified residential and commercial development. Shelly Bay is acknowledged in the Wellington Company literature as being one of the most pristine marine natural landscapes available in New Zealand. This is a unique feature of the Wellington coast line and one which must be preserved NOT developed to the extent proposed in the Shelly Bay Ltd plan.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 leasing of the land and buildings to Shelly Bay Ltd. The commercial space should not have been included in the Special Housing Accord. No consultation has occurred with the public about the most effective use of this public space or 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

The proposed Shelly Bay design, including public spaces and facilities, runs the risk of creating an elitist community for wealthy property owners. In its current form, is not designed to attract people from all walks of life. Aside from the lack of public transport, it is hard to imagine that this would become a go-to destination for the average Wellingtonian to have a picnic on the 'village green'. No consultation has occurred with the public about the most effective use of this public space. If the development does go ahead, rate payers should not be forced to pay infrastructure costs, these should be met by the developer in full.

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: **Lones**
 Street: **96 Seatoun Heights Road**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04-380-6481**
 eMail: **lance@chilliburnadventures.com**

Wishes to be heard:

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

Correspondence to:

- Submitter
 Agent
 Both

Submission

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

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

2614

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

What is your level of support for that proposal?

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

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

Comments

Would love to see that area made more park-like, rather than turned into really dense housing. I know there's apparently a housing shortage in Wellington, but there are better green-field locations, with much better vehicular and city access than Shelly Bay that the council could be supporting.

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

What is your level of support for that proposal?

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

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

Comments

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

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

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

- Do not support at all
- Not really supportive

- Neutral
 - Supportive
 - Very supportive
-

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

Comments

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

8. What other comments or questions do you have?

Comments

Very concerned about the scale and density of the development - doesn't seem like a project that belongs in the eastern suburbs. Would love to see Shelly Bay developed, particularly into a better public space, but this doesn't seem like the development for that, particularly given what the traffic is going to do for biking, fishing, and even the little blue penguins around Shelly Bay Road.

Attached Documents

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

Submitter Details

First Name: **Alan**
 Last Name: **Reid**
 Organisation: **self**
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 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **(04) 9729057**
 eMail: **alanreidnz@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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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 does not have any attributes which suggest it should be a special housing area under the legislation. It is an isolated area with a narrow road, difficult and costly sewage development and has strong merits for conservation rather than development. It I cannot see any compelling reason why the Council needs to cofund this project.

2617

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 has not been sufficient compelling evidence to show that the Councils need to start this process by agreeing to sell the 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

Commercial development should be limited to servicing the recreational use of the area. The site is isolated from main areas of the city by a relatively narrow coastal road and it is difficult to see why commercial/ retail scale development has merit. Any infrastructure development - road and services should therefore not be subsidised by rate payers

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 already a popular area and there is merit in enhancing the facilities, excluding the idea of a boutique hotel or microbrewery (which need expensive infrastructure development). Facilities should not be in the form currently proposed and should be independent of the current development proposal.

8. What other comments or questions do you have?

Comments

In general the Council has failed to present any valid reasons for subsidising this development with ratepayer funds. The overall character and position of Shelly Bay do not support the idea of the site being well placed for commercial development or for housing development that assists in easing housing need pressure. It is an isolated and charming area whose character is best enhanced by enhancement of these attributes

Attached Documents

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

Submitter Details

First Name: **Jeanie**
 Last Name: **Prince**
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 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 1715458**
 eMail: **weka@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?

Would cause too far much traffic and widening the road would not be a good option.

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

2620

page 10 of the consultation document at wellington.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 development is a big NO NO!

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

2621

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: **Carol**
 Last Name: **Roper**
 On behalf of: **Self**
 Street: **35 William Street**
 Suburb: **Petone**
 City: **Lower Hutt**
 Country: **NZ**
 PostCode: **5012**
 Daytime Phone: **045698305**
 Mobile: **0219668484**
 eMail: **carol@horizoninternational.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 can only improve the area, which is prime for the airport and sunshine -

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 and this is prime real estate

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

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, with the situation of Shelley Bay this is a wonderful space for 'meeting and greeting'

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: **Kurt**
 Last Name: **Adams**
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 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **paperkurt@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 an area that is currently enjoyed by a lot of people - cyclists, walkers, runners, people fishing and generally people enjoying a relaxed green space with a 'kiwi' vibe that is not overly developed. Green spaces are integral to a 'liveable' city and are spaces that everyone can enjoy. This is a very special place, a rarity in most cities. - The residential development of this area would set a precedent for the rest of the green space on the peninsula which would also end up being developed which is very concerning. This land is valuable in terms of being a green space to be

enjoyed by many now and in the future. - The natural attributes of this area should be highlighted and developed. It should not be turned into housing. Ideally the old buildings would be cleaned up and emphasis would be placed on the environment (birds, sealife, native planting).

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 should definitely not be developed for housing. This will ruin this area completely for a lot of people who currently enjoy this as a place to relax away from highly developed areas. - The increased traffic in this area is a major concern. There is already a lot of traffic congestion along Cobham Drive and this development would add significantly to this. The penguin population would also be significantly affected by this massive increase in 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

It would be good to see the buildings that are currently there upgraded and perhaps a few other public facilities could be included here such as public toilets, another cafe, ferry terminal and more recreational options such as bike and kayak hire.

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 the commercial enterprises are suitable and in line with the green space e.g., biking, kayak hire, I think the development of this area would be fine. I would prefer to not see bars/restaurants/hotels developed here. - Some development such as upgrading the walkway and green space would be great. However too much development will spoil this beautiful part of the coast. In some ways it would be better to change the road to one way so that the whole area can be turned into a place that is focused more on the environment.

8. What other comments or questions do you have?

Comments

What is the overall long term plan for the peninsula? This proposed development, particularly in terms of multi storey living areas, feels like the beginning of high density construction for the entire peninsula. In some ways it feels like this decision has already been made. We are encouraged to make the peninsula predator free, and yet at the same time we are seeing the proposed construction of a high density area that is going to be to the significant detriment to the environment both during the proposed construction and afterwards. The thought of this area being under construction, with the noise, damage and impact to the environment that this will cause, is appalling.

Attached Documents

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

Submitter Details

First Name: **Rod**
 Last Name: **Sandle**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
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 PostCode: **6011**
 Daytime Phone: **+6443847236**
 Mobile: **+6443847236**
 eMail: **rodsandle@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?

The amount of traffic involved especially because of the types of accommodation (rest home and hotel) means that the project would cause significant environmental degradation to the area. The option of maintaining the current road with a 15k speed limit and pedestrian and cycle priority has not been included.

2629

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 one above. The project needs to be designed for a post-car future and there is no evidence of this happening.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 one and two above. The developer is thinking in the past and present rather than 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

See one and two above. The plan itself looks pretty enough but is caught in a car-orientated past. Cars could have access as long as they were limited to 15 km speed limit and if priority were given to pedestrian and cycle traffic.

8. What other comments or questions do you have?

Comments

The current road is wide enough as long as the speed of cars and other vehicular traffic was limited. The widening of the road would degrade the environment making it similar to Evans Bay Parade and endangering wildlife habitat and the attractions of the area. Extra traffic on Cobham drive needs to be given more consideration especially given the rush hour hold ups there currently

Attached Documents

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

Submitter Details

First Name: **Sally**
 Last Name: **Egden**
 Street: **238 Fergusons Road**
 Suburb:
 City: **Weka Pass**
 Country:
 PostCode: **7483**
 Daytime Phone: **033143868**
 eMail: **segden@amuri.ner**

Wishes to be heard:

- Yes
 I do 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?
Just what Wellington needs

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

2632

page 10 of the consultation document at wellington.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
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
Progress

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

2633

Progress

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: **cynthia**
 Last Name: **andrews**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country: **new zealand**
 PostCode: **6022**
 Daytime Phone: **04 3883370**
 eMail: **caasandrews@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?

Eventual sea level rising. Widening of road. Cost of running services to site Object to my rates being used to subsidise private project. Think present plan will never turn out as presented.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2635**

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: **Ray**
 Last Name: **Whelan**
 On behalf of: **Self and wife**
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 Suburb: **Maupuia**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **04 3883667**
 Mobile: **027 4747464**
 eMail: **ray.whelan@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?

Cost to council is not capped nor has the infrastructure been accurately costed and this could be way in excess of \$10m. Infrastructure is always the developers responsibility. If they are spending \$500m+ then they can afford this cost. Ratepayers should not be involved. Ratepayers land is 2638

premium land as it is mostly flat and must be kept for ratepayers use. This area is currently heavily used at present especially by families using the open space by the Chocolate Fish. This greenspace must not be lost. The current 40km per hr restricted, narrow, windy road is not suitable for an extra 3000+ vehicles per day plus construction traffic for probably several years Traffic in the Airport/Miramar area is currently heavily congested and add in 3000+ vehicles a day through the Shelly Bay Rd intersection is madness. Traffic lights will congest traffic back past the airport roundabout and back into Miramar, Add to this the proposal to develop the old Mt Crawford prison area and we would have a traffic disaster on our hands. What would happen if some or all of the construction does not take place and the poor ratepayers are left with an infrastructure bill of \$millions. This plan is only conceptual and has a reasonably high chance of partial or total failure Cyclists who currently use this road will be forced to share with construction traffic plus the large increase in residential and tourist traffic. How does this sit with their safety? Currently hundreds of people daily use the area around the Chocolate Fish café to eat, play and park. This will be severely restricted especially parking The developers advertisements in the Dominion which try to convince ratepayers it is in their best interests to support this development with their \$5.85m vs \$2m. figures are being somewhat dishonest so what else in their proposal is not totally accurate Council should retain the current ratepayers land. Buildings on this land should either be upgraded and leased or demolished. The area needs some upgrading for ratepayers use. The current owners of the balance of land purchased this knowing its remoteness from major infrastructure. Rather than being greedy in overstretching the infrastructure they need to scale back their scheme. This is a prime area for Wellingtonians to drive around the coast and stop and relax beside the harbour and must be retained. It will be a good test of our councillors to see if they listen to their ratepayers.. Cheers.Ray

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

Very little benefit as the Council land is mainly flat land and suitable for ratepayers recreational use. it must be retained for ratepayers 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

No real objection to leasing thr buildings if the return is acceptable but bare land must be retained

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 facilities should be provided by Council now even without any other development

8. What other comments or questions do you have?

Comments

As above in '1'

Attached Documents

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

Submitter Details

First Name: **Victor**
 Last Name: **Goldsmith**
 Street:
 Suburb: **Island Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Daytime Phone: **(04) 9771515**
 eMail: **Victor@kaiaka.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?

Development is required for Shelly Bay as its an eye sore. Having iwi also involved is a positive as its long term view is needed to retain land for Aotearoa NZ.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 2641

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 has a housing shortage. Housing in Shelly Bay would have people/whanau living there to give the area vibrancy

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for
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 positive development due to the location of the Shelly Bay. If it creates employment then yes do 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

The public should be encouraged to visit Shelly Bay, with public spaces and facilities being made available

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: **Simon**
 Last Name: **Phillips**
 Organisation: **Whanau**
 Street: **39 Dominion Park Street**
 Suburb: **Johnsonville**
 City: **Wellington**
 Country:
 PostCode: **6037**
 Mobile: **0275323691**
 eMail: **simonphillips@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

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 would be an awesome addition to the city. Right now it is an eyesore.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2644**

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 make an appealing city even more appealing.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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: **adrian**
 Last Name: **woodliffe**
 Street: **112 Abel Smith Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Mobile: **021 634 253**
 eMail: **adrian@genisis.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 in favour of bringing the area back into some form of usage rather than allow its present state to decline further. however,I do not think that the parties involved have the best interests of the area and the city in mind - they are only interested in a short-term commercial solution rather than imbuing the area with a long-term vision for the area as a gem in Wellington's crown that everyone can enjoy

2647

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 bringing the area back into some form of usage rather than allow its present state to decline further. however, i do not support the proposed housing development plans for the following reasons: 1. infrastructure - what has to be put in place will dramatically affect the existing profile of the area and the flora and fauna in the immediate area 2. the proposed usage of the land completely ignores its potential for sport/recreation for Wellingtonians and visitors alike and will create an almost '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

these considerations will be completely overshadowed by the other developments proposed - there is a distint imbalance of the use of the land favouring housing and accommodation

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?

2648

- 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 bad as a concept BUT Wellington already have cafes, microbreweries etc for spaces within the city - this should be a more unique experience

8. What other comments or questions do you have?

Comments

as a recreational fisherman i also am stunned that there will be no real pier work or allowance for fisher folk in the area - i think this entire proposal is very short-minded and lacks vision. i think it will quickly become a white elephant as it will only really cater for those living in the 'community' and not the entire peninsular or the city. i refer the planners to look at other great examples of how waterfront areas can be developed for the use of everyone - Sausalito, San Francisco is but one example

Attached Documents

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

Submitter Details

First Name: **John**
 Last Name: **Cryer**
 Street: **4 Tio Tio Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 938 0151**
 eMail: **jccryer@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?

The proposed development is far too intensive. It will overcrowd the area and effectively remove it from public access. It will put huge strains on existing infrastructure and require creation of a new access road that will obliterate the shoreline. Cobham Drive does not have the capacity to deal with the additional traffic. Access to and from the airport and city will be gridlocked. Ratepayers should not subsidize a private developer. Either he is in business or he isn't. Either way, there is no

2650

common ground between his private commercial interests and the public interest. The planned development will have adverse environmental affects for the whole peninsula. Shelley Bay should be preserved as a public recreational area with only very light commercial and residential development. The fact that council discussions have been held in secret and OIAs declined is contrary to normal democratic practice. It may also provide grounds for referring the case to the Fraud Squad. As Hamlet put it: 'There is something rotten in the State of Denmark.'

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

2651

- 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

The Council has acted secretively on this issue and its honesty is in question. This entire project must be rethought and re-presented for open and fair discussion. That is no part of this questionnaire which is designed to solicit support by fragmenting aspects of the proposal. It is part of a deliberate process of deception driven by a Council that is serving private not public interests. I have no faith in the integrity of this council.

Attached Documents

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

Submitter Details

First Name: **Jamie**
 Last Name: **Tuuta**
 Street: **Apartment 7D, Floor 7, Piermont Apartments, 82 Cable Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Mobile: **0274843644**
 eMail: **jamie.tuta@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 believe there are a number of fantastic benefits for the city as a consequence of this development. These include enhanced public space and amenities, significant new housing and overall creating a landmark to be enjoyed by Wellingtonian's and domestic and international visitors. It provides cultural, recreational and economic benefits.

2653

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 WCC land as important to ensure the area is developed in a comprehensive manner which will provide a development of significant value for 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

I don't see any 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

It provides another destination for Wellingtonians and visitors alike. It will enhance Shelly Bay/Taikuru as a destination

8. What other comments or questions do you have?

Comments

WCC must support this proposal as the WCC land contributed to a comprehensive development that will convert this dilapidated area to a Global Land Mark for Wellington and the wider region. WCC have an opportunity to make this happen!

Attached Documents

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

Submitter Details

First Name: **Peter**
 Last Name: **Jackson**
 On behalf of: **Myself**
 Street:
 Suburb:
 City:
 Country: **New Zealand**
 eMail: **peterjacksonnz@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?

Both the WCC land and PNBST's land is currently an eyesore. This development will rectify that. This development will open up the bays which have largely been a no go area since WW2. It will provide a footpath which will start to connect the Miramar cutting end of the bay to Scorching Bay. This wasn't done in the past because of the military base, just it wasn't done on the southern end of the Miramar Peninsula due to the old sewerage outlet. Whether the WCC enter into this agreement or not, a footpath is necessary. The WCC will not have to spend millions doing up the

2656

dilapidated wharves and buildings. I do wonder if the person/people/developer who built the houses at Breaker Bay had to fund the road and or footpath.

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 project will provide a usable space, currently there is none. More houses/apartments. Another Wellington destination. The WCC got the land for nothing so it puts money in the coffers.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 WCC will receive income. Currently it is not getting any. plus the points made 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

I see no issues

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: **Rondell**
 Last Name: **Del Rosario**
 Street:
 Suburb:
 City:
 Country:
 eMail: **rondell.delrosario@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?

- Loss of an area unique to Wellington, barely touched areas such as Shelly Bay is what makes Wellington so special for locals and visitors - Insufficient infrastructure in place to handle the extra capacity on our roads and transport system - Proposal only caters to only those well-off enough to be able to afford it, this does nothing to address the growing problem of affordable housing - Impact to wildlife and the environment

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 land should be kept for public use for ALL of Wellingtonians to enjoy. Why not build elsewhere where untouched coastline will not be destroyed?

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 current commercial and retail businesses based and operating happily in Shelly Bay. I ask the council what other benefits other than monetary these would bring? I can't see the monetary gain offsetting the negative impacts already mentioned 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

There is currently green space dominating most of the area, and the reality of the proposal is that a lot of this will be replaced by buildings. There is already a cafe sitting at Shelly Bay which is doing just fine which provides a nice escape from the hustle and bustle of the nearby city and suburbs. There does not appear to be a current problem with parking and seating in the area, however maintaining these as well as a repair of the waterfront walkway would enhance how beautiful a place it is to visit for Wellingtonians and international guests alike.

8. What other comments or questions do you have?

Comments

Once private housing takes over Shelly Bay, the peaceful public nature of it will never be returned. Places like Shelly Bay are one of the reasons we have moved from Sydney to Wellington and remained, don't make the same mistake other places in the world have made.

Attached Documents

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

Submitter Details

First Name: **Jonathan**
 Last Name: **Smith**
 Street: **10 Revans Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **jdsmith83@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 feel that the development of this currently well under utilised prime location will greatly improve the city. This will not only create more housing and jobs, but also create a space that will be able to be used to show off Wellington to visitors that we are a modern and progressive city. The WCC should totally be involved with this as it will improve the city and ultimately be a much needed investment for the area.

2662

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 feel that the development of this currently well under utilised prime location will greatly improve the city. This will not only create more housing and jobs, but also create a space that will be able to be used to show off Wellington to visitors that we are a modern and progressive city. The WCC should totally be involved with this as it will improve the city and ultimately be a much needed investment for 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

I feel that the development of this currently well under utilised prime location will greatly improve the city. This will not only create more housing and jobs, but also create a space that will be able to be used to show off Wellington to visitors that we are a modern and progressive city. The WCC should totally be involved with this as it will improve the city and ultimately be a much needed investment for 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? **2663**

- 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 feel that the development of this currently well under utilised prime location will greatly improve the city. This will not only create more housing and jobs, but also create a space that will be able to be used to show off Wellington to visitors that we are a modern and progressive city. The WCC should totally be involved with this as it will improve the city and ultimately be a much needed investment for 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: **Vanessa**
 Last Name: **Young**
 Street: **189 Breaker Bay Road**
 Suburb: **Breaker Bay**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **0274263453**
 Mobile: **0274263453**
 eMail: **vy9@snap.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

2665

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 main issues for me are that selling the land will facilitate a development about which I have the following concerns: a) the intensive nature of the proposed development will have a detrimental impact on the existing recreational nature of the Peninsula in general b) the housing in the proposed development will not add to the affordable housing stocks in the Wellington area c) the increased traffic will change the perceived and actual safety of the area for cyclists (the Peninsula ride is currently popular and beautiful way for residents to enjoy the harbour), AND in particular will deter families from cycling this route with younger children d) the changes to the road (including a wider footpath) will reduce the available parking for those people who already enjoy the beaches along the Western side of the Peninsula e) the character of the Peninsula is a string of single-depth houses and small apartments. It is not Oriental Bay. The Peninsula is a recreational place, not somewhere for major residential and hotel/bar etc development. The road does not support the resulting increases of traffic (it is slow, wind-ey, no passing areas, steep drop offs to sea etc). The lack of any proposed cycleway is a huge downside. f) I don't support the Council selling blocks of land alongside the sea

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 main issues for me are that leasing the land will facilitate a development about which I have the following concerns: a) the intensive nature of the proposed development will have a detrimental impact on the existing recreational nature of the Peninsula in general b) the housing in the proposed development will not add to the affordable housing stocks in the Wellington area c) the increased traffic will change the perceived and actual safety of the area for cyclists (the Peninsula ride is currently popular and beautiful way for cyclists to enjoy the harbour), AND in particular will

deter families from cycling this route with younger children d) the changes to the road (including a wider footpath) will reduce the available parking for those people who already enjoy the beaches along the Western side of the Peninsula e) the character of the Peninsula is a string of single-depth houses and small apartments. It is not Oriental Bay. f) The lack of any proposed cycleway is a huge downside. g) I don't support the Council selling blocks of land alongside 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) the intensive nature of the proposed development will have a detrimental impact on the existing recreational nature of the Peninsula in general b) the housing in the proposed development will not add to the affordable housing stocks in the Wellington area c) the increased traffic will change the perceived and actual safety of the area for cyclists (the Peninsula ride is currently popular and beautiful way for residents to enjoy the harbour), AND in particular will deter families from cycling this route with younger children d) the changes to the road (including a wider footpath) will reduce the available parking for those people who already enjoy the beaches along the Western side of the Peninsula e) the character of the Peninsula is a string of single-depth houses and small apartments. It is not Oriental Bay. The Peninsula is a recreational place, not somewhere for major residential and hotel/bar etc development. f) The road does not support the resulting increases of traffic (it is slow, wind-ey, no passing areas, steep drop offs to sea etc). g) The lack of any proposed cycleway is a huge downside.

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: **Ryan**
 Last Name: **Leatham**
 Street:
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 Mobile: **0276366465**
 eMail: **rnleatham@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 am concerned that this sale is a short-sighted approach to what is one of the most special places in Wellington. It's an amazing area in so many respects, and to develop it in the way proposed is just a wasted opportunity for the city and for the people who appreciate the area. I'm worried it is going to be a replica Greta Point which would just be terribly sad. The additional issues around traffic and prioritisation of pedestrians / cyclists / other users on Shelly Bay Road and then onwards into the heavy congestion of Cobham Drive and the dangerous intersection with Miramar Ave are

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things which don't seem to have been considered in any great detail. Overall, I ask that you reconsider the proposed sale, I'm certain our children and grandchildren will not thank us for it in the future.

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 understand you need to have a critical mass of housing to make development of this area viable. But it would be better left alone and other areas in Mapuia be developed instead i.e. the old prison.

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

Depending on what kind of commercial / retail use is proposed, I'm supportive. If its large format then that would be terrible, but if its more local based which can be used by locals and tourists alike, then I'm supportive.

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?

2669

- 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 they have been well thought out. These spaces should be the priority, as well as improved pedestrian and cyclist access to them, rather than the housing development which will dominate 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: **nick**
 Last Name: **Olsson**
 Street:
 Suburb:
 City:
 Country:
 eMail: **scene195@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 would rather that rate payers did not have to pay any money towards the Shelly Bay area and instead the money was spent on improved roading and a second car tunnel between the city and airport. The traffic bottleneck at peak times to the city is very bad, this development will just make it worse. Council funds should go to addressing this main bottleneck - improving the route to town from Miramar. Not adding roads to cram more houses in an area that will make the route from Miramar to town even worse.

2671

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 the land stay in state ownership and have the state develop modern Scandinavian style medium density housing. State housing programs in NZ have been the most successful public programs in NZ history. On the other hand private housing development has lead to some of the worst housing in the developed world.

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

While I am excited about more commercial development on the Miramar peninsula, I am concerned that the commercial development will impact negatively on the environment and residents. I want the development to happen, but I have no confidence in the developer doing things in a way that is good for the environment and in the public interest. I also have no confidence in the councils ability to keep check on the developer. I would rather the development was done by the council/state.

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?

2672

- 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 excited about the new public spaces, but I have no confidence that the developer will make anything that is good quality and designed for the benefit of the people who live on the peninsula. I also have no confidence that the development of public spaces will be well maintained, so it would be nice if some attention was paid to this.

8. What other comments or questions do you have?

Comments

Considering NZ private residential development over the past 30 years, I have no confidence in the developer or the councils ability to uphold the public interest. I would rather that the council and govt develop the land themselves and make the development as similar as possible to well designed Scandinavian urban areas. Of course this will never happen, so I would rather that the council spend zero money on this and focus their efforts on building a second tunnel and improving the roads between Miramar and the city. If the private development does go ahead, I would like to see the council be far more zealous in protecting the public interest.

Attached Documents

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

Submitter Details

First Name: **Kate**
 Last Name: **Teao**
 Street:
 Suburb:
 City:
 Country:
 eMail: **kate.teao@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?

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: **Daniel**
 Last Name: **Wordsworth**
 Organisation: **N/A**
 On behalf of: **N/A**
 Street: **14B Sunstone Crescent**
 Suburb: **Brown Owl**
 City: **Upper Hutt**
 Country: **NZ**
 PostCode: **5018**
 Daytime Phone: **021899880**
 eMail: **danielwordsworth@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?

My main concern with this development relates to the potential negative impact on the little blue penguins that nest in this area. In reading through the material about the proposal, I have not seen anything about the little blue penguins and any effects on them having been considered. The **2677**

development is significant and I can only see that it will have a detrimental effect on the penguins that nest in the area, in particular the increased traffic that is likely to be there (when there are already issues with penguins being killed by cars on the roads in this area). I am also not clear on where the places would be for the penguins to nest in light of the large development that is planned. I am supportive of the proposals in general, but subject to significant positive action being taken to mitigate the effects of this large development on the penguins and all other wildlife in 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

Not concerned about the Council selling the land for housing development, provided that protection of native wildlife and the natural aesthetics of the area is ensured.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 further comments (same answer as question 3).

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

Supportive of the green space and walkway plans, subject to the tree management plan being implemented carefully and existing native trees in the area are cared for. I would also like to see the nature of the Wellington coastline be retained and protected in the green spaces, ie the 'rugged Wellington coastline' is maintained. I am as mentioned earlier concerned about the impacts of the development on the little blue penguins, which use this area as a nesting space. I would like to see steps being taken to protect these penguins and ensure that they are still able to use this area, for example fencing off nesting spots to protect them from domestic animals, or tunnels under the road to ensure that the penguins are not hit by the (increased) traffic in the area when they come in to their nests.

8. What other comments or questions do you have?

Comments

I am in general supportive of this land being developed. However, I was surprised to see the large scale of the proposed development, and it does appear that there is a lot being put into a relatively small area. This is of concern to me as there are little blue penguins nesting in the area, and I am worried that the development will have a significant impact on their habitat. There are also already problems with penguins being hit by cars on the road in this area, so the increase in traffic could well have a corresponding increase on the number of penguins being killed. I would like to see specific measures being put in place to protect the penguins and other marine/wildlife that is in the area.

Attached Documents

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

Submitter Details

First Name: **Guy**
 Last Name: **Taylor-Smith**
 Street: **315 Karaka Bay Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0220411286**
 eMail: **gts@caribserve.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

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 agree that Shelly Bay should be developed as long as it is done with the sub-division of the North end of the peninsula in mind. By this I mean all the infrastructure needs of the Mt Crawford area including good road access from behind Shelly Bay up the hill.

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

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

2681

Comments

8. What other comments or questions do you have?

Comments

As above. The development of Shelly Bay should include all the infrastructure needs for the development of Mt Crawford (road and services) including the 2nd Victoria Tunnel. Money from the sale of housing plots could go towards paying for the costs. I would be one of the first to buy a plot of land above Shelly Bay if it became available. If the second Victoria tunnel is not going ahead I don't believe there should be any further planning permission given to any project, private or commercial, east of the Victoria tunnel that would lead to more traffic. The road infrastructure should be planned for traffic conditions twenty years from now not the present conditions. Look at Auckland. Put a toll on the tunnel if you have to. I'm happy to pay and not sit in traffic burning fuel !!

Attached Documents

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

Submitter Details

First Name: **brian**
 Last Name: **sage**
 Street: **131 Seatoun Heights Road**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **044999255**
 Mobile: **02722306541**
 eMail: **brian.sage@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?

- to develop this area, parts of which must be close being closed off due to hazards - to provide a much better overall experience of this area without requiring significant investment by WCC - to provide continuous and better walking and cycling access from Miramar to Shelly bay

2683

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

- to encourage public into the Shelly Bay area and ensure this does not become a private enclave

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?

2684

Comments

Shelly Bay can become another open space and waterfront asset that remains open to the public and in WCC ownership

8. What other comments or questions do you have?

Comments

My main reservations are about the volume of traffic - at the Shelly Bay RD and Miramar Ave intersection; and - on Cobham Drive Wellington Rd until the traffic congestion issues on the Mt Vic tunnel route to the airport are resolved

Attached Documents

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

Submitter Details

First Name: **Trish**
 Last Name: **Anderson**
 Street: **Unit 18, Sol Apartments, 35 Jessie Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **0212115258**
 eMail: **ramblingshrew@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 this development going ahead with no firm plans for improvement in access to the Miramar Peninsula. I am making this submission as a resident of the Miramar Peninsula for 26 years, having moved only 5 months ago. Traffic congestion in and out of the peninsula has increased significantly and I have particularly noticed the worsening of traffic in the last 2 years. This development can only make that situation worse. You state that: 'Most of the traffic will travel

2686

to the city via the state highway which is in line for major improvements through the New Zealand Transport Authority.' However there are no firm plans as yet for this, and if this development goes ahead it is likely to precede roading improvement. Further, with the (partly council owned) Wellington Airport making access between Miramar and the south coast difficult, there really is only one easy way in and out of the peninsula. Cobham drive, an already congested road is only going to get worse. Miramar has done a great job of promoting itself as a destination, but I'm not sure how that future will be if it gets more and more difficult to get there. Further, it's becoming increasingly difficult to get to the airport, which itself has expansion plans. This development seems to be poorly thought through given the limitations of the current transportation infrastructure,

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 sounds like a gated community in all but the gate. It's a popular road, particularly in summer. My concern is that residents will tire of sharing the road and the public access, demand the 'gate' and future council will give in to that demand.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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: **Rose**
 Last Name: **Waetford**
 Organisation: **Resident of Wellington**
 Street: **19B Cunliffe Street**
 Suburb: **Johnsonville**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6037**
 Mobile: **027 3599545**
 eMail: **rose.waetford@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?

Housing development equals employment and opportunity. Housing availability instigates a positive pathway towards social development and community. On site commercial and retail facilities invites stimulating connections with wider Wellington. Infrastructure improvement injects positive community proprietorship when it is being valued. Public space development endears community

activity and engagement.

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 development equals employment and opportunity. Housing availability instigates a positive pathway towards social development and 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

On site commercial and retail facilities invites stimulating connections with wider 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

Public space development endears community activity and engagement.

8. What other comments or questions do you have?

Comments

We can make this dilapidated area, 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. Develop this land and then from this instigate a more dynamic program of advancement for iwi, our fellow Wellington citizens, fellow NZders. Poverty and dilapidation do not work. So let's go for it. I support creating a new legacy at Shelly Bag.

Attached Documents

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

Submitter Details

First Name: **Rosie**
 Last Name: **McRobie**
 Street: **Flat 1, 26 Dundas Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0211777600**
 eMail: **rosie.mcrobie@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'm concerned about the proposal to build apartment blocks and houses. Roads will become congested and I am unhappy with the development proposals. I would like the wharf to be cleaned up and the buildings that are not used to be removed.

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'm concerned about the proposal to build apartment blocks and houses. Road will become congested and I am unhappy with the development proposals. I would like the wharf to be cleaned up and the buildings that are not used to be removed.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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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 - 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 concerned about the proposal to build apartment blocks and houses. Roads will become congested and I am unhappy with the development proposals. I would like the wharf to be cleaned up and the buildings that are not used to be removed.

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'm concerned about the proposal to build apartment blocks and houses. Roads will become congested and I am unhappy with the development proposals. I would like the wharf to be cleaned up and the buildings that are not used to be removed.

8. What other comments or questions do you have?

Comments

I'm concerned about the proposal to build apartment blocks and houses. Roads will become congested and I am unhappy with the development proposals. I would like the wharf to be cleaned up and the buildings that are not used to be removed.

Attached Documents

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

Submitter Details

First Name: **Ingrid**
 Last Name: **Kolle**
 Street: **76 Falkirk AVE**
 Suburb: **Seatoun**
 City:
 Country:
 PostCode: **6022**
 eMail: **ikolle@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?

too many cars, penguin habitat in danger, no affordable housing, council liable for too many costs increase in traffic,

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

2695

page 10 of the consultation document at wellington.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

sounds like the housing will be quite unaffordable for the average New Zealander

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

small retail development ok, but not large scale housing 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

2696

too big a development, leave infrastructure as it is and improve on existing 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: **Olivia**
 Last Name: **Harris**
 Street: **18 Ventnor Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **021803332**
 eMail: **harrisolivia@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 would like to see the area available for everyone to use, rather than a group of people who live there (mostly). Already traffic to and from the Eastern suburbs is busy and this would add to already busy roads. The council need to sort the Mt Vic tunnel and Ruahine St before more people arrive over this side of town. I am also concerned about the number of deals that the council is making with the Wellington Company. It is starting to look like a cozy arrangement between the Council and

that company. I am not convinced this is good for democracy or the 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

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

In principal I'm not against retail or commercial developments but there needs to be a good business case for it. The infrastructure issues we mentioned will absolutely need to be addressed.

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 - the proposed public 'green space' isn't big enough in my view. I'm all for seating, cafes, bars etc but with the proposed housing, the area will likely be congested with the people who live there and those of us who would like to use the space for the outdoors may find it too busy.

Benefits - any green space is good. I am in favour of developments of course but this feels rushed and for the benefit of a few.

8. What other comments or questions do you have?

Comments

Given the level of concern I have heard form the community I think the Council needs to re-evaluate and listen to these views. When even the business community is so against developments you have to conclude there is something very wrong with the proposal. I think many of us who have concerns would support a sensible well thought out proposal but this is not it. Please re-consider and work with the community to make this a great place for all Wellingtonians. Do not do another 'island bay cycleway' and bulldoze this through or a number of you will be voted off the Council at the next election!

Attached Documents

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

Submitter Details

First Name: **Tomairangi**

Last Name: **Mareikura**

Street: **Apartment 7D, Floor 7, Piermont Apartments, 82 Cable Street**

Suburb: **Te Aro**

City: **Wellington**

Country:

PostCode: **6011**

eMail: **tomairangi.mareikura@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? because it is an eyesore and it in a prime position to showcase 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

2701

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

provides housing for the region ratings opportunities for 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

create employment opportunities and more reasons to explore that part 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

will be a vast improvement, more usable and enjoyable

2702

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: **Thomas**
 Last Name: **Wutzler**
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 Suburb:
 City: **Wellington**
 Country:
 PostCode: **6243**
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 eMail: **thomas@helfen.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 sale / lease of Council land is key to the whole development. By selling/leasing this land you are committing to a development which will change the nature, appearance and character of an iconic area of Wellington and which breaches the Council's District Plan. - I object to the proposed spending by Council on infrastructure for what is a private development. I also consider that Council has not adequately costed the proposed infrastructure works and has not provided for a fair

2704

contribution to costs 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

- I take issue with the scale of the proposed development and the fact that the housing proposal appears to run roughshod over the Council's own District Plan. It is too dense which introduces other issues such as the increased amount of traffic for Miramar and more particularly Shelly Bay Road introducing safety issues and likely congestion issues particularly during the prolonged intended build period. - As per my comments below, the lack of access by others creates 'private enclave' in an area currently enjoyed by many. - I am open to development of the area but it must be development in keeping with its iconic status and location and its history.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 lack of information on what the proposed use of the buildings will be; - I would have expected a transparent tender process for the leasing of any land / 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

- The supposed publically available green spaces are negligible in an area that has long provided amenity and recreational space for all Wellingtonians. There is a lack of public parking particularly due to the need to widen the road. This will essentially mean that 'outsiders' will lose the Shelly Bay amenity creating a 'private enclave'.

8. What other comments or questions do you have?

Comments

- I object to the use of the HASHAAA when clearly there are no plans for affordable housing as intended by this legislation. - I object to the manner in which the proposal over rides the District Plan comments and intentions for Shelly Bay - I object to the complete lack of public consultation on the proposal. This lack of public consultation has led to the proposal for an inappropriate development and not one in which all Wellingtonians can share. - I object to the fact that it appears that Council has relied on the developers information and not undertaken its own due diligence of the claimed benefits and impacts of the development - I have concerns regarding ongoing rate payer funded costs particularly in light of Council's own reports on rising sea levels;

Attached Documents

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

Submitter Details

First Name: **Carolyn**
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 Mobile: **+64274469508**
 eMail: **carolynanderson@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 support at all the agreement with Shelly Bay Ltd because the development will destroy the amazing natural environment of the Miramar Peninsula which is currently a very special part of our beautiful city.

2707

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 support at all the proposal for the Council to sell an area of land for housing because a development of this kind will destroy the natural environment of the 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

I do not support at all the proposal for the Council to lease the specified area of land and two buildings because a development of this kind will destroy the natural environment of the Miramar Peninsula.

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 support at all the proposed public spaces and facilities at Shelly Bay because this development will destroy the natural environment of the Miramar Peninsula.

8. What other comments or questions do you have?

Comments

This whole development needs to be scrapped and revisited. A proposal to improve the actual Shelly Bay area must ensure that it is developed as a green area, the current buildings either removed or renovated in keeping with the history of the area, the wharf repaired/rebuilt and the infrastructure of the area renewed.

Attached Documents

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

Submitter Details

First Name: **Laurence**
 Last Name: **Harger**
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 Suburb: **Seatoun**
 City: **Wellington**
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 PostCode: **6022**
 Daytime Phone: **04 3887939**
 eMail: **laurenceharger@web.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:
- 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 proposal for a high-density housing development in an area that is currently a high-value recreational resource for Wellingtonians. Such a development will necessarily degrade the value of the recreational resource and limit the ability of Wellingtonians to access what is left of it. There is too little (or no?) allowance for affordable housing in the development. As there is no proposal to widen the road, it is hardly believable that it will be able to cope with the increased traffic volumes.

2710

When this proves to be the case, the council, not the developer, will be liable for all costs for further road improvement, so these extra costs are not just possible but highly probable. The increase in traffic will also spill over right round the peninsula to Seatoun and almost certainly necessitate more road improvements there too, which the council, not the developer, will have to finance. Proposing this large development and the associated large increase in traffic without allowing for a safe cycleway along the access road seems to be contrary to the council's own objectives in an age of climate change. This is one of the favourite places to cycle in Wellington and the large increase in traffic volume with no more space allowed for cyclists will make cycling here much more dangerous, especially during construction with its large numbers of trucks, and is thus likely to lead to a decrease in the numbers of cyclists using the road. There seems to be no reason why the council should contribute to the cost of the necessary infrastructure to allow this development to go ahead. Clearly the developer wants something for nothing here and the development would not be viable without the council's contribution. As with all such developments, the mooted cost of \$20 million for the infrastructure upgrade is bound to rise and any blowout in costs will have to be met by the council as the developer will not agree to pay more than \$10 million.

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 council wants to use ts land for more housing, it should ensure that affordable housing is built on that land, which is not the case with this development. Selling or leasing the land will allow the development to go ahead and I have outlined above why I think that is a bad idea.

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

2711

Comments

I am not opposed to a small-scale commercial/retail development but suspect that it is hardly viable without the large scale housing development also proposed.

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, these proposals will only be viable in conjunction with the large housing development. I would actually prefer a much smaller development, improvement of what is there now, one which will not lead to degradation of the recreational resource of the peninsula as it now exists.

8. What other comments or questions do you have?

Comments

The developer's proposal is clearly only viable (and profitable for Shelly Bay Ltd) with the council committed to a large contribution, with no real return for that contribution. The proposal as it is now also leaves the council liable to cover any increase in costs for infrastructure that become necessary, which seems to be an open-ended and thus rather foolish commitment of financial support for this development.

Attached Documents

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

Submitter Details

First Name: **Adrian**
 Last Name: **Armstrong**
 Street: **61 Nevay Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0274743256**
 eMail: **adrian_a@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?

Traffic infrastructure not well enough developed for increased use. Impact on the environment and existing community Lack of future proofing area for ALL people to enjoy and use Impact on penguin breeding If someone wants to leave a legacy make it an environmental one not something that will line his/the council's pockets Development does not reflect the 'Green' ideology that the council purports itself to have

2713

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

Traffic infrastructure not well enough developed for increased use. Impact on the environment and existing community Lack of future proofing area for ALL people to enjoy and use Impact on penguin breeding If someone wants to leave a legacy make it an environmental one not something that will line his/the council's pockets Development does not reflect the 'Green' ideology that the council purports itself to have

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 infrastructure not well enough developed for increased use. Impact on the environment and existing community Lack of future proofing area for ALL people to enjoy and use Impact on penguin breeding If someone wants to leave a legacy make it an environmental one not something that will line his/the council's pockets Development does not reflect the 'Green' ideology that the council purports itself to have

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 area is to be developed at all it should be ALL green space for ALL people to enjoy not just another pub and expensive retail/hotel for the rich

8. What other comments or questions do you have?

Comments

I do not support the sale of this land for the stated usage by the council and any developer; in this instance Shelley Bay Ltd.

Attached Documents

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

Submitter Details

First Name: **Donovan**
 Last Name: **Connolly**
 Organisation: **Private**
 Street: **148A Mersey Street**
 Suburb: **St Albans**
 City: **Christchurch**
 Country: **New Zealand**
 PostCode: **8014**
 Daytime Phone: **+64212746763**
 Mobile: **+64212746763**
 eMail: **bar2ie@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 believe this proposed development will provide a new hub of activity for Wellington which extends more than a small pod type sub-division. The fact there is opportunity for mixed use suggests the developers are not just prioritising residential housing for the sake of filling in space, but creating a

vibrant place to frequent and 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

The level of housing proposed, seems to fit the extent of commercial activities. Commercial developments seem to be most successful when there is a good level of housing within a close proximity.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 per previous response, I am excited to about the prospect of visiting this new precinct in Wellington. It will give out of towners more reason to explore the coast line rather than stay close to the CBD.

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

2717

- 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 proposal has the potential to become like some of the redeveloped harbourside in Sydney.

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: **Jennifer**
 Last Name: **Cauchi**
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 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **02102924321**
 eMail: **jkoerner23@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 am concerned about protecting the environment at Shelly Bay and worry that the development, including widening or adding roads, may remove or destroy habitat used by little blue penguins and other birds and animals. I am also concerned that the housing numbers proposed will create traffic volumes that will ruin the ambience and character of Shelly Bay. I am not against any development at Shelly Bay, but feel any development should aim to preserve the environment of the Bay as well

2719

as the open spaces and public access to areas around the Bay for recreation and exercise. I think having an improved bike lane/foot path is a good thing for the Bay. I also think the price the council is selling the land for is much too low and not a good deal for 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 page 10 of the consultation document at wellington.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 the volume of housing is too dense and will create too much traffic, potentially damaging the environment and charm 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

I think this could be a good thing, as it would allow those structures to be fixed up and with the right type of retail/commercial make the area even more interesting to 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

2720

- 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 general concerns - I think development done very sensitively and delicately could be good, if done with heavy hand and too densely done it will ruin Shelly Bay and also likely damage the environment and animal habitats.

8. What other comments or questions do you have?

Comments

I do like the idea of a ferry to Shelly Bay, so fewer cars would need to drive out there.

Attached Documents

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

Submitter Details

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 Suburb: **Brooklyn**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **043823602**
 Mobile: **0210473624**
 eMail: **lizhibbs@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?

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

2722

page 10 of the consultation document at wellington.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 have no concerns about this area being used for housing, but I have major concerns at the extensive modification of the foreshore that is outlined in the proposal. This would be disastrous for the little blue penguins who nest in the area. I submit that turning the Shelly Bay waterfront into a) a demolition site and b) a flattened, curated and walled area where nesting is impractical is unacceptable to Wellingtonians, present and future. These birds are classified as at risk/declining and it is our responsibility to protect and conserve the habitat that remains to them. Wellingtonians have done much as volunteers to protect little blue penguins from road dangers and predation; the loss of the Shelly Bay foreshore to the local penguin population is simply 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

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

2723

Very supportive

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

Comments

I do not support the waterfront walkway in its current form as it will spell the disappearance of little blue penguins from the area and reduce their future habitat. I have no concerns about the other facilities as long as they don't impinge on the penguins' habitat.

8. What other comments or questions do you have?

Comments

Environmental scientists and conservationists should be involved in the planning for this area. It is very hard to see how the current proposal for development fits with WCC's own Biodiversity Strategy.

Attached Documents

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

Submitter Details

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 Last Name: **Williams**
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 Mobile: **021447187**
 eMail: **jamie@whg.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 have an opportunity to develop a key piece of Wellington that is unique and should build on Wellington Inc. The current state of Shelly Bay is embarrassing to Wellington.

2725

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

Asset utilisation and making Wgtn great. At the moment it is crap.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 as above. It will benefit Wellington and visitors to 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

Anything is better than what is there now

8. What other comments or questions do you have?

Comments

Get on with it

Attached Documents

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

Submitter Details

First Name: **Chen**
 Last Name: **Zhao**
 Organisation: **JNS Holding**
 Street:
 Suburb:
 City:
 Country:
 Mobile: **0278666666**
 eMail: **jns0519@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 will offer so much more for Wellington and local 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

2728

page 10 of the consultation document at wellington.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

offering more houses and features 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

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

2729

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: **Margaret**
 Last Name: **Shepherd**
 Organisation: *
 On behalf of: *
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 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **3886655**
 eMail: **hamar@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,
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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) Because the WCC has refused to reveal the true exorbitant cost of the infrastructure required to support this development. (B) The amount the developer is prepared to pay remains a secret.

2731

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

Because the properties will be sold only to the very wealthy. There is no shortage of properties for this sector to buy right now.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 plenty of retail/commercial development issues with existing poorly maintained areas, most suburbs and disused commercial areas such as Lyall Bay, Newtown, Newlands are crying out for redevelopment. Why attempt such a project in a recreational, poorly serviced place. No-one who works there will be able to afford to live there nor commute on public transport.

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

Few if any benefits, where will the staff come from?

8. What other comments or questions do you have?

Comments

Secretive deals such as this proposal represents should never be encouraged.

Attached Documents

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

Submitter Details

First Name: **Clem**
 Last Name: **Neho**
 Street: **46 Ahuriri Street**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **0212062517**
 Mobile: **0212062517**
 eMail: **jackclem@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?

The Developers have a plan, the only way forward is to own and lease lands and buildings and improve the infrastructure 50/50.

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 is most important for Wellington and its people, it's an opportunity for home ownership and more revenue (Rates) for 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

Great for the public to come relax in cafe bar setting, fish n chips, ice cream or even picnic in the sun, kiwi shops tourism, 4square store.

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

Fantastic another place to take our whanau and guests. We as the public of Wellington, want to be able to share our beautiful city with the world, our environment needs to be clean. Would like to fish off that wharf. please.

8. What other comments or questions do you have?

Comments

Sounds like a place to enjoy and is most welcoming if so you have my full support.

Attached Documents

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

Submitter Details

First Name: **Jacqueline**
 Last Name: **Puru-Weber**
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 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **043886104**
 Mobile: **043886104**
 eMail: **jackclem@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:

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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 support recreational parks etc but not as a new suburb. Eastern suburbs is already congested with traffic and having more people living out this way will worsen the problem.

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

Houses need to be for people who are looking to buy their first home. This new development is probably for the wealthy. No mention of affordable housing for underprivileged. I don't agree to have houses and apartments built there. I definitely don't want my rates paying for this. More road congestion and traffic issues for the area if this goes 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

We already have Lyall Bay for retail. Plenty of parking. Plenty of opportunities for other Businesses to be there.

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

Upgrade of water-front walkway and green space for the public is good. We already have eateries and two bars in Miramar and one bar Strathmore. Too many bars in Eastern Suburbs. Encourages drink driving.

8. What other comments or questions do you have?

Comments

I not keen to have more people living in Eastern Suburbs. Causes road congestion. I like to drive around the bays without all these cars on the road. More pollution. I'd like development for public use etc recreational area. Big park for kids. Startup mini yachting club. Learn to sail camp for youth. Maori Arts and craft center. Use the area to benefit our youth.

Attached Documents

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

Submitter Details

First Name: **Maia**
 Last Name: **Huriwaka**
 Street: **121 Park Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **027 9643698**
 eMail: **Maiahuriwaka@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?

Kei te tautoko ahau i te iwi mana whenua me o ratou whai rawa. Ko te iwi te kaitiaki mo tatou katoa

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

2740

page 10 of the consultation document at wellington.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

Kia kaha koutou o te Kaunihera - tautoko te iwi. He mea pai mo te iwi, he mea pai mo tatou Ngai Maori me te taone katoa! Mena he whai hua te iwi mana whenua - ka taea ratou i te tautoko i to tatou taone i nga mea atu. Ko to ratou taone tenei mo ake tonu atu.

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

Kaore he raru. He kai ki aku ringa - tera pea he mahi mo nga Maori kua mau te reo.

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?

2741

Comments

Aue! He wahi koretake ineiatonunei - na tenei momo mahi ka huakina mo te katoa. He wahi pai ki te haere, ki te mahi, ki te hoko. Kia ora Taranaki Whanui!

8. What other comments or questions do you have?

Comments

E te Koromatua me nga Kai Kaunihera - kia kaha, kia toa - he whakaro pai ki a koutou.

Attached Documents

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

Submitter Details

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 Last Name: **Magdalinos**
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 Suburb:
 City: **Napier**
 Country:
 PostCode: **4140**
 Daytime Phone: **06 835 6173**
 Mobile: **021 324 303**
 eMail: **nic@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:
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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 wonderful opportunity to develop this land.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2743**

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 good housing stock in a great location

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

Many - economic benefits, construction, and other sectors busy

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?

2744

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: **Anne**
 Last Name: **Anglim**
 Organisation: **None**
 On behalf of: **myself**
 Street: **1 Taipakupaku Road Karaka Bays 6022**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **(04) 388 98821**
 Mobile: **021 239 2994**
 eMail: **angfin@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 proposed Shelly Bay development: will ruin the character of an incredibly beautiful natural landscape admired by tourists from all over the world, used daily by runners, walkers and bicyclists

2746

from within and without Wellington and also used for a range of sporting events throughout the year. does not attain the potential that this wonderful location has to offer. Some of the buildings are oversized for the location and others look cheap and nasty. The development has a high density population in a small area and as a result the bay loses its feeling of spaciousness and natural grandeur. will dramatically change the culture on the perimeter of the Miramar Peninsula. Already Shelly Bay has established a bohemian identity with a cottage industry of artistic workshops, art gallery, craft shop, cafe and Sunday market. It makes sense to continue to fashion Shelly Bay along this unique theme to draw tourists and other visitors. Seize the opportunity to develop this precious piece of Wellington naval heritage for tourism rather than spoil it forever. will increase traffic and traffic congestion around unsuitable roads and road intersections in Miramar as well as contributing to already increasing traffic problems to and from the airport. It took nearly an hour for me to get into Wellington from Miramar this Saturday morning which is supposed to be off peak. Surely the single lane merge in and out of Victoria tunnel needs to be sorted before you embark on any development in Shelly Bay. will result in an increase in my council rates to pay for the infrastructure. Already rates in our area are too high and yet you propose to escalate these to fund a development I vehemently oppose.

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 needs to be a housing development on a much smaller scale that suits the natural landscape, respects the naval heritage and allows the public (cyclists, runners, walkers etc.) appropriate access.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for
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 share the vision of Mr Cassells and do not believe the future of Shelly Bay should be put in the hands of a property developer who has a cash profit as his bottom line.

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 are no benefits for me as a Miramar resident with what you are proposing. The natural beauty of this landscape will be spoiled forever, I will spend hours gridlocked in traffic and my rates will go up.

8. What other comments or questions do you have?

Comments

This development will have a detrimental affect on the residents of Miramar which I am having to pay for aesthetically, financially and mentally.

Attached Documents

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

Submitter Details

First Name: **Nikolaos (Nik)**
 Last Name: **Zahariadis**
 On behalf of: **My wife & I as well as the families of our two children who live nearby - in total 11 people.**
 Street: **17 Signallers Grove**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **043888199**
 Mobile: **021-0337041**
 eMail: **niknkatz@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?

1. The traffic congestion issues apparent to all at present but ... to our WCC officials, would increase substantially to a level well worse than Auckland - we don't need that! 2. The total

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costings and most importantly, the contribution by WCC (i.e. us the ratepayers) have not been set in concrete as yet and although I believe they are too high at present, they will unquestionably increase for one or another excuse - we don't want that! 3. We have lived for 24.5 years at our current address and have seen our rates increase five-fold and the services provided by WCC have reduced to virtually provision of water and collection of recyclable material only as we are paying separately for the collection of our rubbish - it is not fair to now ask us for another contribution to assist the pockets of developers! In summary, any proposal that would require ratepayers contributions should not be entertained by WCC - instead, the developers should undertake to contribute in resolving the transport issues to be faced by Miramar / Seatoun / Strathmore residents because of the proposed 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

The traffic congestion issues mentioned above and costs considerations too!

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

On the clear understanding and written contractual agreements to the effect that there would be no call on ratepayers funds and WCC earning a fair rental under the lease agreement.

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; 2750

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 creation of a waterfront walkway; green space; parking and seating; cafes, bars and shops; a microbrewery and a boutique hotel sounds positive but our reservations about appropriate conditions to ensure that the waterfront walkway, green space and parking and seating are of an appropriate size in relation to the total area and not just miniature facilities just to stop submitting our objections!

8. What other comments or questions do you have?

Comments

I do not want to offend anyone but I seem to recall that some developers made contributions to various WCC candidates at the last elections and I wonder if any of them are involved in the current proposal - if yes, they should be excluded automatically.

Attached Documents

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

Submitter Details

First Name: **Terry**
 Last Name: **Karu**
 Street: **121 Park Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **04 9768636**
 eMail: **Teawe@tkkmmokopuna.school.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?

Iwi entities need to be able to grow their investment portfolio so they can support their members and support investment and growth of the city

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 2752

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

Only benefits. City growth. We need more housing options - both affordable and high end. This may not meet our affordability issues but I support iwi initiatives. Look at Ngati Whatua ki Orakei and Ngati Tahu - they are doing amazing developments in Auckland and Christchurch. We need our iwi mana whenua to be able to do the same 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

Why not? Let's get behind iwi mana whenua. The city needs an overhaul of its cultural canvas - do more, more,more - with iwi! Only good things can happen when iwi have a strong economic base in order to do other good 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?

Comments

YES. This is what is needed - not only for Taikuru but everywhere that development is happening.

8. What other comments or questions do you have?

Comments

Taikuru is unique and has its isolation issues. Council has a role in supporting iwi projects. It would be great to see the commercial aspects employing te reo speaking young people - jobs and opportunities for Maori.

Attached Documents

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

Submitter Details

First Name: **Rose**
 Last Name: **Kalolo**
 Organisation: **Me**
 On behalf of: **All**
 Street: **75 Kokiri Crescent**
 Suburb: **Waitangirua**
 City: **Porirua**
 Country:
 PostCode: **5024**
 eMail: **rosekalolo@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?

Marine life, added traffic bottle neck, airport traffic hazard, close to prison, lost of bikers walkers retreat, sewage outlet, gifted land, taxpayer's pay for a decision made in fifteen days only to submit rather leased than sold as this is just money revenue by council

2755

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

Marine life, added traffic bottle neck, airport traffic hazard, close to prison, lost of bikers walkers retreat, sewage outlet, gifted land, taxpayer's pay for a decision made in fifteen days only to submit rather leased than sold as this is just money revenue 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

Leasing will bring revenue however being the landlord will have hefty bills in renovation needed as council has let this slip for many years

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
Limited

8. What other comments or questions do you have?

Comments
Rethink

Attached Documents

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

Submitter Details

First Name: **Richard**
 Last Name: **Egden**
 Street:
 Suburb:
 City:
 Country:
 eMail: **Richardegden@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,
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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 kind of development is great for the region. Creating jobs

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?

2759

Comments

Attached Documents

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

Submitter Details

First Name: **Bronwyn**
 Last Name: **Cross**
 Organisation: **NA**
 On behalf of: **NA**
 Street: **54 Coromandel Street**
 Suburb: **Newtown**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **021740080**
 eMail: **Bronwyn.cross.nz@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's a site of outstanding beauty close to town and ideal for walking, cycling, swimming, picnics etc. It would be better for the citizens of Wellington and for tourists if it were turned into a public park - not jammed with cars, tourists buses, cable ways and all the other tacky accoutrements of modern

2761

tourism. Nor should it be fenced off for the private enjoyment of those rich enough to buy a house 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

As above. It will become a ghetto for the wealthy (probably covered with enormous, tasteless and environmentally-unfriendly houses) and restricted access for everyone else.

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

Might be acceptable if cars and buses were banned north of Shelly Bay round to Scorching Bay. People need to learn to use their LEGS. It would help address obesity too.

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. Providing there is no vehicular traffic. Could be like the Cinque Terre in Italy. Tourists don't go there to ride in cars - it's about getting out and enjoying the environment.

8. What other comments or questions do you have?

Comments

The cycle ride from Lyall Bay, round Breaker Bay, over the Pass of Branda then through Seatoun and round the Miramar Peninsular is one of the best in the world (and I have done a few). It could become a tourist Mecca but this proposal will wreck it by filling up that necessarily narrow road with traffic.

Attached Documents

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

Submitter Details

First Name: **Sarah**
 Last Name: **Barber**
 Street: **27 Petane Road**
 Suburb: **Bay View**
 City: **Napier**
 Country:
 PostCode: **4104**
 Daytime Phone: **027**
 Mobile: **3683683**
 eMail: **sarah-barber@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?

Wellington is already developed, we don't need more development in an area which should be a nature reserve. Very worried about the penguins who nest and live in Shelly Bay - this development will take away habitat and become more busy, equating to penguin decline and death.

2764

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: **Maurice**
 Last Name: **Clark**
 Organisation: **N/A**
 Street: **196 Oriental Parade**
 Suburb: **Oriental Bay**
 City: **Wellington**
 Country: **nz**
 PostCode: **6011**
 Daytime Phone: **04 3852264**
 Mobile: **0274465702**
 eMail: **maurice-kaye.clark@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 should be preserved as is (with some sheds/buildings demolished or renovated) as our contribution to the uniqueness of Wellington which future generations will thank us for, as we do for the Town Belt.

2767

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?

2768

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: **Asha**
 Last Name: **Stewart**
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 Suburb: **Maupuia**
 City: **Wellington**
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Wishes to be heard:

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

Correspondence to:

- Submitter
 Agent
 Both

Submission

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 appreciate that some sort of development needs to occur at Shelly Bay but have significant concerns around transportation/access and loss of public space. - We live on Shelly Bay Road, opposite Burnham Wharf. On a sunny weekend afternoon, we can have difficulty getting out of our house due to backed up traffic from the Miramar Ave intersection - on current traffic volumes. Can

only anticipate this will worsen dramatically. Appreciate day-to-day traffic isn't supposed to be a problem but on those nice days when everyone wants to head out there I think traffic could end up being an absolute nightmare for us and of course, the new Shelly Bay residents. This is already a problem for us getting to places we need to be on the weekends at times. - I further note that the resource consent application raises the possibility of an 'improved' intersection with enhanced right-turn bay; as someone who drives this way multiple times a week, I've previously thought instead about contacting Council to raise the possibility of a 'no right turn' sign - traffic can flow much easier if everyone turns left onto Miramar Ave and uses the Tauhinu Rd roundabout to get back on their way. I do NOT favour an enhanced right turn bay here; I think they are generally dangerous and poorly used/understood by the public. I think this needs to be a 'no right turn' intersection, or a roundabout, or traffic lights. - I am in favour of the addition of a footpath but I am concerned about the environmental impact, particularly on nesting penguin populations. - though not a cyclist myself I am concerned about the loss of cycling amenity from the increased traffic volumes. This is a key route for both 'athletic' and 'family'/casual cyclists and the increased traffic will mean it's one fewer place cyclists can be relatively free to ride in Wellington city. - I am concerned about the addition of further population to the peninsula in terms of Cobham Drive traffic and other facilities - it was difficult to enrol in a doctor's surgery in Miramar; there is only one supermarket on the peninsula and the carpark is often full on a weekend afternoon. - I am concerned about the possible loss of wild/public space on the peninsula here generally; though I understand that most of the land in question is already in private ownership, I am generally concerned about giving away something that could be very much a 'jewel in the crown' of Wellington city - think Stanley Park in Vancouver, for example. - In my eyes a 7-day bus service would be an absolute necessity; the development risks becoming very isolated. It is at least a half hour - 45 minute walk from Shelly Bay into the Miramar supermarket, for example. The notes in the resource consent application about the 24 bus route being close fail to mention that it's up a very large hill; OK for able-bodied people during daylight hours and when the path that I know of isn't completely muddy; even with an improved path it would be difficult for elderly, people with disabilities, etc. - I believe the ferry service would be excellent but wonder if further work has been done into long-term options for including Miramar Wharf and possibly Greta Point as part of such a service - this could shore up passenger numbers and become more sustainable. - I am concerned about the development being done by one developer as a one-off project; it's frankly a joke to talk about this being a 'Sausalito'-type development when such a thing by its very nature needs to be organic and not driven by a particular developer. I don't have an issue with the architecture as such but I do think it's madness to count on this being a 'charming little spot' to live and visit; I am worried that in 20 years once the novelty has worn off it will just look very dated and run down (think Left Bank). Still it appears as though that ship has already sailed...

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 particular concerns over this specific aspect - area of land to be sold is not significant.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to 2771

Shelly Bay Ltd so the area can be developed for 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 particular concerns with this specific aspect.

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

Generally favour some sort of commercial development but needs to go hand in hand with improved public transport - particularly bars, microbrewery, hotel. Ferry service and increased bus services will be needed. I'm concerned that the area for the 'village green' isn't in the right place - it's not the nicest sunniest spot, which is where Chocolate Fish is now, though I appreciate from the map that this already appears to be owned by Shelly Bay Limited.

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: **marc_waterworth@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?

I strongly oppose this beautiful public space being developed in this way it is a space that is used by many families. The proposed building plans will completely change the unspoilt natural beauty of our peninsula. It's a massive recreational area, people picnic run and walk in the proposed area. Because of the minimum traffic at present the road space, it is a safe place for families to run and

2773

bike. The traffic increase will put peoples safety at risk. I also strongly oppose rate payers money being used to subsidise a private development that is going to build houses and apartments for the very wealthy while making the developers millions. What Wellington needs is affordable housing for low-income families in an area that can support the increase in traffic etc!

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

Shelley Bay road is not suitable for the traffic increase, neither is Cobham drive or Wellingtonton Road. Our road chaos needs to be addressed first before adding to it. The airport hotel when finished will also add to this 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

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

2774

- 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: **Shotter**
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 eMail: **cameronshotter@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?

Currently the shelly bay area is derelict and falling into disrepair. The cost of doing nothing will far outweigh the cost of developing the area into a great looking, functional place. It will also create several new jobs and present another great face to new visitors to Wellington. House prices will rise around Miramar and if the ferry goes ahead another new route into the city is created.

2776

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 main concern people have is the congestion of the road. If that is developed then I see no concern there, plus with the addition of a ferry it should cut the number of road users anyway. Benefits are new jobs (both in development and in cafes etc after), a great new area to utilize, new housing and accommodation, cafes, businesses and 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

Same 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

2777

Very supportive

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

Comments

Same 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: **Thomas**
 Last Name: **Liggett**
 Street: **46 Shelly Bay Road**
 Suburb: **Maupuia**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 257 9426**
 eMail: **thomas.liggett@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?

One objection is the lack of transparency around cost. 'The amount ratepayers would contribute to infrastructure was subject to ongoing commercial negotiations and a percentage breakdown of who paid for what, would not be released to the public.'

(<http://www.stuff.co.nz/business/91992382/Wellington-ratepayers-to-reap-1-5m-a-year-from-development-of-Shelly-Bay>) You say, above, 'a 50/50 split between the Council and Shelly Bay Ltd'

2779

for the cost of infrastructure improvement...', but I have read that: * the developer's liability only extends to the first \$10 million dollars; anything over and above that will be borne by ratepayers * it does not appear that the infrastructure improvement has been properly costed, so that ratepayers are expected to write a blank cheque here. Another objection is the vagueness around the effects of the density of the development. 350 dwellings in the space proposed - where else in Wellington is this comparable to? It's not comparable to anywhere else on Miramar peninsula. Will people want to live in an area this dense that is so far from amenities, especially if it is not served by public transport? Will the services and amenities of Miramar be able to accommodate the needs of so many additional residents? As a resident, on a nice day I notice Shelly Bay Road traffic getting backed up at the intersection of Miramar Avenue. A 300% increase in traffic on Shelly Bay Road seems like it couldn't help but exacerbate this situation. It seems irresponsible not to have a realistic plan for adding a bus route to the development. Suggesting that residents of the new development can just climb the hill to catch the no.24 bus is quite disingenuous! Commuter traffic through Cobham Drive is quite congested already. A large number of extra commuters won't improve this. Many cyclists use Shelly Bay Road - the increase in traffic will increase the danger to them.

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

From what I have read, it does not seem like the council is getting a particularly good deal for the land itself. I guess it's swings and roundabouts - the council stands to generate income through rates from the improvements to the land - but it would be reassuring to have the council state that this is why they are giving the developer a good deal.

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

The proposed green space is not in the ideal area, which is where the cafe is currently (with views of the harbour, and a sunny aspect).

8. What other comments or questions do you have?

Comments

The proposed ferry service sounds good in principle, but doesn't seem to be assured as part of the development. (It would be pretty great if a ferry was able to service Shelly Bay, Greta Point and Miramar Wharf!)

Attached Documents

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

Submitter Details

First Name: **Jennifer**
 Last Name: **McDougall**
 On behalf of: **McDougall family**
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 eMail: **jenny@mcdougalls.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 understand why this arrangement has been made favouring only one developer. This is a very significant natural site of great importance to locals on the Peninsula and ratepayers throughout Wellington. This area is the jewel in the crown of Wellington harbour. I do not see why

2782

only one developers' plans should be considered when this developer stands to make a huge profit from the sale of the planned housing. I understand that the iwi has been disadvantaged by the criminal activity of Dr Love and his former partner who prevented the potential development of a movie museum on this site as proposed by Peter Jackson. I am disappointed that corrupt individuals destroyed a wonderful potential use of this land. As the development requires the council's assistance to proceed I expect the council to consult with ratepayers about how this significant site will be developed. I agree that something needs to be done at this site which has been allowed to deteriorate for years with no maintenance. I know that other developers including George Wilkinson and his partner have said that they would consider offering more money to develop this site. I think we need to get the best deal on behalf of ratepayers and local residents.

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 agree that we need more housing in the area, however we need more affordable housing, many of these dwellings will be luxury dwellings. I think it is disingenuous of the council to invoke the Housing Accords and Special Housing Areas Act 2013 (HASHAA) so that this development is not publicly notified. The intention of the HASHAA is to fast track the building of affordable housing in areas of need not exclusive enclaves which benefit developers. I would hate to see high intensity housing in this area like the ugly disaster at Greta Point and Lyall Bay. In any case there is no way that the proposed infrastructure will support this. I attend a gym circuit at the old airforce gym so use the road several times per week. It is already very difficult to manage sharing the road with cyclists. Yesterday I had to wait for 15 cars and a cyclist to turn left from Shelly Bay Rd to Miramar - turning right is almost impossible. There is no way this road will withstand the increased traffic. I am also not impressed that the plan is to widen the road to 6m - which it already is i.e. do nothing - also there is an obvious need for public transport. To meet the sustainable development goals we need to have other options apart from car use - a bus route is a no brainer. Not everyone is coming from town by ferry.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for
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 object to retail and commercial premises using these buildings. I would like to see more public debate about what the community would like/needs to have in this area. Personally I think this area is ideal for a motor camp/ camper van/ holiday unit development which is badly needed in Wellington as these people have to stay in Lower Hutt or park in town or at Princess or Owhiro Bays leaving litter, using facilities and upsetting locals. It should be possible to have a mix of residential and commercial developments which locals are happy with.

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 these uses but think the amount of space allocated to public walkway, green space and parking is totally inadequate. The area is used extensively by runners and cyclists. The entire peninsula road needs to have a running/cycling lane as these activities are currently very dangerous when sharing the road with cars. The popularity of the road for cycling can be seen when the road is closed to cars for Cicovia.

8. What other comments or questions do you have?

Comments

I do not think the development has been carefully thought through or costed. This is an important public space - we could have a design competition for development as has happened for other areas. I don't see why one developer has been privileged. The infrastructure costs will be enormous and have been underestimated in my view with the developer's share being capped at \$10 million and rate payers potentially having to foot the bill for ballooning expenses for a development we never wanted. I am also concerned about heavy construction over 13 years on the road and the little blue penguin habitats.

Attached Documents

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

Submitter Details

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 Mobile: **021 1788 035**
 eMail: **pamelatedoh@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 don't support this development because of the: 1. loss of publically accessible green space. 2. major traffic increases 3. loss of a quiet safe popular route for both for everyday cyclists and pedestrians, for the Cyclovia events, and for the Great Harbour Way.. 4. size of development - it is too big 5. it being in the hands of a single developer. 6. financial risk to the ratepayers is too high

2785

and not capped 7. lack of developer commitment and risk of that of the ratepayer 8. greedy and self-serving use of the SHA for Shelley Bay. Consequently this will be a private development with no public input to design and no priority given to the public's needs. Yet it will be paid hugely from ratepayer funds 9. Partial privatisation of a precious and popular 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
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: **Waiana**
 Last Name: **Mulligan**
 Street: **4A Ranikhet Way**
 Suburb: **Khandallah**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Mobile: **0273014174**
 eMail: **waiana.m@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 is necessary. Too long has this prime location been run down and underutilized. This development is vital to Wellington's economic growth by investing in an area that will eventually become a substantial burden to all rate payers if it is neglected much longer to boost tourism, boost community engagement, and increase housing stock in a city that is starting to feel significant pressures. If the council fails to act with the development plans, they are ultimately failing all

2788

residents, present and future of Wellington through poor management and risk aversion.

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 only issues that will arise are if the council continues to sit on their hands and does not act in the best interests of their residents to increase housing stock and foster honest commercial partnerships with developers that have a vision to ensure Wellington remains the most liveable city in the world, with adequate quantity, high quality 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

This area has the potential to be a large driver of the regional economy, the lease of the land and buildings will drive council revenues.

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

2789

- 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 'beaches' at the moment are not useable and the public spaces are hazardous or underdeveloped. Any basic development would be an improvement, and opposition is pure individualist nimbyism. The coast around to Seatoun would maintain the nostalgic coast that people are concerned about losing.

8. What other comments or questions do you have?

Comments

Just do it. It is so overdue.

Attached Documents

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

Submitter Details

First Name: **Tim & Rose**
 Last Name: **Cookson**
 Street: **11 Hataitai Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **04 9702380**
 eMail: **rosetim@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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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
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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?

2792

Comments

If a new subdivision is to be made then a dedicated cycle way would be needed from the beginning of Shelley Bay Rd ie Shelley Bay Rd & Miramar Ave intersection Intersection of Shelly Bay Rd & Miramar Avenue would benefit from having a roundabout to help with the traffic issues Wildlife needs to be looked after e.g. penguins If Shelley Bay has the density of housing as is proposed then we would like the rest of the peninsula have large areas of green space for public use.

Attached Documents

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

Submitter Details

First Name: **Chris**
 Last Name: **Purchas**
 Street: **19A Puriri Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **02174131**
 Mobile: **021741316**
 eMail: **c.j.purchas@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 am very concerned about the uncertain cost of infrastructure upgrades. I am also concerned about the impact of significant additional traffic from Shelley will have on traffic dynamics from eastern suburbs to the city.

2794

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

Additional housing is good but likely to be high cost to provide return to developers. Significant additional residents will have an impact on traffic from the eastern suburbs. Need proactive and contemporaneous development of public transportation for weekday and weekend activity.

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

Proactive development rather progressive decline would be a great leap forward.

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

Well improve feel of the area. Need to consider broader network impact of additional visitors 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: **Richard**
 Last Name: **Chesney**
 Street:
 Suburb:
 City:
 Country:
 Mobile: **0272764683**
 eMail: **richard@foot.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 would to see Shelly bay kept as a recreational area for all wellingtonians. Also the costs of providing the services is outrageous and should not be borne by Ratepayers.

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

2797

page 10 of the consultation document at wellington.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

Issue is the loss of recreational space and the increased danger for users of that road another issue is the cost to 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

Same 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?

2798

Comments

Green space and parking not sufficient for number of users and the intensified development is out of all proportion to these areas

8. What other comments or questions do you have?

Comments

please leave it as a recreational space for all Wellington people to enjoy. The loss of the green space is not worth the cost and loss of amenity

Attached Documents

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

Submitter Details

First Name: **Karen**
 Last Name: **Hofmann-Body**
 Street: **5 Kellsmere Crescent**
 Suburb: **Island Bay**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6023**
 Mobile: **021 142 8526**
 eMail: **stuff@bonafide.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 am not against the development of Shelly Bay per se, but I am against the scale of this proposal. I am totally against widening the road and the projected number of cars that will use it (four times the current number!). It is currently a very special leisure area for Wellingtonians (and little blue penguins) to enjoy and if a wide road busy road is put in the whole relaxing, natural atmosphere of the road around the peninsular will be destroyed. It is often used by cyclists who ride around the

2800

bays and there is no provision for cyclists in the road widening, they have to share the road with cars which will be travelling faster as it is a wider, better road. Also the traffic volume will make it less safe for cyclists, as well as the speed of the cars. Currently they have to travel slowly as the road is windy and narrow. If the council wishes to develop the Great Harbour Way is this proposal not to the detriment of that?

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 against the proposal for development that the Wellington Company is putting forward. I do not think 6 storey apartment buildings are appropriate for such a beautiful natural setting. Perhaps some single and two storey houses as well as public spaces would be ok, but this development is too large a scale for this setting. See comments about the roading above as well. I also have issues with the council agreeing to fund half the infrastructure cost and the developer having their contribution capped. This means if it is more expensive than first envisaged the ratepayers will foot the bill. I do not support the council subsidising developers so they can make a fortune.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 happy for some leasing and cafe and perhaps hotel facilities to be developed as long as the public space is not compromised. I see issues for car parking - will there be enough spaces for visitors to Shelly Bay or will they give up coming as it will be too hard to find a 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

It is important that Shelly Bay be retained as a peaceful, enjoyable place for Wellingtonians to visit and enjoy. See car parking issues above.

8. What other comments or questions do you have?

Comments

The questions are unclear - I am not sure if I am supposed to be submitting on whether there will ever be development and housing at Shelly Bay, or if it is just about the current proposal for development.

Attached Documents

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

Submitter Details

First Name: **Mike**
 Last Name: **Camden**
 Organisation: **Private citizen**
 Street: **54 Maida Vale Road**
 Suburb: **Roseneath**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **(04) 384 9516**
 eMail: **m.camden@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?

Present proposal is not good enough. There are big losses for Wellingtonians (and probably penguins and other wildlife), and big costs for WCC. WCC's published calculations are very unconvincing. It favours the developer to the loss of WCC and ratepayers. This seems to be a new enclave for the well off. Is there affordable housing in it? Is there opportunities for non-residents to

continue enjoying that whole side of Evans Bay? Is it designed for climate change mitigation (carbon neutrality) and adaptation (sea level rise etc)? I can't support it as 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

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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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

Proposed access needs to be balanced against loss of access to the whole East side of Evans bay, and the loss of a low-traffic road where people can walk, run, and cycle, and get access to the beaches.

8. What other comments or questions do you have?

Comments

If this development goes ahead, it needs to be carbon-neutral: no fossil-fuel appliances in any of the dwellings or businesses (eg gas) frequent public transport EV charging stations be resilient in terms of: sea level rise and extreme ocean events high rainfall events and results like slips and runoff. The developers need to pay for the new infrastructure that would connect the site to existing structures.

Attached Documents

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

Submitter Details

First Name: **Wendy**
 Last Name: **Harland**
 Street: **3 Lynmouth Avenue**
 Suburb: **Karori**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **(04) 476-2455**
 eMail: **ijwmh@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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 Not really supportive
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 Supportive
 Very supportive

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

(1) The cost to the council. and therefore the ratepayer, is open-ended. There is no cap to the cost to the council of infra-structure development, whereas the cost to the developer is capped.. In any case, I believe the developer should pay all the costs of his development. (2) There is a permanent loss to the public of valuable and irreplaceable green space. I believe the proper use of this space is as parkland. Council involvement should be limited to the clearance of the existing decrepit **2806**

buildings, laying out of a park area with picnic tables, toilets etc and perhaps the erection of a café building for lease to a suitable tenant. (3) There will be considerable temporary (but quite long-term) inconvenience to the public during construction, leading to no final benefit to anyone but 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

Loss of a valuable and irreplaceable public asset.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 to the public in having retail/commercial enterprises located here. The area is much better suited for recreational 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?

- Do not support at all

2807

- 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

Walkway, green space, parking and seating would be suitable uses of the area, as would a café. Bars, shops, breweries and hotels would take away from the special character of the place.

8. What other comments or questions do you have?

Comments

I think the proposal is a very bad deal for Wellington, and urge the council to reconsider the matter.

Attached Documents

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

Submitter Details

First Name: **Julie**
 Last Name: **Richards**
 Street: **52 Ludlam Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **043806377**
 Mobile: **0212959026**
 eMail: **juliemaerdy@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 strongly oppose this beautiful public space being developed in this way it is a space that is used by many families. The proposed building plans will completely change the unspoilt natural beauty of our peninsula. It's a massive recreational area, used by families who picnic run and walk in the proposed area. Because of the minimum traffic at present the road space, it is a safe place for 2809

families to run and bike. The traffic increase will put peoples safety at risk. I also strongly oppose rate payers money being used to subsidise a private development that is going to build houses and apartments for the very wealthy while making the developers millions. What Wellington needs is affordable housing for low-income families in an area that can support the increase in traffic etc!

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

Shelley Bay road is not suitable for the traffic increase, neither is Cobham drive or Wellingtonton Road. Our road chaos needs to be addressed first before adding to it. For myself what was an eight-minute journey to work from Seatoun to Kilbirnie has now increased to sometimes 20 mins in the morning due to congestion on Cobham drive and the airport hotel when finished will also add to 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

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? **2810**

- 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 issues with it is it's a space for all. The areas not suitable for an increase in traffic

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: **Bailey**
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 Suburb: **Karaka Bays**
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 eMail: **karen.bailey@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 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 land in question was given to the council for public purposes when harbour board land was reallocated. Public coastal land is very important for recreation, hazard resilience and ecology. It is owned by rate payers and shouldn't be sold to a private developer particularly at the cheap price. Once sold it is gone forever. The lease is effectively

2812

disposal given how long the lease period is. Ratepayers shouldn't be subsidising infrastructure for a private development. If the development is not financially viable without a significant ratepayer contribution then it shouldn't go ahead. The road between Shelly Bay and the Miramar Cutting and parts of Shelly Bay are in the coastal hazard zone subject to rock fall and sea erosion which will worsen due to sea level rise. It is reckless to put large amounts of ratepayers money into infrastructure along this route which will require significant ongoing maintenance costs and will eventually be unusable.

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

Public coastal land shouldn't be sold for private housing for the reasons outlined in question 1 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

Public coastal land should not be leased for the reasons outlined in question 1 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

The public space is inadequate for the area compared with current arrangements. The development proposal is too big for the area and needs to be significantly scaled back and more public open space provided. Council should be making sure all council land is used for public purposes particularly public open space.

8. What other comments or questions do you have?

Comments

The current road and road edge provides an important recreational facility for cyclists, walkers and runners and is crossed by Little Blue Penguins. The increase in traffic during construction and when completed will make the route hazardous, it will lose its appeal as a safe, quiet and scenic route and it will be more dangerous for vulnerable wildlife. The significant increase in traffic will also create major traffic management issues at the Miramar Cutting intersection and add to the already gridlocked traffic travelling from and to the Eastern Suburbs. The process undertaken by the Council for the proposed development and the sale, lease and infrastructure contribution from ratepayers has been inadequate and does not constitute appropriate consultation given the importance of these matters to the Wellington community. I support the Council funding the work required to improve the current ratepayers' facilities at Shelly Bay.

Attached Documents

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

Submitter Details

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 Last Name: **Moes**
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 Suburb: **Otaki Beach**
 City: **Otaki**
 Country:
 PostCode: **5512**
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 eMail: **jmotaki89@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 the proposed high density housing development in Shelly Bay. 350 houses plus shops, cafes, hotels and brewery is far too big a proposal for this small area with its narrow road access and will spoil a really beautiful recreational 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 traffic will increase greatly in an area that is already bogged down with heavy traffic and massive congestion at peak hours and at weekends. The high density housing will ruin a fantastic green space that is very popular with recreational users. I do not agree that high density housing is appropriate use of space for Shelly Bay. This is not going to be affordable housing. The money spent on infrastructure for the Shelly Bay development which is a remote location, could provide infrastructure to many more houses in other easy to access sites available in the northern and southern suburbs of Wellington, those houses should be more affordable, and cause less congestion as the roading infrastructure is so much better.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 want the council to lease the land to a developer as I do not want the green / open space the council controls to be lost. I would like to see the military buildings preserved and the area to remain as it is with the existing small business and artist who already work there. The chocolate fish cafe is an awesome place to hang out and has a great holiday camp feel. Shelly Bay would be a great place to have some motor home parking.

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 an issue with the tiny village green, not enough car parks, no parking all along the coast road, not enough space for all the people who use Shelly Bay already. No public transport, the increased traffic will be dangerous for cyclists on the coast road, and it will be such a busy area that people who enjoy the open space will be pushed out.

8. What other comments or questions do you have?

Comments

I lived on the Miramar Peninsula for many years, and know Shelly Bay really well and still visit regularly. My family still live on the Peninsula and I am very familiar with the traffic congestion to and from the city to the eastern suburbs. I do not want to see such a fantastic green space and awesome recreational asset turned into housing. A developer should be paying the full costs of a development, not the rate payers of Wellington, who will be the losers in both financial and environmental costs. The open ended aspect of the infrastructure costs, and the potential for cost overruns is a great concern. I want to see Shelly Bay developed, but not with High Density Housing.

Attached Documents

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

Submitter Details

First Name: **Sarka**
 Last Name: **Schumann**
 Street: **Unit 3, 26 Dundas Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **shark0803@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:

- 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?

Coming from Europe and seeing those recent developments of cities and urban areas the current trend is to preserve and extend natural spaces. In one word: renaturalization. I think that Shelly Bay area is quite unique for A) it's closeness to the CBD but being a kind of sanctuary at the same time; one where you don't have to pay in order to see a real nature like in Zealandia, where families with children and disrooted busy city people can reconnect. B) Being 'backward in development' it's just what it makes so relaxed and unique and why it is so popular by many people, tourist

2818

likewise Wellingtonians. If tourists want to see a busy housing area, they can always go for Gold Coast in Australia and other places in the world, as they are plenty. New Zealand is well known and appreciated for its 'untouched' and pristine nature. Renaturalization is more costly and less effective, so why destroy something so beautiful. It should be protected instead.

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

Whereas I see the need for new housing, the fear will remain that the planned numbers of housing are simply too high for this area so that the natural habitat will be eventually destroyed. As a second reason housing in Shelly Bay will lead to a rise in prices for houses on the 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

In order to protect Shelly Bay from becoming a second CBD with Waterfront and etc. the expansion of this historical area should happen in a controlled way and under vigilance of mainly non-profitable incorporation like WCC (hence in favor of lease, not a sale). The number of cafes and bars should be strictly limited.

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 it becomes too developed, it will become too popular and more problems will occur throughout the man (, maintance, water polution, disposal of garbege, birds to move away etc.)

8. What other comments or questions do you have?

Comments

Overall I am supportive of the idea to keep the historical sites and to revamp them (which would attract tourist as well) as well as develop the area for recreative purpuses. However the numbers of shops should be kept to an minimum, and a natural walks are preferd to waterfront path. Wellington doesn't ned a second Waterfront with all his bussiness.

Attached Documents

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

Submitter Details

First Name: **James**
 Last Name: **Boyle**
 Street: **53 Creswick Terrace**
 Suburb: **Northland**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **jeboyle01@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

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?

Wellington desperately needs new housing and new development investment to grow as a city. Doing nothing is not an option. The downsides to this proposal are truly minimal in comparison to the benefits to the region. Get on with it!

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2821**

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 manageable issues around protecting wildlife and ensuring public access to peninsula. In reality though the area is currently dangerous due to old building and its isolation / poor lighting making it 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

Commercial use is crucial, all new commercial developments in recent years have been assets to 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

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: **Maree**
 Last Name: **Maddock**
 Street: **3 Hector Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0299702702**
 eMail: **maree.maddock@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?

This consultation document does not take into account the bigger picture of the whole of peninsula (the consultation document is too specific to between Miramar road to Shelly Bay only.)

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2824**

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 consultation document does not take into account the bigger picture of the whole of peninsula (the consultation document is too specific to between Miramar road to Shelly Bay only.)

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for
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 consultation document does not take into account the bigger picture of the whole of peninsula (the consultation document is too specific to between Miramar road to Shelly Bay only.)

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 consultation document does not take into account the bigger picture of the whole of peninsula (the consultation document is too specific to between Miramar road to Shelly Bay only.)

8. What other comments or questions do you have?

Comments

I am not opposed to development ,but this consultation document is too restrictive so it is difficult to comment my main concerns re this proposed development are The permanent altering of a whole of Wellington recreation area for (,cars cyclists ,walkers, runners, divers , fisher people) that will dramatically alter the look and feel of this area, Restrict current off road parking areas The proposed development of Shelly Bay and the proposed development of the prison area above will greatly increase the traffic congestion on and off the peninsula and airport traffic No consideration given to wildlife pressure ie penguins and native birds . The infrastructure road changes are ill considered with the proposed road and pathway widths which are not consistent with other proposed cycle ways in Wellington

Attached Documents

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

Submitter Details

First Name: **Derek**
 Last Name: **Kawiti**
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 Suburb: **Karaka Bays**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
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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?

Public funds should not go towards supporting a developer such as Shelly Bay Ltd when there is no evident advantage or return. I also have reservations over the quality of the design.

2827

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 definitely require more housing for Wellington but see this development as not providing it where it is actually required. there is no lost or social housing set aside.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 quality of the master plan seems questionable as these types of projects seem too commercially orientated to the detriment of this unique place. Why are Taranaki Whanui not investing cultural infrastructure with Shelly Bay Ltd?

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

main reasons for non support are due to the disappointing nature of the master plan to support a cultural view. After going to the public forum a few weeks ago at Shelly Bay I was disappointed at the short term nature of the scheme as a civic development. It did not reflect the uniqueness of the place at all and was disappointed that Taranaki Whanui want to walk away from their initial investment further stating that they had no cultural stake.

8. What other comments or questions do you have?

Comments

upsetting that Taranaki Whanui want to walk away to follow more lucrative developments. They should be leading revitalisation and kaitiaki for this area. Might they be just another developer?

Attached Documents

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

Submitter Details

First Name: **Agnieszka**
 Last Name: **Kowalik-Tait**
 Street:
 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
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 eMail: **agnieszka@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

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?

Its says in the brochure: Shelly Bay is 'an area recognised for its outstanding natural characteristics'. 'WCC worked hard to maintain part ownership of land in Shelly Bay to provide public access for the scenic marine drive and to provide open space and access to the foreshore'. This will be lost if the development goes ahead. Wider public won't visit as it does now. It won't become a visitor destination area. Thousands of people walk, ride (other then waterfront this is the only flat area where families can ride together in Wellington), run, swim, kayak, fish, come to visit

the area, have their business etc. The area should be maintained and developed with that in view. Therefore the land should remain in the WCC ownership for the good of the city and it's people. Shelly Bay needs modernisation, improvement and development, but this just seems an easy way out for the Council. We have not been shown how would this development fit in the big picture for the rest of the peninsula and the smart city? I really wouldn't like Wellington to have another Greta Point. I also do not support sharing the cost of infrastructure improvement, if the development is primely for the private housing, not to mention environmental impact on the road and 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

Wellington needs more affordable and well connected (by public transport!) housing. Wellington outer suburbs should be developed and fast/light rail network build to connect them to the central Wellington, so that commuting to work and visiting central city is accessible to everyone, not the few that can afford to live in the inner city. Shelly Bay is isolated (thus vulnerable and unlikely to be sustainable) and the housing proposed won't be affordable and it won't solve the housing shortage. No efficient public transport is proposed for the development (scenic ferry is not enough). Can't imagine those needing affordable housing having a car and paying for everyday petrol and parking in town when getting to work The road will have to cope with additional 5 thousand cars in and out of the peninsula, that is already heavily congested with the traffic. And there is climate change factor too. The slips are are already common.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for
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 land can still be leased to commercial and retail users, but it should be part of the plan for the area prepared after the consultation with 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

Wellingtonians should have a chance to say what they would like to do with the public space at Shelly Bay, not just be given a chance to comment on the proposal. A wider consultation is needed. There can be hotels (many would stay there I would imagine because of its proximity to the airport and weta providing there was good public transport or regular shuttles) cafes, microbreweries, restaurants, shops, galleries, recreation centres, sports clubs (all generating rates) and bike trail etc if thats what the public wants/needs.

- 8. What other comments or questions do you have?

Comments

I would like to see climate predictions taken into account and environmental impact assessed properly as well as many goals of the resilient city addressed, that Wellington aims to be: More extreme rainfall (thus slips) events:
https://www.niwa.co.nz/files/Well_NCC_projections_impacts2017.pdf People are connected and feel part of a community: <http://wellington.govt.nz/~media/about-wellington/resilient-wellington/files/strategy/7-j001767-100-resilience-strategy-web-goal1.pdf> Climate change adaptation: <http://wellington.govt.nz/~media/about-wellington/resilient-wellington/files/strategy/8-j001767-100-resilience-strategy-web-goal2.pdf> Robustness of transport: <http://wellington.govt.nz/~media/about-wellington/resilient-wellington/files/strategy/9-j001767-100-resilience-strategy-web-goal3.pdf>

Attached Documents

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

Submitter Details

First Name: **David**
 Last Name: **Colman**
 Street: **14 Anthony Grove**
 Suburb: **Paraparaumu Beach**
 City: **Paraparaumu**
 Country: **New Zealand**
 PostCode: **5032**
 Daytime Phone: **0212455787**
 Mobile: **0212455787**
 eMail: **thecolman@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?
 More development of this kind if done thoughtfully is needed in Wellington.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2833**

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 area would be a desirable place to live for 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

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

Accommodation and amenities close to the airport would be a benefit to Wellington City. If the runway was also to be extended allowing longer international flights there would need to be more developments like the Shelly Bay proposal.

Attached Documents

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

Submitter Details

First Name: **Philip**
 Last Name: **Petersen**
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 Suburb: **Breaker Bay**
 City: **Wellington**
 Country: **New Zealand**
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 Mobile: **0221532912**
 eMail: **petersenphils@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 infrastructure issues are going to cost too much to ratepayers The road is not suitable for that amount of traffic and will ruin it as a recreation destination (cycling, walking/running, picnics, fishing)
 The development itself and the road/traffic effects are going to have significant and permanent adverse effects on little blue penguin populations on the peninsula.

2836

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 is going to be high end and expensive. This is not the purpose of HASHAA. It is meant to provide affordable housing, not high end investment properties for the rich. The opportunity cost of this development is too high to justify (opportunity cost is loss of public amenity/recreation values)

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 already plenty of land available in Miramar and Rongotai for retail / commercial activities. This is not a suitable area for this and will totally change the natural character and visual amenity.

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 too small and are significant decrease from what it utilised there at present by the public. People go there to relax and get way from the shops of the city and not to visit another retail cafe sector.

8. What other comments or questions do you have?

Comments

This area is well utilised already and this part of Evans Bay is a pleasant contrast from the developments around the other parts of the harbour. This area should be improved as a public park for all and not turned into apartments for the rich (ie another Oriental Bay). The effects on Little Blue Penguins are unacceptable.

Attached Documents

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

Submitter Details

First Name: **Mike**
 Last Name: **Brewer**
 Street: **120A Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0275510231**
 eMail: **mike.brewer@niwa.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 area needs to be developed but I feel that there are some fundamental issues regarding traffic flow from the eastern suburbs that need to be addressed before this can happen. even more cars using the already over stretched tunnels is not feasible and with that amount of housing there will be a substantial increase in cars.

2839

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 area needs to be developed but I feel that there are some fundamental issues regarding traffic flow from the eastern suburbs that need to be addressed before this can happen. even more cars using the already over stretched tunnels is not feasible and with that amount of housing there will be a substantial increase in cars. This development should not be considered until other road upgrades have been confirmed and are underway.

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

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

There will be a massive impact on the native blue penguins nesting in the area, what is going to be done to support the animals?

Attached Documents

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

Submitter Details

First Name: **Colin**
 Last Name: **Neilson**
 Street: **43 Renown Road**
 Suburb: **Raumati South**
 City: **Paraparaumu**
 Country:
 PostCode: **5032**
 eMail: **cnbuilders.neilson@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 do not support the high density housing proposal for 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

2842

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 is a beautiful area that is popular with recreational fishermen and other outdoor pursuits and should stay as it is with the current mix of recreational users, cafe, and artists and small businesses who already use 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 should not lease this space to a developer, but retain it as it is for recreational users, and tidy up the two building and continue to lease them for commercial usage.

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?

2843

Comments

Too much traffic, not enough car parks, not enough space for recreational users, and development will spoil the character of Shelly Bay.

8. What other comments or questions do you have?

Comments

Losing the whole coastline to fishing because there is no parking along the road, and not enough space in Shelly Bay for recreational users are main issues for me, along with the increase in traffic along the coast road and the increase in traffic to and from town. Keep the green space green and tidy up the current buildings.

Attached Documents

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

Submitter Details

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 Last Name: **Gkogkos**
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 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **0211411363**
 Mobile: **0211411363**
 eMail: **nkgkogkos@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?

1. Increased demand for quality apartment spaces, townhouses etc vs availability of residential spaces (not plenty and not necessary of great quality spaces in Wellington CDB) that drags the rental rates at unreasonable levels in comparison to 2012 when I came over from Greece. 2. A really good excuse to improve the existing (obsolete in its capability) infrastructure connecting that

side of the city to CBD; personally, it is the major reason why my wife and I still choose to live in the CBD despite that our daughter has to be taken to and back from the day-care in Kilbirnie.

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 per Item 1 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

They will allow for the new community to function partially in an autonomous 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

I am very supportive as long as they properly fit into the environment (not the opposite way around).

8. What other comments or questions do you have?

Comments

No further comments.

Attached Documents

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

Submitter Details

First Name: **grant**
 Last Name: **reid**
 Street: **56 Happy Valley Road**
 Suburb: **Owhiro Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 Daytime Phone: **04 3842880**
 Mobile: **0212479383**
 eMail: **grant@building-solutions.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?

Only 2 o homes should be built low intensity Boat repairs should be brought back to this location

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2848**

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

Needs to go through full public resource consent 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
 - 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

Not enough carrparks in your 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?

2849

Comments

Keep all the area the city owns as park with no 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: **GG**
 Last Name: **Heitmann**
 Street: **81A Overtoun Terrace**
 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Mobile: **021 528 076**
 eMail: **gg@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?

In general I'm opposed to losing this beautiful area to the extensive development that has been proposed.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2851**

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 think the infrastructure of the Miramar Peninsula supports this increased housing, and I also believe the character of the Peninsula will suffer. In addition, the current earthquake plan for Wellington pretty much says we're [insert expletive of choice here] - why is having a denser population a good idea?

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

Some commercial or retail space might be okay here if it's tasteful and limited. It would be sad to displace the current artistic community though.

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

2852

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

Comments

A few more public spaces and cafes so that all can enjoy the beautiful Shelly Bay area would be nice, but I'm wary of the larger development that seems to be attached to it.

8. What other comments or questions do you have?

Comments

Please don't give away this lovely part of the Peninsula like this.

Attached Documents

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

Submitter Details

First Name: **Emma**
 Last Name: **Davies**
 On behalf of: **Myself. A local resident of 43 years.**
 Street: **Monorgan Road, Strathmore**
 Suburb: **Strathmore**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Mobile: **027 444 2016**
 eMail: **emmadavies2005@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 cause the following issues: Traffic congestion and delays Parking congestion and possible time limits, limited parking Over Commercialised Over Crowded, Congested Pollution Risk - sea, air, space, natural environment

2854

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 see any benefit for any persons who cannot afford to reside within this Development. It will not be affordable to the majority of people. Only the wealthy can afford to purchase a property of this caliber development. How do other people outside the threshold benefit from this? As a local of 43 years I have grown up in this area. My family spent every summer utilizing this coastline from a weekly drive around the bay, walks, cycling and picnics. To this very day I spend the majority of summer at my favorite area on the grass verge where the old Airforce traffic barrier arm house is located. I am grateful for the fact this area is not over commercialized allowing the natural environment to be what it is - Natural! No pollution of any sort ie; air ,rubbish, sea pollutants, less traffic and parking congestion. This is where I and other like minded people benefit.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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. More Issues. More traffic issues More parking issues and possibly limited parking and fees Over Commercialized Over Crowded, Congested Pollution Risk - sea, air, space, natural environment

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.

2855

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. More Issues: More traffic issues More parking issues and possibly limited parking and fees Over Commercialised Over Crowded, Congested, lack of privacy Pollution Risk - sea, air, space, natural environment Leave Commercialisation for the City. Leave the small Suburbs in peace.

8. What other comments or questions do you have?

Comments

Over All - there is no real benefit for the majority of people. More negatives than positives. I as a Tax payer do not wish to pay for this Development. Clearly, it is only the rich and famous who will benefit the most as it is they who will have the privilege of enjoying this area. Myself and those who grew up enjoying and utilising this area will no longer benefit due to the negatives which are attached to this Development.

Attached Documents

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

Submitter Details

First Name: **Robert**
 Last Name: **Mackay**
 Street: **14 Totara Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **049726455**
 Mobile: **0284161361**
 eMail: **robjamm@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?

Because I feel Shelly Bay, indeed all the area from Miramar Wharf to Scorching Bay is unique to Wellingtonians as a scenic reserve and playground for families and tourists alike. This area is no place for intensive development, we already have the city and suburbs from Seatoun to Paraparaumu being developed. Wellingtonians need a place of natural beauty which could be

2857

developed in a natural way, eg more planting.

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 issues as I see them are, a far greater influx of traffic flow, which will spoil the nature of 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

I feel this is dependent on the type use, whether it creates a nuisance or pollution.

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 supportive of public spaces, just not the proposed public spaces, as they are overshadowed by the intensive housing development.

8. What other comments or questions do you have?

Comments

A resource consent appears to have been granted without any public consultation, which seems rather undemocratic considering ratepayers are going to have to contribute a significant amount towards this project. Also the fact the development is in the middle of nowhere makes it doubly difficult to provide infra structure.

Attached Documents

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

Submitter Details

First Name: **Leanne**
 Last Name: **Berry**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **0212278766**
 Mobile: **0212278766**
 eMail: **leanne.berry@fcmtravel.co.nz**

Wishes to be heard:

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

Correspondence to:

- Submitter
 Agent
 Both

Submission

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?

My main concerns are: 1. Traffic; airport to city traffic is already struggling, and there are no immediate plans to extend the tunnel beyond a single lane or the bay road beyond a single lane. How will the traffic from airport to city cope with an estimated extra 3,500 cars coming from Shelly Bay, as well as 13 years of trucks during construction? 2. Public transport: the only option at the

2860

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

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. To see the plot of land referred to, go to
page 10 of the consultation document at wellington.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. The main issues will be high traffic, need for increased public transport, need for a tunnel extension, need for more schools, need for extensive infrastructure and pressure on local services.

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

What is your level of support for that proposal?

- Do not support at all
 - Not really supportive
 - 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 main issue is that leasing the land will take many many years to recoup the \$25 million investment(\$10 million infrastructure and \$15 million wharf). The developer will sell these properties and move on. The council has stated that they will sell this area of land for \$ 8 million, but in other documents they talk of leasing it. Are you planning to sell it or lease it?

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

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

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

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

Comments

8. What other comments or questions do you have?

Comments

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

Attached Documents

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

Submitter Details

First Name: **Olivia**
 Last Name: **Porter**
 Street: **7A Birch Street**
 Suburb: **Johnsonville**
 City: **Wellington**
 Country:
 PostCode: **6037**
 eMail: **olivia.porter@morrisonmallett.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 great part of Wellington City that deserves to be utilised.

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 is much needed 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
 - 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 for the Wellington economy.

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 beautiful part of Wellington City and it will be great to have more options for

2864

Wellingtonians to visit. I have a young family and am always looking for places to eat/walk/socialise that are family friendly.

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: **Jackson**
 Street: **29D Margaret Street**
 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Mobile: **021 390 306**
 eMail: **andrew@envelope-eng.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 buildings and facilities are currently deteriorating and should be restored/rebuilt.

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

2866

page 10 of the consultation document at wellington.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 sale seems to be a logical part of the process and the land seems to be required and is currently of limited use. Council should ensure it is getting a good return for the land sold.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 ensure it is getting a good return for ratepayers.

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?

2867

Comments

Shops, a brewery, and a hotel are not really public spaces. It is very important that real public spaces are provided with plenty of open space, seating, etc.

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: **Daniel**
 Last Name: **Croft**
 Street: **63 Bombay Street**
 Suburb: **Ngaio**
 City: **Wellington**
 Country:
 PostCode: **6035**
 Daytime Phone: **04 473 3323**
 Mobile: **021 122 8350**
 eMail: **danielkcroft@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 needs to be used more effectively than at present. If developed, it would be fantastic place to live and I would be interested in moving 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

At the moment, the land is not being effectively used by Council. Selling it means Council receives valuable consideration and ensures that new housing can be created which Wellington desperately 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

This will generate a rental return for Council and provide good services/opportunities for businesses 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

If done well, these spaces and facilities will be a fantastic asset to the wider Wellington community.

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: **Alan**
 Last Name: **Blyde**
 On behalf of: **Myself**
 Street: **24 Egmont Street**
 Suburb: **Te Aro**
 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **021 390 304**
 Mobile: **021 390 304**
 eMail: **alan@envelope-eng.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?

As an engineering consultant, I've been involved with or seen a number of development options for the land and believe what is now proposed is an excellent use of the land. It reflects quality design and sustainable development and is a good economic use for the site while providing high quality

open spaces and residential housing. I think it is fair that Council should contribute at least half of the cost of infrastructure and public space improvements. I have been involved in discussions over the site for at least 10 years, for previous proposed developers, and am well aware that council infrastructure has been in need of upgrade for years before this proposal was even thought of. It is council's responsibility to pay its share of maintaining and upgrading public infrastructure used by all Wellington residents.

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 council is not using the land, its a good use of the resource to have it included within a larger development proposal and achieve the best design outcome for the site and generate the best yield for the 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

The buildings aren't used well at the moment. There's no downside to leasing them, only positive outcomes with having them well used, with quality refurbishment and tenants and council receiving an income which I assume is better then what they received before.

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 a great spot for Wellington. Having lived on Mt Vic for the last 10 years, I spend many weekends at Shelly Bay either walking around the sea wall or eating at Chocolate Fish café. If there are more quality establishments/ cafes/ open space areas in Shelly Bay these will be well used and that is great for Wellington and something council should invest in.

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: **Matthew**
 Last Name: **Mallett**
 Street: **27 Marine Parade**
 Suburb: **Eastbourne**
 City: **Lower Hutt**
 Country:
 PostCode: **5013**
 Daytime Phone: **04 4983646**
 Mobile: **0275888739**
 eMail: **matthew.mallett@morrisonmallett.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?

I consider that this development will be of significant benefit to the City. It will assist in providing further residential opportunities and will result in a fabulous, destination development, that will further enhance the City generally.

2875

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. I believe that this will be a fabulous development resulting in appropriate use of a currently underutilised/underdeveloped land on the Wellington waterfront. It will enhance Wellington City generally providing further residential opportunities and a fabulous new destination 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 ability for this area to be developed in a cohesive manner by a single developer will add to the aesthetics and overall appeal of the development both for those living there and those visiting it as an exciting new destination area that is close to 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

8. What other comments or questions do you have?

Comments

Very supportive and will certainly be looking to purchase in the development.

Attached Documents

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

Submitter Details

First Name: **Elaine**
 Last Name: **Richardson**
 Organisation: **Hutt Cycle Network**
 Street: **32 Natusch Road Belmont**
 Suburb: **Lower Hutt**
 City: **Lower Hutt**
 Country: **New Zealand**
 PostCode: **5010**
 Daytime Phone: **5651315**
 Mobile: **5651315**
 eMail: **richard.derekson@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 believe that when WCC bought the Shelly Bay land from the Defence Department in 2000 that the intention was to develop the Miramar Peninsula as a recreational area. Cyclists, runners and walkers have been enjoying the limited road traffic area for recreation since then. The area is a ²⁸⁷⁸

huge asset to the population of the Greater Wellington region. As you know this area has been closed to traffic a couple of times over the past few years for Ciclovía which has been a great success from the point of view of getting people and families in particular to enjoy using a car free road for fun cycling and walking etc. Having attended one of these (using ferry and bike to get there) it was obvious how even an event like this can lead to serious traffic congestion and we smugly smiled as we cycled past the snarled up traffic on our way home. I can't understand why in a time of increasing traffic congestion the council insists on ensuring that more and more traffic is encouraged onto the roads. Why take a remote area - get people living there and provide no encouragement for stopping the use of the car. Where are the plans for public transport and the encouragement for pedestrian and biking commuting? It breaks my heart to see another lovely area fall under the hammer of commercialism. Please don't live in 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
 - 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
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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

6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green space; parking and seating; cafes, bars and shops; 2879

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

Please don't ruin a beautiful, well used and well loved area of Wellington. You are wrecking Wellington Waterfront already. Why not make that your sacrificial place.

Attached Documents

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

Submitter Details

First Name: **Dave**
 Last Name: **Shea**
 Street: **23 Myrtle Crescent**
 Suburb: **Mount Cook**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **021 204 2669**
 eMail: **skylark@fastmail.fm**

Wishes to be heard:

- Yes
 I do 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 completely opposed to ratepayers being asked to support the funding a private development. This is public land and if it is not to remain so and be sold, the developer should be bearing the cost of re-development and, I believe, should be contributing far more than 50% to the costs for roading and other council infrastructure (sewers etc.) which will only benefit this development.

2881

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 that the current set of artists impressions of what the development will look like are bad enough before any building starts, I fear that what will eventuate will be worse. At this stage I do not get any feeling that the Council will be able to control what the developer builds. Shelly Bay is a highly visible area of our fantastic harbour, I would be loathed to fill it up with buildings of any sort. The additional traffic between The Cutting and Shelly Bay during construction as well as the additional resident's traffic after construction would ruin a great and relaxing part 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 at a loss as to why we would encourage this beautiful area to be spoiled by commercial/retail facilities. The former RNZAF buildings and waterside buildings and wharves have been left to fester and rot, and I do understand that a private developer brings money to re-develop/improve these buildings. However, I get the feeling that the developer will be give too much of a free hand and that we, the ratepayers of Wellington, will have given money to a private business to build shops and housing to directly benefit that private business. Aside from additional rates raised for the Council via these new/improved buildings, this looks like a win for the private developer and a total loss for Wellington City Council, its ratepayers and the environment 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;

2882

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 regularly cycle around the bays including Shelly Bay and I see lots of people making use of the area as it is, walking, cycling, fishing, 'Sunday' driving. I'm pretty sure we can live without yet another micro-brewery, cafe or bar.

8. What other comments or questions do you have?

Comments

From the proposal document it would appear that Wellington City ratepayers are being asked to subsidise the construction of 352 dwellings, none of which would make the slightest effect on easing the current shortage of low-income housing in our city. This all looks like we are being asked to pay for a gated community that we can look at but not hope to live in.

Attached Documents

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

Submitter Details

First Name: **Luke**
 Last Name: **Walker**
 Street:
 Suburb:
 City:
 Country:
 eMail: **Luke.walker@morrisonmallett.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?

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: **Robert**
 Last Name: **Cannell**
 Street: **16 Thimble Lane**
 Suburb: **Whitby**
 City: **Porirua**
 Country:
 PostCode: **5024**
 Daytime Phone: **0212880180**
 eMail: **robertcannell@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 don't support this agreement because I feel that it will negatively impact on the environment in the area and that it is going to destroy an area that many Wellington residents have come to enjoy and relax in at the cost of some extra fancy facilities and housing development. Shelly Bay and the surrounding bays should be left as they are to keep their natural charm.

2887

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

Shelly Bay is currently enjoyed by many people as a place to relax and/or enjoy physical activities. If the developments were to happen I feel that this would be greatly because of the increase in traffic. The cafe and green area are an important part of Shelly Bay. I often bring visitors to Wellington out to Shelly Bay to visit the area and the local cafe there. Bringing visitors there helps add to the charm of Wellington and they always leave with good impressions. Families head there often to relax and enjoy the sunshine away from the CBD and residential areas. If the developments were to go ahead, then I feel this would not happen anymore and all these people would go elsewhere. It also reduces the areas that you can go to 'escape' the city itself. Not everyone wants to visit a crowded industrial area with the latest and greatest facilities. The increase in traffic would potentially harm wildlife in the area, such as the blue penguins. Developing this area will destroy a piece of natural charm that already exists there. Maybe a smaller scale development to some of the run down buildings would be a better approach.

8. What other comments or questions do you have?

Comments

Shelly Bay and the surrounding bays should be left as they are to keep their natural charm. Developing on these areas is a negative impact, we should be embracing these bays and not destroying them via residential and commercial developments

Attached Documents

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

Submitter Details

First Name: **Jeremy**
 Last Name: **Smith**
 Organisation: **Trinity Group**
 Street: **PO Box 10062, The Terrace**
 Suburb: **Wellington**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6143**
 Mobile: **0272931236**
 eMail: **Jeremy@trinitygroup.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 area needs to be developed, this is the most effective way of doing so.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2890**

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 population is growing so we need more housing, this is an effective way of adding to the Wellington housing stock.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 as we people move into he area more commercial facilities will be requiredplus there is a shortage of retail and commercial space 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

All required as part of the overall development. The road to Shelley bay will need to be upgraded as part of the 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: **Leigh**
 Last Name: **Malcolm**
 Organisation: **none**
 Street: **10 Hungerford Road**
 Suburb: **Lyal Bay**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **027 2175505**
 Mobile: **027 2175505**
 eMail: **leighmalcolm10@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 have no support for the agreement for the selling of public land to a private developer. The infrastructure part of private development is usually paid for by the developer. This have been ignored with the council proposing that 50% is paid with public money for a private development to

progress. Shelly Bay Ltd have advised that \$10 million is the maximum they will contribute. So if there is an increase in the money required for the infrastructure beyond that amount. The council will be required to pay extra cost. It has been acknowledged in the documentation that the council would have to fully met any costs of road improvement that exceed the agreed budget. There has been a lot of discussion about the road infrastructure but the infrastructure needed for a new water supply and waste water treatment along with lighting, gas and electrical supply for the development. This will also be part of contribute from the 50% infrastructure cost that the council will be paying.

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 several issues with the proposal. Once this land has been sold for this development it is gone from the public ownership and the developer can use it for his own financial gain. The proposed buildings and public spaces are only a concept so the finished structures can be changed. The sale of the land is a deal where the money gained from the sale is put back directly into the cost of the infrastructure. The benefit of the land is not being gain by the public. The proposal is asking the rate payer to support a development that does not have the interest of the public as is first priority.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 issues with this proposal. The leasing of the land becomes the same as sold land as it is for such a longer period of time that no future financial income can be gains from it. If the space is 2894

developed by the council and promotes public space. If the public money is available to pay for half of the infrastructure that should be pay by the developer. That money should be used to make the existing buildings viable as commercial endeavours,

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 support a public green area development that is presented as part of a private development. The council could uses the rate payers money to develop the area for the public following the suggestions of the rate payer not the desires of a private developer .At present there are many artists working in studios at Shelly Bay. With the council's expression of supporting the arts there is no support of the arts in this development. The limited parking facilities make it extremely difficult for the elderly to assess the green space with the limited parking that is proposed. The plan shows a limited number of facilities to be accommodated and ends up being facilities that benefit mainly the private housing development at the cost to the rate payer. The numbers of public that can access this area at any one time is undermined with the expectation that the majority of the public will arrive on bikes or park the car at the cutting end of Shelly bay and walk down the road for several kilometres to reach the public area. This is not an option for the numbers of days that the weather hinders a bike ride or mobility effects to individuals. Not enough parking spaces allocated at the public green area. No indicated public toilet facilities.

8. What other comments or questions do you have?

Comments

Traffic at the cutting entrance to Shelly Bay road has much congestion at present, so the extra traffic that will be generated from the 350 residences and proposed commercial businesses will increase this problem. Shelly bay road currently has many little parking areas along the water side of the road where people park and access to the rock areas for fishing, swimming and relaxing. With the proposed footpath put in along the length of road from the cutting to the shelly bay village area this access is completely lost. People will have to either park at the cutting end or the Shelly bay public parking end of the road and walk. Access to the natural areas will be also lost. The traffic that use Shelly Bay road will also change. Not only will there be an increase of cars from the 352 dwellings but 100 workers vehicles, taxis, delivery trucks, refuse collections trucks, maintenance vehicle and buses will also be using the road. (Though it was indicated at one of the public meetings that a bus service was not in the foreseeable future but was recorded on the master plan on Page 12) At present it is difficult to pass cyclists on many parts of the road as bends have limited views of the roads ahead. Conflicting ideas have been put forward to have the cyclists 1. on the road, 2. have them share the footpath. It is naïve to think that because you want people to use predominantly bikes, to walk or use public transport that this will be the case. I feel that public money and proposed land sale is being used for the benefit of a private developer to make money and the public facilities benefit the privileged few who can afford a residence in this development. A gated community just without a physical gate For the money that will be spent by the council to pop up and enable this development to go ahead the same amount of money can be used to improve

the buildings that are already exist on the council land (only in a poor condition as they have been neglected by the council) There are other people interested in developing this area. I see no evidence that any others have they been given the same options to buy or lease the land as this developer.

Attached Documents

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

Submitter Details

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 Last Name: **keogh**
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 Suburb: **Wellington Central**
 City: **Wellington**
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 PostCode: **6011**
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 eMail: **james@building-solutions.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?

Land needs to be sold under a public process

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **2897**

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 social housing Too many apartments should only be 30 units

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

Not enough car parks for general 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?

2898

Comments

Keep all the land the WCC owns and upgrade to a large park

8. What other comments or questions do you have?

Comments

This development needs a fully notified resource consent so all issues can be conversed

Attached Documents

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

Submitter Details

First Name: **Ben**
 Last Name: **Goodridge**
 Street: **27 Petane Road**
 Suburb: **Bay View**
 City: **Napier**
 Country:
 PostCode: **4104**
 Mobile: **021521560**
 eMail: **Bengoodridge@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:
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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?
 Need to leave nature alone we have caused enough issues already

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

2900

page 10 of the consultation document at wellington.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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 - 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: **Dean**
 Last Name: **Ford**
 Street: **42 Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021721706**
 eMail: **Dean.ford3797@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 do not support the intensification level of this proposal. 350 dwellings is too many for 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

2903

page 10 of the consultation document at wellington.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

Shelly bay needs to be upgraded but this proposal is for too many houses. Both during construction and afterwards Shelly bay road will be too busy and dangerous for cyclists, runners, walkers, and anyone wanting to visit the peninsula.

Attached Documents

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

Submitter Details

First Name: **Lucia**
 Last Name: **Bercinskas**
 Organisation: **N/A**
 Street:
 Suburb: **Maupuia**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 Daytime Phone: **04 3808450**
 eMail: **lucia.tom@xtra.con.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?

This agreement has not considered the best use of the land and the best provider to develop the area. Where is the paper work publicly available that support the selection of the named developer and their concepts? Furthermore the issue of transit from the city to the Eastern Suburbs has not been addressed - the infrastructure to support a residential development has not been fully

2906

considered. The notion that all residents in this area will catch a ferry to and from the city is flawed. How will the Tunnel and Basin reserve cope with the additional traffic in and out of 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

None. Wellington needs open spaces and recreational areas not just more high density housing by developers that have not considered the effect on the Wellington region. The development here is short term financial gain for the developer and not what is best for Wellington We have not received any paperwork indicating environmental, financial research or other evaluations undertaken to support this initiative

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 no infrastructure to support commercial development How will these initiatives be developed and supported. The area has poor road access, is in line with a tsunami flood zone, the wellington airport flight path and one road in and out. The developer has publicly spoken on Newstalk ZB that the infrastructure needs no adjustment - lets just develop the land - who said that they are the right developers and that this is the right solution?

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 superficially looks as a nice idea but does so in complete isolation from the annual plan for WCC, Govt initiatives and environmental changes. The idea of high density housing with poor access and exit in a city prone to earthquakes is disappointing. One egress route for thousands of people knowing what we know post Christchurch - is the Council that risk adverse? The area could be developed but we need better roading in and out. where is the consultation with Wellington residents on what they want in the area?

8. What other comments or questions do you have?

Comments

The WCC needs to look at what Wellington needs. This development is a short term profit for the developer, it does not support social housing / shortage of housing availability. Road access does not take into the need to provide accessible to buses, trucks, cranes, pedestrians and cyclists now and the plan does not indicate any improvements. The road access also focuses on the section Shelly Bay to Miramar cutting - what about to Scorching and the coast road from their to Island Bay and other suburb ? One flood, storm or tsunami the area is completely isolated - when is the Civil Defence plan for this eventuality? We need to consider this as part of the submission

Attached Documents

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

Submitter Details

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 Last Name: **aharoni**
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 On behalf of: **myself, primeproperty group-wellington employer and large property investor, Shelly Bay Road Limited-owner 1-19 Shelly Bay Road.**
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 Mobile: **+6421455033**
 eMail: **eyal@primeproperty.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? would enable the development, provided the transaction is at market rate.

2909

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 presentation shows the area well integrated within the development which is great, again provided the transaction is at market rate. residential land in the eastern suburbs are currently selling at about \$1,500 per square m.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 negative issues, provided the lease is at market rate.

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

from the information provided i could not see any negative points.

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: **Laban**
 Street: **72 Wright Street**
 Suburb: **Mount Cook**
 City: **Wellington**
 Country:
 PostCode: **6021**
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 eMail: **aromae@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?

Wellington would be better using this opportunity to create a benchmark for sustainable living. I don't see evidence of ecological, innovative ideas or sustainable design principles in Shelly Bay Ltd's plans. Examples could include passive housing design, considerations for use of rainwater, solar / wind power generation to support the new community, as well as conservation of the coastal habitat etc. A community garden space and permaculture could have been incorporated into the

designs. I am supportive of new (low impact) development in Wellington but I am underwhelmed by these plans for this precious, unique 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

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

While this is an attractive and charming idea it will generate traffic and congestion along the coast.

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: **Janet**
 Last Name: **Ford**
 Street: **42 Townsend Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0272076593**
 eMail: **Janet.ford@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 support this agreement because the proposed development is far too intensive for the location. I would like to see some development of the Shelly Bay area however any changes should be in keeping with the local community and environment. This development is neither. I do not trust the proposal - the numbers just don't stack up (\$20 million seems very light compared to how much it costs to tackle other development projects around the city) and am uncomfortable that ratepayers

would subsequently be subject to an unknown, ongoing cost. There are many, many negative costs to the local community from this proposal (not just financial) yet the benefits are likely to be mostly private. It seems absurd that the Council would agree to a proposal that would irrevocably degrade the special and unique qualities of 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

The level of intensification is far too great for the area. Some housing development would obviously be good (there is clearly a need), but the proposed housing-to-hectare ratio is reported to be 20 times more intensive than what is found on the rest of the peninsula, which will have a marked negative impact on the 'personality' of the area. The peninsula is known for its relaxed, creative, slower way of living, and the community is actively involved in protecting and nurturing its coastal and bush landscapes. These are also the things that attract visitors to the area. The proposed level of intensification is at complete odds with all of that. The increase in traffic alone from that many new residents in one small area is worrying from a safety perspective (I thought we wanted to encourage more cyclists, not make cycling even more dangerous than it already is around Wellington's waterfronts), and the resulting congestion that peninsula residents would endure for years. We don't want traffic lights, the roundabouts work perfectly well, and while that seems like a trivial thing, it is part of the charm and attraction of the area. Car parking- the proposed number of parks is completely unrealistic (1 per house + 122 public spaces). The space that residents and their visitors will inevitably need to live comfortably will encroach on the 'public' space, thereby reducing the overall benefit and attraction of Shelly Bay to the 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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5. What do you see as the benefits and/or issues with 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

For 125 years the council - and therefore the local community - would have no say in what those commercial and retail purposes were (unless a liquor license was involved). For example, the peninsula is known for its creative talent and I think ratepayers would prefer to pay more for the council to upgrade its buildings to provide art/music studio, gallery and education opportunities - or whatever else the community deemed to be most important. There already seems to be a shortage of (earthquake) safe spaces for local artists and musicians to teach children and adults.

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 proposal, as stated on the council's website, mentions several times that the developer will introduce a ferry service between Shelly Bay and the CBD, thus lessening the impact on commuting traffic. Yet the developer's resource consent proposal clearly states that this is out of scope. The likely reality is that a ferry service will not happen for many years and, if it does, will be solely the responsibility of the council to develop and fund. I do not agree with the developer's intention to leave the decaying wharves as they are now. To them, \$2 million is nothing, and I would have thought the least they could do to after introducing ugly, monolithic style buildings to the area (maybe attractive to some and no doubt cost effective from their perspective, but completely at odds with housing elsewhere on the peninsula), would be to remove the unsafe and unattractive wharves. Ideally the wharves would be rebuilt so they could be safely used by divers and fishers (or by the imagined ferry service), adding useful amenities to the public.

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: **Maddie**
 Last Name: **McKitterick**
 Street:
 Suburb: **Wellington**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 eMail: **maddiem@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

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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 area is such a beautiful area that is mostly untouched with minimal buildings with a beautiful landscape behind them. This plan has not been well thought out with the lack of public transport in particular and each unit in the housing situation with each unit only having one car park. Most families have 2 cars at least (and it will be a lot of families moving in) - Where are the rest of these cars meant to go? There is not adequate parking available for this high percentage of extra cars. Not only that but on weekends how often do you who is reading this have a friend or two around for

a cup of tea or for lunch? Where do they park, especially if visitor parks are full? This has not been well thought out. The height of these buildings will very much stick out like a sore thumb in front of the hills. The height is not necessary, we need to preserve the beauty of our city and this is definitely a step in the wrong direction. If this goes ahead then we will lose that beauty of the landscape forever and buildings will only escalate from there. Surely people will then decide to build more silly developments like this until it turns into another overly populated version like Oriental Bay. The roads will not be able to keep up with this added traffic for both construction and people driving home and out and the extra amount of workers proposed to work in the hotel, cafe, bar etc. We will end up spending extraordinary amounts of money to fix these roads What happened to this agreement? <http://www.stuff.co.nz/dominion-post/news/10464923/Governments-agree-on-Miramar-heritage-area> This agreement is the CORRECT way to deal with this land to ensure that the city still has green reserves and places for people to enjoy. This are is one of the first things you see when you're flying into Wellington from the North, it's always so nice to be reminded of your glorious city beneath you when you're on the left hand side of the aircraft and you can see the Miramar Peninsula beneath you - I can't think of many places AT ALL in the world where you have such a beautiful NATURAL landscape beneath you as you come in to land. This is so super unique to Wellington and something I cherish every time I have been away from home for a long time - or even after being in densely populated Auckland for the weekend. THERE IS NOTHING LIKE 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

See above - combined 1 and 3.

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

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area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

This is certainly a better alternative than the housing plan - Two buildings with a suitable purpose (within reason with height/size) would be beneficial to that area and the cafe. Depending on what sort of commercial or retail purpose it had, it could generate more customers to the chocolate frog and to the other small businesses there.

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

ABOSOLUTELY SUPPORT GREEN SPACE but do NOT support bars, shops (except the two mentioned in previous question), microbrewery, walkway if it was too big and definitely NOT a hotel. The green space would be fantastic for families to visit and for tourists to come and visit to see the beautiful natural landscape Wellington has to offer from a different angle. Tourists travel round our coasts daily to see the sights - having a mini village there would most certainly mean that they would skip this part of the coastline - it does not accentuate Wellington's beauty or landscape at all. The hotel is too far out of the way for visitors to get to and I can see this hotel not being to capacity apart from events such as the Lions Tour. The lack of public transport to this proposed hotel would also rule out backpackers or travellers on a medium to low budget as the price of taxis etc to Shelly Bay would be far too steep. All these negatives DO NOT MAKE THIS PLAN FEASIBLE

8. What other comments or questions do you have?

Comments

I really REALLY hope this plan for Shelly Bay does not go ahead - we will lose a beautiful part of our great City. This plan is not necessary, there are far more cost effective and reasonable ways we can sort our housing issues in the city without ruining this mostly untouched part of Wellington. I have so many more things to say against this campaign but I have said enough and I hope that this shows how many people are 100% against this detrimental idea.

Attached Documents

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

Submitter Details

First Name: **Suzanne**
 Last Name: **Moran**
 Street: **16 Ventnor Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **Suze_moran@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

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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 have enjoyed visiting Shelly Bay and 'The Chocolate Frog' cafe with my family and young children for the last 5 years. There are very few places in Wellington that provide a space for young children to play in while their parents enjoy a cup of coffee and something to eat. We have also enjoyed many leisurely walks along this beautiful part of the peninsula. I strongly oppose the sale and leasing of council land to Shelly Bay Ltd and the 50/50 split for infrastructure improvement. I object to the council contributing half of the cost for the infrastructure improvement when the profits for the

development will go to a private company/property developer. The so called 'public space' that the rate payer will be gaining seems to be the same as what we already enjoy and have access to. Furthermore, once started the cost of improving the infrastructure could rise significantly at the detriment of the ratepayer. More clarity on costs of infrastructure is needed otherwise the councils numbers don't stack up. There needs to be 3 independent evaluations undertaken on the sites proposed for sale and lease, and these evaluations should be made public so that all ratepayers can see if the proposed deal is at market value or at 'mates rates'. Just because the Shelly Bay Ltd proposal is the only deal on the table doesn't necessarily mean it is the right one or the right thing to do with this unique space. I am also hugely concerned with the increase of traffic this will bring to the the area on roads that are already struggling to deal with heavy traffic flows. Furthermore, if the Shelly bay road needs to be widened to cope with increased traffic flow then surely the Mt Victoria tunnel will also need widening.

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 any land is to be sold it should be placed with a real estate agent to achieve proper and maximum value for ratepayers. Also why are we selling ratepayer land? Why not keep it and use ratepayers money to improve the area for our use after proper consultation with the public about what they would like to see there. This space does not need to be crammed full of housing and buildings. Whilst there is a cost to maintain current buildings, ratepayers benefit from the land value increasing and use of this 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?

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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

Council land should not be involved in this development. Shelly Bay is a unique area that should be preserved. Creating a retail/commercial environment will not open up this area to more Wellingtonians, but rather close this beautiful part of the peninsular off to people who either live there or feel they can afford to go there.

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

How is a public space 'significantly enhanced' with three times as many vehicles driving past you and being surrounded by a concrete jungle? The public benefit is minimal, this site isn't suited for the capacity that the developer is trying to squeeze into it. This will only make the eastern suburbs more crowded and congested than they already are.

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: **Jane**
 Last Name: **Wild**
 Street: **24 Highbury Road**
 Suburb: **Highbury**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6012**
 eMail: **lisawild@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?

The lack of transparency, the dizzying speed of the resource consent grant and lack of consultation with the public, the willingness of our council to line the pockets of a developer with at least \$10 million of ratepayers' money. Council has not addressed the impacts of congestion, environmental degradation of an undeveloped rugged coastline (little blue penguin nests, and hosts of native birds), and the change in character that dense urban high-rise dwellings will bring about.

2924

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

As stated above: Council has not addressed the impacts of congestion, environmental degradation of an undeveloped rugged coastline (little blue penguin nests, and hosts of native birds), and the change in character that dense urban high-rise dwellings will bring about.

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

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 - 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

If this goes ahead there will be approx 4000 more cars every day on the road into and out of Miramar with no current plans to address this congestion, but the council, ie taxpayers will apparently fund %100 of the any changes that *will* need to be made to address these issues. This whole process has been very rushed with absolutely minimal consultation with the public.

Attached Documents

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

Submitter Details

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 Last Name: **Copland**
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 Suburb: **Roseneath**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Daytime Phone: **04 801 5535 (home/ev**
 Mobile: **021 885 691**
 eMail: **jcopland87@gmail.com**

Wishes to be heard:

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

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Submission

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Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly 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 plan is for a private development which requires WCC and rate-payer funding to allow an exclusive housing development. This will adversely affect the beauty, accessibility and utility of this extremely popular public area. Shelly Bay itself, the coastal drive and the beaches are areas of unspoiled natural beauty which Wellingtonians and visitors to Wellington have enjoyed for decades.

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Each weekend there are cyclists, runners, walkers and those on scenic drives - over summer there are many families using the beaches for swimming, picnicking and fishing. These benefits are priceless. As a recreational 'playground' for Wellingtonians, this area is priceless. The proposed development will destroy this for everyone. I oppose WCC selling or leasing this publicly-owned land for this purpose. The opportunity cost is simply too high. Housing can go anywhere, but the potential recreational uses of this area cannot be substituted. Developed properly this area could provide an unsurpassed space for all Wellingtonians and visitors to enjoy. The land should be enhanced as public space for use by the whole population as was originally intended when the Defence Force quit the Bay. Also--

1. Having refused WCC funding, WCC should gain expert opinion on how to improve the sea-front space which is highly-valued by the public as a popular recreation area. Any additional infrastructure should also be subject to expert design input rather than left to the current single developer. There is no hurry to do this: the existing buildings have lain idle there for many years. The Council should resist being pressured by the current proposed developer and the Tenth's Trust. It should stop the current plan, pause and rethink.
2. The Miramar to Shelly Bay road is popular for many functions: cyclists, walkers, fisher-people, beach-lovers, picnickers and many other recreationalists highly value this Peninsula route. The information provided thus far is insufficient to assess how the proposed changes to the road and walkway will impact accessibility to the beaches - I have been told by council representatives that there will be no / reduced parking availability from Miramar Wharf to Shelly Bay. How will the public get to the beaches? Is this access to be denied to everyone for the benefit of a few, subsidised by ratepayers? As a consequence of this development, this coastal route will become an urban thoroughfare - the recreational value of it to the public will be completely destroyed - cyclists, runners, walkers, fishing, beach going - all these activities which should be done in peace and safety will simply be ruined by traffic, noise and pollution. Cyclists and others will be expected to share the road space with cars and large construction vehicles during the many years while development proceeds; this will be unsafe. Also, Wellington City Council has promoted Ciclovía along this part of The Great Harbour Way/ Te Aranui O Poneke, an event which has attracted thousands of Wellingtonians. People of all ages and abilities cycle, walk, run, skateboard, wheelchair the route with beach-side activities run for children who are able to ride the road safely. The Great Harbour Way is supported by WCC as a safe & wide access route for pedestrians & cyclists around the whole perimeter of Wellington Harbour. This development with its narrow congested roadway will disturb this potential tourist attraction as well as deny locals easy & safe access.
3. This type of development normally requires a collector road of 14m width with an 8m berm. The proposed road will only be modified to be 6m wide for 2 lanes & a 1.5m wide walkway ie 7.5m in toto, about 1/3 of what is normally considered safe. This narrow roadway will be expected to carry about 4 times the current traffic volumes. This will disturb not only human use but also conservation values--there are about 15 little blue penguin nesting sites along this portion of the coast. GWRC has not given consent for further widening of the road: any such would be destructive and further threaten the marine environment. The roadway is low-lying: predicted sea-level rise inundating the access way has not been considered properly.
4. There is no provision for public transport. This has health & climate implications. The quadrupled car numbers will generate climate-hostile emissions and unhealthy particulate pollution. WCC has strong aims and written policies to act against and adapt to climate change which is an existential threat to humanity. The Council also has legal responsibilities to protect the health of its citizens. There is hopeful talk of the ferry being a form of transport. This mode is already unreliable and will likely become more so as more severe weather events increase as climate change kicks in. In any case, ferries do not make profit, so would need to be subsidised by the ratepayers. GWRC has no plans to provide bus transport or fund a wharf for a ferry.
5. The SH1 route to & from the Eastern suburbs is already congested at peak times. It is proposed that the increased traffic generated along Cobham Drive will be accommodated by NZTA -planned improvements--but these are hypothetical at present. Many Wellingtonians see that all-electric rapid transport like light rail from CBD to the airport & Miramar via the hospital will be a superior way to relieve congestion, reduce emissions and pollution, to cope with increased traveller volumes in the longer term. It is well known that increasing urban motorways attracts more cars and become congested again quickly.
6. The economic benefits to the city are hypothetical estimates. Accurately quantified costs for significant infrastructure have not been assessed. In my view, the benefits for public recreation are priceless and will outweigh other purely dollar estimates of benefit.
7. The area is one of natural beauty and as such is a tourist attraction in its own right. Developed as an enhanced public space, it will be both a visitor attraction and a place for Wellingtonians to enjoy in peace and safety, adding to the value of Wellington and

desirable destination and place to live and 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

See comments under 1. 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
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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 comments under 1. 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

The plan is for an overdeveloped private housing development. This plan should be abandoned, see comments in 1. above. The entire area should be developed as an enhanced recreational space for the whole population.

8. What other comments or questions do you have?

Comments

1. Once lost, this area can never be regained for the public and future generations. It should never be allowed to be captured by a few. 2. In addition it is an absolute affront to ask ratepayers to contribute to the funding of something that takes so much from them. Personally I am happy to pay rates to contribute to the city infrastructure and services for the benefit of myself and other Wellingtonians. I strongly object to paying rates to subsidise a private development. The benefits here are to the few who can afford the exclusive housing and the developers who will profit from the sale of that housing. The people of Wellington lose more than they gain from this proposal. 3. Just because it can be done doesn't mean it should be done. It is a time for wise heads to take a step back and look at the long view. All that glitters is not gold!

Attached Documents

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

Submitter Details

First Name: **Teresa**
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 Suburb: **Karaka Bays**
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 Country:
 PostCode: **6022**
 Daytime Phone: **048940565**
 eMail: **Twillcom@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?

Why should Wellington rate payers fund the profit of an individual. There us no benefit in this scheme for Wellington rate payers who currently appreciate and enjoy the area as it is. We would be paying to destroy an area that is valued as a 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 development is far too extensive for the area and will create significant traffic problems even if the planned improvements to roading are undertaken. These changes to roading will ruin a stretch of road which provides a natural habitat for the blue penguins and will destroy an area of natural beauty which is currently enjoyed by significant numbers of walkers, runners and cyclists. Extra water and sewage requirements will strain existing facilities. There are already concerns about the amount of water available on the peninsula, I doubt that there will be sufficient investment to match the extra needs and overall thus will impact those who already live on the peninsula and those who use its beaches

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 road to Shelley bay is already a busy road, putting walkers and cyclists at risk. Any extra traffic would make the road far more dangerous but changing the roading would detract from the natural beauty of the area. Any development that draws significantly more traffic to the area should be avoided

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 road to Shelley bay is already a busy road, putting walkers and cyclists at risk. Any extra traffic would make the road far more dangerous but changing the roading would detract from the natural beauty of the area. Any development that draws significantly more traffic to the area should be avoided

8. What other comments or questions do you have?

Comments

This sale and subsequent development will make the already difficult journey to and from the airport worse than it already is. The roading changes proposed only cater for traffic to join the main road into Wellington. This in itself would create a bottleneck through the cutting but then the extra volume of traffic into the city would aggravate an already increasing problem which is also threatened by expanding the airport and taking in larger aircraft with more passengers - meaning yet more taxis clogging up the road. Weekend traffic is already a nightmare as the route from the peninsula into the city is overwhelmed by traffic for various sports activities around Kilbirnie. Routes to the peninsula are at risk of becoming gridlocked with some people using the airport car park route as a the quickest route, avoiding Cobham Drive.

Attached Documents

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

Submitter Details

First Name: **Bruce**
 Last Name: **Hamilton**
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 Street: **68 Totara Road**
 Suburb: **Miramar**
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 Country: **New Zealand**
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 eMail: **brucehamilton@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?

Council land should be held by council, and leased when appropriate - after full public discussions. The council should not use ratepayers' money to support a commercial development, especially not 50/50 split. Given the current lack of information and failure to communicate, I do not support any

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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

The area has high recreational and environmental benefits, and any sales will constrain future choices and public access, as well have adverse environmental effects. I do not support any sale of any land 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

There has been no serious public consultations covering future uses. whilst leasing is preferable to selling, neither option should be pursued without clear and detailed public discussions on future use. I see no benefits, and plenty of downsides.

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

2935

- 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 shoreline is natural and home to various native flora and fauna. The public spaces currently enable visitors to enjoy diverse activity on spaces and foreshore. The proposal plans to make walkways and green spaces, which will destroy the natural environment. That is clearly very harmful, with no benefits.

8. What other comments or questions do you have?

Comments

This document makes no mention of infrastructural changes, such as changes to the access roads, and foreshore and beaches along the access road, and especially who will pay for those changes. The council should publically notify all relevant changes and activities associated with the proposal including longing term changes, and allow full public discussion prior to approval of any changes. Changes to infrastructure, and any propsed activities to accumulate costs to the council should be publically notified and discussed well before detailed proposals for Shelly Bay are evaluated. The council should not spend any taxpayers money of offer land to developers, other than via the normal public channel.

Attached Documents

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

Submitter Details

First Name: **Jonathon**
 Last Name: **Exley**
 Street: **80A Totara Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0275148048**
 eMail: **exley@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

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?

While the fate of the former Corrections & defense land on Watts Peninsula is still uncertain I am unable to support the Shelly Bay development. This development will be seen as a litmus test for further development on the peninsula and I am completely opposed to that. Miramar has a genuine lack of green space and children's playground relative to the population that lives there. The patch of semi-wilderness is one of the best things in Miramar - allowing space for kids to roam and

2937

explore, get their pants dirty and see real farm animals up close. My kids have grown up roaming around up there and I would hate that to be taken away from other families.

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 too much high density housing in Miramar as it is. We need space to connect with our environment and seek solace. The Shelly Bay development does actually look like a good deal for the council but it is a shame that the fate of Watts Peninsula is still not certain and that I have to oppose the Shelly Bay development to voice my opposition for development on the 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

As stated before, I am opposing this development due to the uncertainty of the future of Watts Peninsula

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?

2938

- 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 before, I am opposing this development due to the uncertainty of the future of Watts Peninsula

8. What other comments or questions do you have?

Comments

The increase in traffic from the proposed development - both construction and residents - will result in frustrated drivers and unsafe driving patterns. The road is not wide enough for the proposed traffic and I honestly can't see how it can be widened, you really are between a rock (the hillside) and a hard place (the sea). To reduce the threat of collision, the speed limit will need to be low and speed bumps will be needed. There will be congestion at the intersection with Cobham Rd, which will need traffic lights. Already I have seen risky behaviour from drivers at that intersection due to frustration with not being able to cross the road due to the steady stream of cars from the airport roundabout. Traffic lights are need to allow cars from Sheel Bay (and also Mapuia) gain access to Cobham Drive. The best way to reduce congestion on Shelly Bay Rd is to encourage people to not use private cars by making public transport and cycling more attractive options. A regular bus service would be a good idea - hopefully the WCC is going to lobby the GRWC to put in such a service if the development goes ahead. A cycleway is equally as important and to be successful needs to ensure that cars and construction machinery are kept off the cycle way by physical barriers (not just lines painted on the road). Pedestrians will also be using the cycleway so there must be a way for cyclists to go on the road to go around pedestrians. A good solution would be to put bollards between the road and the cycleway to stop the cars entering the cycleway (cutting corners or parking) while still allow cyclist to enter the road to avoid pedestrians.

Attached Documents

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

Submitter Details

First Name: **Colin**
 Last Name: **Still**
 Street: **25 Tahi Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **colin.still@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?

As a 20 year old I've grown up using the area - walking our dogs in that area and enjoying the beaches of Shelly Bay. I've seen Keruru, Fantails, Native Parrots and Tui in the bush above Massey, I've seen penguins, seals, orcas and southern right whales while walking and biking around the bays - I like the wild and natural area that it is now and don't want to see it developed into high density housing.

2940

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
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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-

5. What do you see as the benefits and/or issues with 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
Please don't do it, where will it end :(

Attached Documents

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

Submitter Details

First Name: **Che**
 Last Name: **Wilson**
 Organisation: **NA**
 On behalf of: **Myself**
 Street: **4 Westview Grove**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021765681**
 eMail: **chewilson.ohakune@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 is an opportunity for the council to off load its financial responsibility and allow further positive develop for the peninsula. It will provide jobs and help to improve a part of the peninsula that has been left to go backwards.

2943

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

As per above, it allows the council to pass over its liability and ensure positive 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

Great opportunity for jobs and public amenity and recreation.

8. What other comments or questions do you have?

Comments

Having a partnership with a private company, local iwi and the council is a recipe to positive models of growth to help our amazing city continue to grow.

Attached Documents

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

Submitter Details

First Name: **Sandy**
 Last Name: **Antipas**
 Street:
 Suburb:
 City:
 Country: **New Zealand**
 eMail: **Sandy.antipas@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?

The utilisation of this area is long over due. The outcome must be in favor for a mixed partnership for rolling benefits for the the community. This can't be a one-sided commercial only venture. My support is to make this an action, which maybe a start to a better plan for the area. This is just a start as a process. I'm sure with action, more positive approaches to work from home areas and commercial hotspots will achieve a mini city of the future, which has great potential.

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

Better use of the space to create a future focus on a balanced work life environment for NZ. Having people needing transport is an issue as their is only a single lane road which will create traffic similar to Eastbourne.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 like to see some change in this to help those who live there working there too.

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: **Ross**
 Last Name: **Petherick**
 Street: **Beacon Hill Road**
 Suburb: **Strathmore**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **0275429260**
 Mobile: **0275429260**
 eMail: **ross.petherick@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?

As per the current proposal, I do not support the planned development It will put additional pressure on roading to the eastern suburbs that is already getting out of control at peak times and many times on the weekends due to increased passenger numbers thru airport. Also changing what is now a quiet coastal road for families to visit and people to walk and cycle into such a busy route, I

do not support.

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 it should be kept as public land, so all wellingtonians can benefit from 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

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 area for community use, but not for such intensive housing development for such few people to live, which will change the dynamic of the peninsula for so many users and residents. The pressure put on existing services such as sewage and roading to me does not make this stack up as a viable investment for ratepayers of Wellington

8. What other comments or questions do you have?

Comments

Keep the space as a mix of creative commercial, cafe, and a sheltered, safe camping ground (scope to use the old movie set space up the hill for that use too. Very sheltered and flat space)

Attached Documents

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

Submitter Details

First Name: **Alister**
 Last Name: **Smith**
 Organisation: **Home Owner**
 On behalf of: **Alister Smith & Chris Burnett**
 Street: **1A Elphinstone Avenue**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **04 9713703**
 Mobile: **021 02832320**
 eMail: **zakchris@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?

Mainly because it is in all the best interest of all of us here to have money coming in here as long as the biggest amount goes towards the whole Community in a whole.

2952

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 whole Community ,meaning rate payers can have more money coming in here by a way of revenue in some way.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 it will be of a benefit to the community as long as a percentage of the lease money goes back into the Community 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?

- 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 not going to make too much congestion around Shelly Bay.

8. What other comments or questions do you have?

Comments

Just be more considerate of the people that live around the Shelly Bay as we will have to live with these decisions for the rest of our lives.

Attached Documents

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

Submitter Details

First Name: **James**
 Last Name: **Grigg**
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 Suburb: **Kilbirnie**
 City: **Wellington**
 Country:
 PostCode: **6022**
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 eMail: **jamesgrigg@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

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 existing buildings should be renovated and used to provide more facilities for the art community and possible museum that reflects on the past history of Shelly. Doing this will continue to provide a destination for people to relax, enjoy and to have somewhere to eat and drink.

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 housing in and around the area will spoil the area as a place to visit and enjoy the beauty of this stretch of coast line for walkers, bikers and those who are visiting the area from outside of the region or from abroad.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 will be no benefit that i can see for the community only the developers. The existing building could be improved and then rented to small business or galleries or similar where sitters to Shelly Bay can come and view these people activities and then hopefully buy.

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

Keep the area as it is. A small boutique hotel in the large building would be acceptable within the footprint. A microbrewery would be a great idea where people can view the process. Small shops within the existing buildings would also be worth considering . More parking would be needed. The idea of a service by the Dom Post ferry is a great idea.

8. What other comments or questions do you have?

Comments

Hope that the council sees that this is not a god idea. The area does need work on the buildings and wharf's. These should not be left to be destroy by the elements. If you as the council feel the need to destroy the area with housing then it is the develops responsibility to ensure that all services relating to this development is borne by them. This includes all roading, Power and sewage/water. We the tax payer should not have to pay for any of this work.

Attached Documents

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

Submitter Details

First Name: **Mackenzie**
 Last Name: **Still**
 Street: **25A Tahi Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **mackenzie.alan.still@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 it as it 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

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's need to stay as a natural 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

Just keep the Chocolate Fish as it 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

Keep it as it is.

2959

8. What other comments or questions do you have?

Comments

Leave it alone.

Attached Documents

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

Submitter Details

First Name: **Duncan**
 Last Name: **Tamati**
 Street: **182 Tinakori Road**
 Suburb: **Thorndon**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6011**
 Mobile: **0220506376**
 eMail: **Duncantamati@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 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

Tourists

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: **Monique**
 Last Name: **Hope-Pearson**
 Organisation: **HPY Consulting Ltd**
 Street: **191 Ormond Road**
 Suburb: **Mangapapa**
 City: **Gisborne**
 Country:
 PostCode: **4010**
 eMail: **monique@hpyconsulting.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 meets a genuine housing need - the development will deliver enhanced facilities and public spaces for the community - the development will resolve existing issues with deferred maintenance of buildings and infrastructure

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

Only benefits will be realised for all stakeholders. No material issues.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 will be realised. Mixed use development of Shelly Bay will ensure the blending of functions (commercial, resi) and will ensure physical and functional integration. Shelly Bay provides solid pedestrian access and connections, enhancing the community and surrounding areas.

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 provides a 21st century development blueprint for urban design. Traditionally, human settlements have developed in mixed-use patterns; Industrialisation sought to separate different functions. Shelly Bay will: - provide greater housing variety and density - promote reduced distances between housing, workplaces, businesses and other destination - stronger neighborhood character and sense of place - pedestrian friendly environments - land-use synergy

8. What other comments or questions do you have?

Comments

Shelly Bay development illustrates intelligent urbanism design. Shelly Bay represents a balanced approach to development; it espouses integrity and will be a place for all community to live and share. Shelly Bay development must go ahead.

Attached Documents

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

Submitter Details

First Name: **Simon**
 Last Name: **Wi Rutene**
 Organisation: **Simon Wi Rutene Limited**
 Street: **85 Oban Street**
 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Daytime Phone: **(04) 9700244**
 Mobile: **021350017**
 eMail: **simon@hana.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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- 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 main reason I support this development is because Te Ati Awa are the holders of mana whenua and mana moana of the specified 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

The main reason I support this development is because Te Ati Awa are the holders of mana whenua and mana moana of the specified area. I am married to Hana Pomare, a wahine rangatira of Te Ati Awa, Ngati Toa Rangatira and Ngati Mutunga descent. As a memebr of the preferred class of alienee, I am eligible to take advantage of 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 development will benefit in the first instance Shelly Bay limited and overall will provide more attractions for the Wellington area. My concern is with the developer. The developments that this firm has done to date are very low spec and I wonder if it is the best developer to proceed with this important 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

2968

- 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

N/A

8. What other comments or questions do you have?

Comments

None presently.

Attached Documents

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

Submitter Details

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

Wishes to be heard:

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

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?

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

2970

loading . Who is going to pay for all the extra services , facilities ?

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

What is your level of support for that proposal?

- 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 should a private investor get a gain from what is public property Development for housing in this area spoils the natural beauty and wildness of this coastal area , that is at present enjoyed by everyone .

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

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

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

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

8. What other comments or questions do you have?

Comments

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

Attached Documents

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

Submitter Details

First Name: **Dion**
 Last Name: **Tuuta**
 Organisation: **None**
 On behalf of: **Myself**
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 Suburb: **Johnsonville**
 City: **Wellington**
 Country:
 PostCode: **6037**
 Mobile: **0273877760**
 eMail: **Dion.tuuta@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 this area has the potential to be developed into a worldclass area for 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

Housing development in the area have the potential to contribute to a growing community 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
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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 development of commercial opportunities in the area will attract more business development for 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

Opening up this area through better public facilities and infrastructure will benefit the community by making the space a more enjoyable experience than is presently the case.

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: **Ballance**
 Street: **125 Te Anau Road**
 Suburb: **Hataitai**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **027 704 5739**
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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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Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly 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 not opposed in principal to the idea of leasing land/buildings to a private developer, and I can see good reasons for allowing the PNBST to earn income from their land, but I think there are too many unanswered questions (please see my long list of comments at the bottom of this submission) - mostly I think the development has too many dwellings, not enough space for visitor parking, and

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not enough public open space. And I think the impact of hundreds/thousands of extra cars on the road from Miramar Peninsula into the city will have a significant impact on an already busy arterial route, and will have major implications for the intersection. I am not convinced that cyclists will be able to safely share the road with all the extra traffic, and I am disappointed at the lack of mention of public transport in the form of buses (which will force people to use their cars for all their travel)

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

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 am a big fan of public space - my reservation is that there is not enough in this development. You only have to look to the Wellington waterfront to see how enthusiastic Wellingtonians are about wide spaces that are shared by walkers/bikers/ buskers/ pop up stalls etc - and for that to work well you need lots of space.

8. What other comments or questions do you have?

Comments

Here are my major concerns: 1. Climate change and sea level rise - much of this development is at sea level, and the road is especially vulnerable to future sea level rise, but I don't see this being taken into account by the Council. 2. There is not nearly enough parking for a development that is touted as being a destination to visitors. I don't see any coach parking. 3. I don't see mention of the wharf/s being repaired in the \$20M estimation of costs - but the idea of a ferry relies on a safe wharf. Has this been properly factored into costings? 4. If traffic on the road increases to 4700 per day, then it is not adequate to have cycles sharing the narrow road with cars. There needs to be a separate cycle way. This is a very popular weekend cycle route, and increased cars on the road would make it more dangerous than it already is. 5. The proposed pedestrian path is a good start (there is nothing at the moment) but it is not wide enough. 6. The proposal says that 'The Miramar Avenue intersection may need minor improvements.' That intersection barely copes with existing weekend traffic; it will certainly need more than minor improvements to cope with a fourfold increase in traffic coming along Miramar Peninsula. 7. There is no mention of public transport except for a ferry, which would mostly service weekend visitors and perhaps peak hour commuters. It is not adequate for a population that will number at least 800 as well as large numbers of visitors for there not to be a regular public bus service, but I note there is no allowance for a bus turning area/stopping area. 8. The developer has made frequent mention of a large rest home being part of this development - I don't see it in the plans, and don't see where it would fit, but my previous comments about lack of bus transport is particularly pertinent if indeed a rest home is planned in a second stage of development. 9. Overall I think the development is too big for the area, with too many dwellings for the footprint. Since almost every dwelling will have at least two cars there is not nearly enough parking provided, let alone parking for visitors or the 100 people who it is claimed will work there each day. 10. It will be more difficult to develop a predator-free Miramar Peninsula as I am sure that a good number of residents will have cats, which will wander into the surrounding bush.

Attached Documents

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

Submitter Details

First Name: **Jenny**
 Last Name: **Beaumont**
 Street: **199 Darlington Road**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **NZ**
 PostCode: **6022**
 Daytime Phone: **0277282086**
 Mobile: **0277282086**
 eMail: **beaumont_jenny@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?

I do not support the proposed agreement due to the following reasons: 1. The high number of new houses in a small area. Such high intensity housing will totally change the nature of the Shelly Bay area.. which is currently a popular area for lots of Wellingtonians to enjoy. Adding 350 houses and leaving such a small amount of public space is not going to benefit anyone other than the

2979

developers pockets. 2. I do not support widening the road - this will necessarily destroy/reduce critical little-blue penguin nesting habitat. It will also remove access for Wellingtonians to all the small beaches along the road between Miramar and Shelly Bay and change the character of the area. 3. An increase in traffic along the Shelly Bay road is going to become a traffic nightmare where the road joins the main road to Miramar/Cobham Drive. Traffic along Cobham Drive is also terrible already without the added traffic from another 350 homes at Shelly Bay. 4. I am concerned about the future of public spaces as well as current tenants such as the Chocolate Fish Café.. would hate to see them moved on - it is a very popular place to visit for many Wellingtonians. 5. I do not support the rate-payer paying half of the cost of infrastructure improvements. The developer stands to make many millions of dollars in profit from this development and should pay the full amount of whatever development goes ahead. 6. I do not disapprove of some development of Shelly Bay should it be done tastefully, without cramming as many people as possible into a small space, and if the character and public spaces of the area are maintained as they are.

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 have no problem with the council selling a small plot of land to be developed as housing - as long as it is sold at current market price AND that the houses that are built are in keeping with the character of the area (ie not highrise apartment buildings) and that sufficient public space is provided within the development. And that the number of new homes is not so sufficient that the road to Shelly Bay needs to be widened.

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

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Comments

As long as the character of the area is maintained and sufficient public/green spaces (and access to coastline) is maintained I have no problem with the lease of council land to Shelly Bay Ltd.

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 a waterfront walkway (which we already have) but the space allocated for these public spaces and facilities seems to be very small. There are 2 small parking areas which are not sufficient. The green space is very small - and considering the number of apartments planned there will be not enough space for apartment residents to enjoy let alone the public/other Wellingtonians wanting to continue to enjoy Shelly Bay as they do now. I do like the idea of cafes, bar, microbrewery etc. in the area - and a small boutique hotel would be ok (though the current plans make the hotel look quite large?). There needs to be a change in the ratio between the current planned residential/commercial space and recreational spaces. (ie recreational space needs to be increased).

8. What other comments or questions do you have?

Comments

In summary, I have no problem with some development of Shelly Bay - its a great location and could be a great space. But I feel very strongly that the council should be protecting the shoreline environment/character of the whole area rather than letting the developer cram in as many homes into a small space as possible to maximise their profit with no regard to the environment, the character of the area, the increase in traffic etc.. I also feel very strongly that the council should not be paying for the infrastructure for this development. It is absurd that ratepayers should pay such a large sum to further increase the profit of the developers. I hope that the current development plans do not go ahead.

Attached Documents

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

Submitter Details

First Name: **Vanya**
 Last Name: **Freijser**
 Organisation: **PMA**
 Street: **5 Avenue Road**
 Suburb: **Greenmeadows**
 City: **Napier**
 Country: **NZ**
 PostCode: **4112**
 Daytime Phone: **0226469705**
 eMail: **vanya.freijser@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?

Keeping the old sheds/warehouses is a plus for this development. If it's designed as a public green space/walkway with wide pedestrian access this could be a huge success. (Ferry lines are also a must for this location, if planned.)

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 economical value for the area. Plus would be more (social) housing. Will there be any? Or at least low rate apartments.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 more public waterfront space the better -refer to other international projects- success guaranteed.

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 more public waterfront space the better -refer to other international projects- success guaranteed.

8. What other comments or questions do you have?

Comments

First-buyer housing necessary/feasible

Attached Documents

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

Submitter Details

First Name: **Roy**
 Last Name: **Norrington**
 Street: **29 Athens Street**
 Suburb: **Miramar**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **021878833**
 Mobile: **021878833**
 eMail: **roy@trs.co.nz**

Wishes to be heard:

- Yes
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 Agent
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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 lack of consideration for the traffic issues that this development will have. Currently the traffic for eastern sub residents is crazy this will make it ridiculous.

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
as above

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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
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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
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: **Alice**
 Last Name: **Holmes**
 Street: **16 McFarlane Street**
 Suburb: **Mount Victoria**
 City: **Wellington**
 Country:
 PostCode: **6011**
 eMail: **feslierholmes.alice@gmail.com**

Wishes to be heard:

- Yes
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Correspondence to:

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

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- 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 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

Shelly Bay should continue to be open to runners, walkers and cyclists to pass through. Sporting events, such as triathlons and running races, should continue not be threatened by this development. A major attraction of Wellington is the ease of access of recreational activities around the Miramar Peninsula. Car parking should not be metered so that people can easily come and go,

support people racing in events that pass through the area, or go on walks themselves. This would permit a healthy lifestyle for Wellington residents.

8. What other comments or questions do you have?

Comments

The footpath should be wider than 1.5m. If it is to be shared by cyclists, walkers and runners, 1.5m is not wide enough to allow this traffic to safely pass each other. I have a concern about the level of traffic that may result at the intersection at the Miramar cutting. The situation should be carefully monitored to see whether traffic lights or a round about is required at this intersection. Even presently at busy times, it can back up a lot. My key concern is regarding eastern suburbs population growth and access to the city centre. If the Council is to continue to encourage population growth in the eastern suburbs, this should be linked with improved access to the central city. The ultimate way of achieving this is light rail. In the short-term, the plan for two tunnels (through Mt Victoria) needs to be fast-tracked. The ferry would be a great way to offset some of this traffic, however, it would not be a replacement to light rail and another Mt Victoria tunnel. If the ferry is to be a transport centre for eastern suburbs, there needs to be sufficient (and free) parking for ferry passengers to leave their cars for the day.

Attached Documents

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

Submitter Details

First Name: **angela**
 Last Name: **foster**
 Organisation: **foster+melville architects**
 On behalf of: **Angela Foster & Roger Walker on behalf of: Havana Architects Group (registered architects): Paul Kerr-Hislop Roger Walker Angela Foster Michael Melville Michael O'Brien Ken Bryant Alan Minty Sally Ogl**
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 Suburb: **Mount Cook**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **+64272948611**
 Mobile: **+64272948611**
 eMail: **af@fmarchitects.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?

2991

Not only will it provide much needed housing in an area already serviced by existing infrastructure, it will upgrade one of Wellington's favourite city scenic routes.

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 does not have the money to develop the area effectively on its own, nor is it core business to do so. A developer has resources to research options and provide the commercial expertise to make the site work. The most viable option is a partnership with the developer leading, and the council moderating the public zones to enable it to provide guardianship in the long term.

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

It will activate the edge of the harbour, and encourage an upgrade of the foreshore in general. An intensive development would also provide the population for a small community to develop and grow and enrich 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

Continued public use is essential when looking to activate the waters edge alongside commercial activities. This can also help to enhance and populate retail entities.

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: **Jennifer**
 Last Name: **Young**
 On behalf of: **Miramar Peninsular residents**
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 Suburb: **Breaker Bay**
 City: **Wellington**
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 eMail: **stujen@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 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 local community has been disenfranchised by the Special Housing Status given to Shelly Bay Ltd. I believe the reason the law was changed to enable Special Housing Status without public consultation was to enable land to be fast tracked for Affordable Housing. This development

2994

is Not Affordable Housing. This is a Recreation area and as such used by the greater Wellington area for walking, cycling, picnicking, fishing, mountain biking...etc These activities will not be improved by this development. This is a unique area and as such deserves much more 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

I believe this area must be kept for public use. There will be very little open space left for visitors to the area if this is sold.

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

This piece of land and two buildings are adjacent to the 'wharves'/sea front. I note that Shelly Bay Ltd does not intend to replace the wharves but I understand they will provide a Pontoon for berthing of boats. This is shortchanging the community, any new development must provide a new wharf for berthing but also fishing, diving, etc. The developers have no vision for this 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

Insufficient. I do not think bars and a microbrewery are sensible on such a narrow, coastal road, even with the slight widening proposed. I want to see the present character retained, one of openness, access to the hills and coast and the feeling of being away from the city.

8. What other comments or questions do you have?

Comments

What about car parking? I see the area marked in pale pink which is about the size of the present parking for the Choc Fish cafe. That is full to capacity most fine days, especially weekends. Where are all the other visitors cars to go? There is no provision for stopping just to park and look at the views. I am not in favour of widening the road between Miramar Avenue and Shelly Bay. Any such widening will intrude on the beach areas much used in the afternoon when the western sun bathes the area. Where is the parking for using the beach areas? Certainly the area needs upgrading, and it will cost, but a more thoughtful approach and wider discussion will deliver something special.

Attached Documents

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

Submitter Details

First Name: **Lee**
 Last Name: **Hunter**
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 Suburb: **Wainuiomata**
 City: **Lower Hutt**
 Country: **New Zealand**
 PostCode: **5014**
 eMail: **Rukahunter@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 a descendant of Chief Honiana Te Puni and fully support the future plans for investing the land (from settlement) into a venture that will provide an asset for the city of Wellington, and with that a solid future for Te Atiawa descendants.

-
2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 2997

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

Investing in housing within the beautiful Shelly Bay area will provide needed housing, it allows those that desire to live at Shelly Bay to live there within the new community it will create, and of course secondly will free up and make available housing in other communities. The housing project will create a new community in a beautiful landscape previously unused and shut off for military purposes.

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

Every community needs retail infrastructure to sell goods and services to its community. It makes perfect sense to do this. The community will require an area or areas to socialise and purchase goods and services. It may be a small area potentially, however, it is a small boutique community so therefore the community and its population will size its own needs as it sees fit.

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

Looking at any NZ community, any Wellington community, one can observe green space, sports space, walk ways and facilities. There are no issues with that, if there is then NZ and Wellington would need to redefine what a community is.

8. What other comments or questions do you have?

Comments

Wellington is going ahead with many infrastructure projects in Kapiti, Haywards, Porirua, many housing and subdivisions in Wellington city, Porirua, Kapiti and the Hutt Valley. The Shelly Bay development is another one of these that shall serve as a positive housing and commercial project with benefits that will be seen in the future. Taking advantage of its proximity to the city, of under utilised defence force property which then became settlement land for the Port Nicholson trust is a step in the right direction that will positively impact housing issues, under utilised property, an economic boost to the Miramar peninsula, a benefit to the PNBST trust and turn negative outputs into positive outputs regarding the previous lacklustre management of the trust. I say Positively Wellington and positively Port Nicholson Trust.

Attached Documents

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

Submitter Details

First Name: **Antony David**
 Last Name: **Grenfell**
 Organisation: **Private individual**
 On behalf of: **Grenfell Family**
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 Daytime Phone: **(04) 4727963**
 Mobile: **0212413492**
 eMail: **david.grenfell@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

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?

'With out a vision the people perish' I support this agreement as it provides a vision, a way forward to deal with structural redundant infrastructure by leveraging off the vision that experienced and

3000

proven developers have without the council having to provide the leadership. It offers the opportunity to improve an area that has been languishing for years and assist in bring economic activity and therefore relevance to Wellington as it is been a historical fact that when city's cease to be relevant and economically vibrant they die.

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 requires additional housing stock and the fact that through this development numerous home units can be provided relatively close to the city enables the occupants to have the opportunity to be involved in the city and be close enough to cycle to work. Having houses built offers employment for those in the construction sector. Additional homes mean additional rates for the council to support existing infrastructure. Density in cities enables public transport systems to be viable. By selling land that is producing no income and providing the opportunity for homes that provide an on-going rate cash flow the council is improving its long term fiscal situation.

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

By leasing the land the council can pass the burden of development from the ratepayers to the developers but still maintain the ownership for future generations. Commercial activity brings vibrancy and life

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

3001

space; parking and seating; cafes, bars and 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 shortage of hotel accommodation in wellington, having a boutique hotel so close to the airport in this specific location fits perfectly with the demand that international consultants who work and are involved with the wellington film industry provide. The public village green will add to the sense of community and the cycle way will augment the cycling experience around the area.

8. What other comments or questions do you have?

Comments

I am supportive of good quality development that has been well thought out and is an integration of residential, commercial and public spaces as that's what makes city's work.

Attached Documents

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

Submitter Details

First Name: **Ken**
 Last Name: **Phillips**
 On behalf of: **Archaeology B.O.P. Heritage Consultants**
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 Suburb: **Auckland**
 City: **Tauranga**
 Country: **New Zealand**
 PostCode: **3141**
 Daytime Phone: **027 276 9919**
 Mobile: **027 276 9919**
 eMail: **kjs.phillips@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?

There has been no archaeological assessment or proposal for mitigation of effects on archaeological sites. There are two recorded archaeological sites within the affected properties.

3003

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

There has been no archaeological assessment or proposal for mitigation of effects on archaeological sites. There are two recorded archaeological sites within the affected properties.

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

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

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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- Supportive
- Very supportive

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

Comments

There has been no archaeological assessment or proposal for mitigation of effects on archaeological sites. There are two recorded archaeological sites within the affected properties. No evidence to indicate that interpretation of the history of the land will be provided within the open spaces.

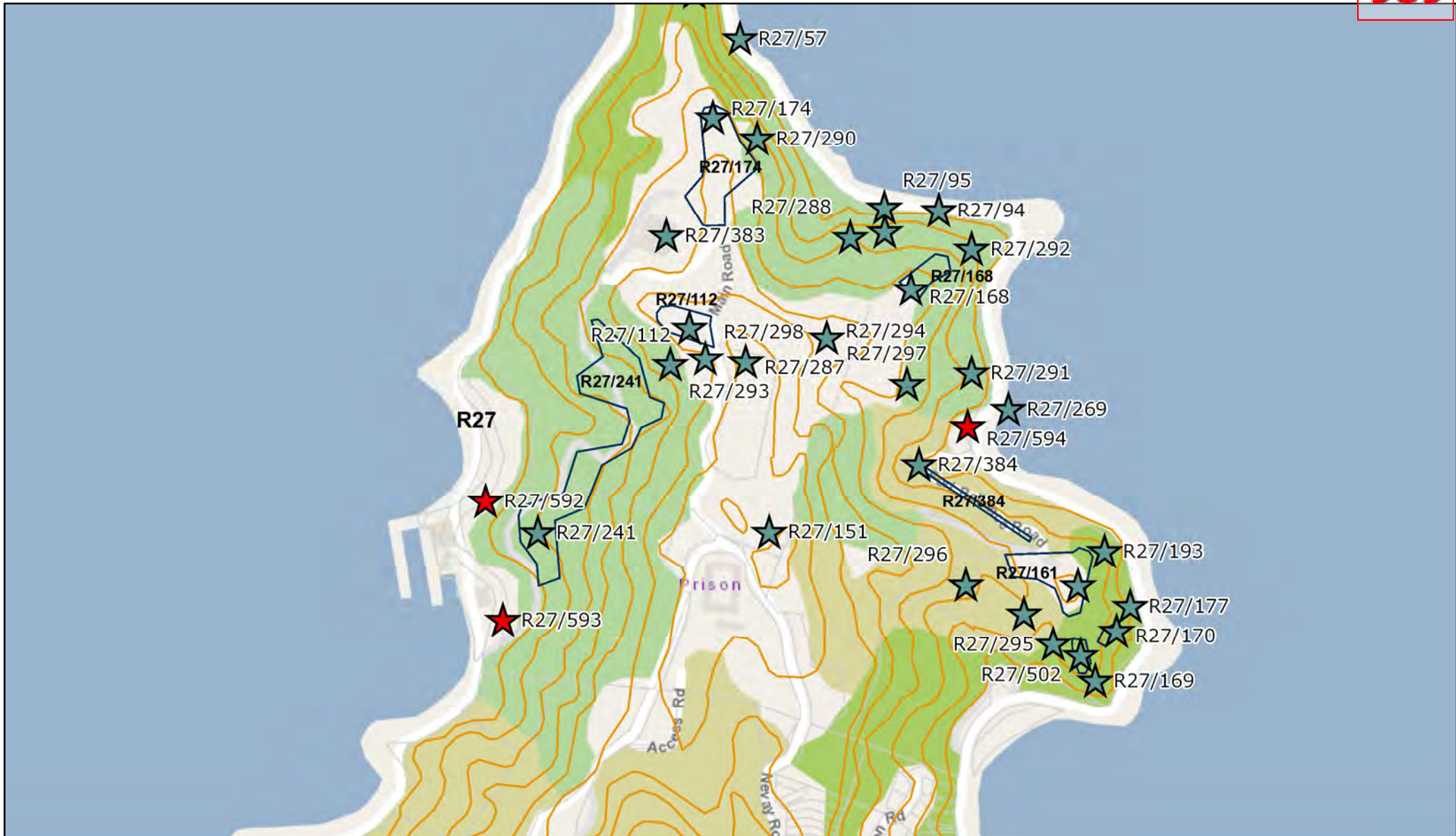
8. What other comments or questions do you have?

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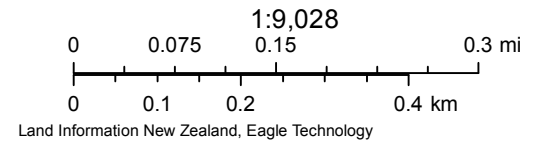
Attached Documents

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



August 9, 2017

- NZAA Site**
- Pending
 - Approved
 - Inactive
 - NZAA Site Area
 - Map Grids
 - NZ Mainland Contours (Topo, 1:50k)



Submitter Details

First Name: **Rahira**
 Last Name: **Walsh**
 Street: **21 Inglis Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **0274885269**
 eMail: **Walshrahira@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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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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What is your level of support for that proposal?

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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
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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?

3008

Comments

I do not support the proposal as I do not believe it is something that my tipuna would have supported. Also, the roading infrastructure from the eastern suburbs, including the airport and its development, are already struggling.

Attached Documents

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

Submitter Details

First Name: **Nicola**
 Last Name: **Greenaway**
 Organisation: **Nikau Design Group PTE. LTD.**
 On behalf of: **My Nikau Design Team**
 Street: **279 Ohiro Road**
 Suburb: **Brooklyn**
 City: **Wellington**
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 Daytime Phone: **043893211**
 Mobile: **021645455**
 eMail: **nicola.greenaway@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?

Very Supportive to increase Wellington as a tourism destination, and further develop better quality hotel offerings for the capital city. To help bring international / Asia funding to this quality project.

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

Bringing quality housing that is in high demand for our capital city, and to attract further foreign 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

To enhance the overall master plan one needs to design a complete holistic approach including retail plus commercial elements is key to the success.

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 operators in Asia that would be keen to invest and manage the boutique hotel. Wellington needs better & more hotels!

8. What other comments or questions do you have?

Comments

Wellington as the capital city of new Zealand requires more projects like Shelly Bay to really put our city on the international map.

Attached Documents

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

Submitter Details

First Name: **Bruce**
 Last Name: **Simpson**
 Organisation: **Na**
 On behalf of: **Myself**
 Street: **115A Seatoun Heights Road**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **0274442616**
 eMail: **Bruce.simpson@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 think too many questions remain unanswered. Particularly around the traffic implications. Further the cost of services to the 350 odd dwellings remains unclear. If this does have to go ahead I would rather the council leased the land than sell it

3013

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

Once it is sold it is irreversible . It is like selling the family house to pay for a holiday. At the very least I would say lease 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

More supportive than selling

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 problem is not with the individual elements it is more the overall big questions as I mentioned above eg traffic and costs

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: **jenny**
 Last Name: **cossey**
 Street:
 Suburb: **wellington**
 City: **wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+64210721000**
 Mobile: **+64210721000**
 eMail: **jennycossey1@gmail.com**

Wishes to be heard:

- Yes
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Correspondence to:

- Submitter
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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?

Land must stay with WCC for future generations

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed **3016**

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 is not what we need there, open land and recreation is what we need, houses will end up with the rich.

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

ok for cafes, restaurants, art galleries only

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

Cycle ways and foot paths too narrow should be 2m wide each way ie 3m path around shelly bay for cyclists and walkers

8. What other comments or questions do you have?

Comments

Cheap sell off. Mountain bike tracks, walking tracks to the hill top are needed not houses that the rich will get their hands on. Keep the land open and un developed.

Attached Documents

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

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

First Name: **Tim**
Last Name: **Bollinger**
Street: **182 Abel Smith Street**
Suburb: **Te Aro**
City: **Wellington**
Country:
PostCode: **6011**
Daytime Phone: **04 495 9432**
Mobile: **027 4 383 081**
eMail: **tim.bollinger@dia.govt.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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- Do not support at all
- Not really supportive
- Neutral
- Supportive
- Very supportive

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

The sale of a piece of publicly accessible Council land (much of which is currently given over to open space and greenery) for a private development is contrary to preserving the public amenity of this area. The lease of the other area for \$5.5 million will effectively put multi-millions of dollars into the hands of the private property developers over the next 125 years, and prevent those facilities from being used for publicly determined purposes. The additional cost of supporting infrastructure is unclear. The 'Have Your Say' document suggests that infrastructure cost will be \$20 million, with Council paying for half that, while a news article in 14 July 2017 Dominion Post (p.A5) estimates that the bill could be as much as \$40 million. Then all your figures - used extensively in publicity about this consultation - would be wrong - and possibly cost us much much more. Greater attention to the real costs need to be fully and openly investigated and documented. Further, it is of deep concern to me that the citizens of Wellington are not being consulted on the development itself, which has already received Resource Consent approval, The development proposes FAR too many private off-street parks, making access to and from the development almost entirely dependent upon private motor vehicle traffic, and requiring massive upgrading and widening of the road with the destruction of natural beach fronts that give this geographic area of Wellington its special character and ecological integrity. The Resource consent was granted under the terms of the 'Special Housing Areas Act' which have proved notoriously unreliable in providing ANY social housing anywhere in the country while by-passing important checks and balances for the public, the community and the environment. Under such terms, the consent for this development may have been gained legally, but when we are talking about an area which is obviously up-market exclusive residential beachfront property to be built upon an important publicly accessible natural amenity (a whole coastline, in fact), then there are questions of ethics, morals and social justice to be answered as well. Just because you can, doesn't mean you should! I would like to see restrictions placed on the developer by the Wellington City Council upon the number of planned private car parks, with a guarantee of new public transport infrastructure to support the development. The 'Have Your Say' document gives over two paragraphs to speculation about a public ferry service 'proposed by the developer'. Such a ferry service (and other public transport facilities) should be contingent and conditional upon any agreement with the developers, so as to minimize the amount

of environmental damage to the existing coastline. Not allowing residential properties to have cars would reduce the need to upgrade the road, and save on the infrastructure costs, as well as the natural environment! If necessary reduce the number of units.

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

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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

What's with the micro brewery? Does the Wellington City Council really think that there's a need for ANOTHER one? I can't help feeling that this is just a superficial appeal to a currently trendy local business model whose success may well have peaked by the time that this development is completed. Why not a local music recording studio? Or a boutique fashion label? I would like to see more of these areas given over to 'Community space' rather than hand-picked commercial enterprises. The proposed 'Village Green' area amounts to less open green space than exists in the current configuration and would be barely enough for the families and children in the 350-plus adjacent new residential properties, let alone the anticipated additional tourist numbers. Again, far too much public space is planned to be given over to parking and vehicle traffic (see comments above)

8. What other comments or questions do you have?

Comments

I am deeply concerned about the environmental and public amenity outcomes of this development. The WCC has chosen to subsidise and support an ambitious private speculative venture, whose financial outcomes are dependent upon currently inflated property prices, and whose profits are almost entirely derived from its exclusive beachfront location - which depend upon a the public amenity. There is no doubt that this area is (and always has been) important to ALL Wellingtonians, and its beauty and special place in our hearts make it an area whose future should not be arbitrarily decided upon by a single self-appointed property development company. Who would have thought that anyone who cares about the city would think that the nicest thing that we could do with it? The structures and facilities that they propose are entirely out of scale with the coastal beach environment and the limited amount of useable land available. The fact that one company is doing the whole 350-plus dwellings, means that it will provide a backdrop less like the mosaic of buildings that populate the other coastlines of Wellington harbor, and more like that of a single institutional development - of row six story high buildings. Not a good look for any new urban centre, let alone one in the jewel of Wellington's crown. I also believe that the developers and the City Council do not take into account the full cost of the infrastructure required to support this development, and have given only cursory attention to the intense environmental damage that the transformation would have upon the area. They have not even considered public transport, or impact on local ecology in their equations. We are expected to consider these as an additional nice-to have. The size and quantity of private development units should be halved at least, and Council-owned areas retained for public development for public amenity. (I wish to supply further documentation to the committee when I submit in person). Thanks.

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

Submitter Details

First Name: **Ruth**
 Last Name: **Stuart**
 Street:
 Suburb:
 City:
 Country:
 eMail: **Ruth.stuart25@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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- Do not support at all
 Not really supportive
 Neutral
 Supportive
 Very supportive

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

The road around Shelly bay is not wide enough to continue accommodating both recreational use and any added activities. Currently a great spot for kayaking and walking which would be ruined by this plan.

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

3023

page 10 of the consultation document at wellington.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
- 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

3024

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: **Steven**
 Last Name: **Reed**
 On behalf of: **Sports Cave (1985) Limited**
 Street: **PO Box 6409, Marion Square**
 Suburb: **Te Aro**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6141**
 Daytime Phone: **+6443845105**
 eMail: **info@stevesfishingshop.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?

Sports Cave (1985) Limited does not support the high density housing and proposed recreational use plan for Shelly Bay. We do not support the proposed development on the biases of the loss of access to current recreational users of the coastline and the two bays 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
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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 a provider of recreational sporting goods, we feel that there is no real provision in the development plan for current recreational users. We are concerned with regard to potential damage to the marine environment, and the loss of access to the foreshore and coastline for fishermen, divers and other coastal users. We are also concerned for the future of the Blue Penguins in this area. We feel that it is very important that people still have the ability to access Shelly Bay in an unrestricted manner, that parking remain available along the entire road to Shelly Bay, and that there is plenty of unrestricted parking in Shelly Bay, which is a very popular fishing area. The development is for very high density housing that will forever change the character, and access to Shelly Bay. There are other options for affordable housing available, that will not have the impact on recreational users that the Shelly Bay development will have.

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

We would like to see the area tidied up, and we support commercial usage of the council's commercial properties. We would like to see the road remain as it is, as almost all recreational users use their vehicles as a base for their outdoor activities, such as fishing and diving gear, bbq's kayaks, paddle boards etc. We would like to see the green space remain green and continue to provide easy parking access to beach and water activities. We would like the council to keep control of the land it owns, and ensure that the green / open spaces remain as they are.

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

Comments

The public space is very limited, and is not fisherman friendly for fishing next to your vehicle. Many fisherman who fish Shelly Bay sit in their cars while watching their rods and keep their terminal tackle and bait in their cars. There is insufficient car parks, and the parks that are available are two hour parks. The design of the high density housing development is going to severely impact Wellington's fishing community. We would like to see Shelly Bay tidied up and keep the current cafe, and small business as they are, and let people continue to enjoy the lovely open seaside spaces that Shelly Bay currently offers.

8. What other comments or questions do you have?

Comments

Shelly Bay has for decades been a very popular fishing spot, with really good Snapper, Kingfish, and Kahawai fishing, both along the length of the coast road and in Shelly Bay's two bays and surrounding rocky outcrops. Fishing is one of the largest recreational activities in New Zealand, and Shelly Bay is one of the most popular fishing spots in Wellington. Over recent years, Wellington's recreational fishing community has lost access to so much coastline, and lost access to so many wharves, it is important to try protect what areas are left. This is why we are unable to support the proposed development. Thank you Wellington City Council, for the opportunity to have a say in the future of Shelly Bay.

Attached Documents

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

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.

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Submitter Details

First Name: **Ruth**
Last Name: **Stuart**
Street:
Suburb:
City:
Country:
eMail: **Ruth.stuart25@gmail.com**

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- Both

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The road around Shelly bay is not wide enough to continue accommodating both recreational use and any added activities. Currently a great spot for kayaking and walking which would be ruined by this plan.

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

3030

commercial/retail purposes. To see the plot of land referred to, go to page 10 of the consultation document at wellington.govt.nz/shellybay

1000

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
No records to display.

Need Help?

Privacy Statement

Submitter Details

First Name: **Sara**
 Last Name: **Barton**
 Street: **178 Nevay Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **barton.home@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?

It is going to damage the environment, natural habitat for wildlife, will only be afforded by the wealthiest/elite and will no longer be a family orientated, calm and relaxing place. I DO NOT SUPPORT THIS HAPPENING

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 3032

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 only be afforded by those who are wealthy and not the normal hard working lay person

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 could affect businesses that already exist there

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?

3033

Comments

Will mean a gentrified setting and push local people away unless they are wealthy

8. What other comments or questions do you have?

Comments

The council should not sell this land. Privatisation can lead to lots of red tape being removed to cut corners and overall the bottom line for those companies is to make as much profit regardless of how the project affects locals, existing businesses and the natural environment - bad move!

Attached Documents

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

Submitter Details

First Name: **George**
 Last Name: **Wilkinson**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **048011181**
 Mobile: **0292313743**
 eMail: **wilkinsongs@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

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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 Agreement because Council have not fully disclosed (not provided detail) their contribution to the development of Shelly Bay, and because the value that Council is proposing to sell their land to the development is too low, and therefore not in the best interests of ratepayers.

3035

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
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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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5. What do you see as the benefits and/or issues with 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
-

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 not responded to items 3,4 5,6 and 7 above because generally I am supportive of a development at Shelly Bay, provided Council receives a contestable and public market value for their land and any buildings, and that Council also disclose full detail of their contributions to any development.

Attached Documents

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

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

First Name: **Catherine**
Last Name: **Buyck**
On behalf of: **myself**
Street: **26 View Road**
Suburb: **Houghton Bay**
City: **Wellington**
Country:
PostCode: **6023**
eMail: **huibbuyck@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 do not support this development at all, it is clear it should never have been granted resource consent under the Housing Accords and Special Housing Areas Act 2013. This act is for housing the predominant development at Shelly Bay is commercial (hotel, retail brewery). What's more surely if any such major development is planned there should be a competitive process to ensure the council obtains the best result? Shelly bay is a very precious natural area being so close to the city centre, it is widely used already for its recreational facilities by walkers, runners, cyclists etc, this development will only serve to limit public access and restrict the use of this area by the general public. The council is effectively signing up to a proposal under which they are obliged to pay half of the costs yet they have no control over those costs this is equivalent to handing over a blank cheque which would seem unwise.

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

3039

Comments

Once land has been sold into private hands and developed it is lost to the public, the custodians of the land have a duty to maintain public access and use of the land, it is a precious marine environment and this development will reduce and limit public access both during the construction period and after. There will be a barrier wall of buildings between the public areas and the sea and a road restricting access to the shore. There will be heavy construction traffic and contamination from this activity over a number of years. The road traffic from the housing has been grossly underestimated, town houses tend to be occupied by larger numbers of adults than family houses and it is therefore more likely that there will be 2 or even 3 cars per dwelling suggesting that the road built will be unsuitable (too small) for the level of traffic. There is also inadequate parking provision both for residents and visitors. The road junction with traffic to Miramar is also unsuitable for the estimated level of traffic and on the occasions when I have used the Miramar road/state highway there are queues and delays stretching from Miramar to the airport, through Kilbirnie and along the state highway. In fact the roads mentioned seem to be at standstill most of the time in peak times already. The bus/ferry services are nothing more than proposals so should not be considered as existing for the purposes of 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

I have seen no persuasive argument as to why the council should pay half of the costs for the infrastructure associated with this private and commercial development, there will be no additional benefit to the wider public. Whilst the council may intend the development to proceed as planned in the resource consent it really has very little control over this and indeed it is common once permission has been granted for the developer to deviate from this (as for example has happened in Houghton Bay where the developer comments on his website that all 3 houses sold so far deviated significantly from the original proposal which was given permission) The seismic/tsunami predictions are just that predictions, no one can be sure what will happen, there has been a large increase in the number of slips in East/South Wellington recently and hills rely on the integrity of the structure of their bases to support them this development will involve and unprecedented amount of work at the base of a very high and steep cliff face, sea level predictions have been underestimated before again it would seem unwise to undertake such a large development in this site, limited commercial development of the council owned buildings is still possible without loss of public access, traffic issues and such large uncontrollable costs 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;

3040

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 value of Shelly bay lies in its green recreational space which is easily accessible. There are no convincing reasons why this should be destroyed to build a boutique hotel or microbrewery. The proposed development will in fact reduce and limit public access and destroy a valuable environment at unlimited public cost.

8. What other comments or questions do you have?

Comments

I can see no reason why this development should proceed. It should never have been given resource consent, any such proposal of this significance run by the council should be open to a competitive process which this has not been. It will limit and remove public access and utilisation of this area and destroy a vulnerable environment all for private profit. It is not the role of the council to spend public funds in order to prop up an unprofitable development in this way.

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

Submitter Details

First Name: **Catherine**
 Last Name: **Buyck**
 On behalf of: **myself**
 Street: **26 View Road**
 Suburb: **Houghton Bay**
 City: **Wellington**
 Country:
 PostCode: **6023**
 eMail: **huibbuyck@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

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city centre, it is widely used already for its recreational facilities by walkers, runners, cyclists etc, this development will only serve to limit public access and restrict the use of this area by the general public. The council is effectively signing up to a proposal under which they are obliged to pay half of the costs yet they have no control over those costs this is equivalent to handing over a blank cheque which would seem unwise.

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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

Once land has been sold into private hands and developed it is lost to the public, the custodians of the land have a duty to maintain public access and use of the land, it is a precious marine environment and this development will reduce and limit public access both during the construction period and after. There will be a barrier wall of buildings between the public areas and the sea and a road restricting access to the shore. There will be heavy construction traffic and contamination from this activity over a number of years. The road traffic from the housing has been grossly underestimated, town houses tend to be occupied by larger numbers of adults than family houses and it is therefore more likely that there will be 2 or even 3 cars per dwelling suggesting that the road built will be unsuitable (too small) for the level of traffic. There is also inadequate parking provision both for residents and visitors. The road junction with traffic to Miramar is also unsuitable for the estimated level of traffic and on the occasions when I have used the Miramar road/state highway there are queues and delays stretching from Miramar to the airport, through Kilbirnie and along the state highway. In fact the roads mentioned seem to be at standstill most of the time in peak times already. The bus/ferry services are nothing more than proposals so should not be considered as existing for the purposes of this development.

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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
-

5. What do you see as the benefits and/or issues with the proposal for the Council to lease that

3043

area of land and two buildings so the area can be developed for commercial/retail purposes.

Comments

I have seen no persuasive argument as to why the council should pay half of the costs for the infrastructure associated with this private and commercial development, there will be no additional benefit to the wider public. Whilst the council may intend the development to proceed as planned in the resource consent it really has very little control over this and indeed it is common once permission has been granted for the developer to deviate from this (as for example has happened in Houghton Bay where the developer comments on his website that all 3 houses sold so far deviated significantly from the original proposal which was given permission) The seismic/tsunami predictions are just that predictions, no one can be sure what will happen, there has been a large increase in the number of slips in East/South Wellington recently and hills rely on the integrity of the structure of their bases to support them this development will involve an unprecedented amount of work at the base of a very high and steep cliff face, sea level predictions have been underestimated before again it would seem unwise to undertake such a large development in this site, limited commercial development of the council owned buildings is still possible without loss of public access, traffic issues and such large uncontrollable costs 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
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Comments

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8. What other comments or questions do you have?

Comments

I can see no reason why this development should proceed. It should never have been given resource consent, any such proposal of this significance run by the council should be open to a competitive process which this has not been. It will limit and remove public access and utilisation of this area and destroy a vulnerable environment all for private profit. It is not the role of the council to spend public funds in order to prop up an unprofitable development in this way.

Attached Documents

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

Submitter Details

First Name: **Kevin**
 Last Name: **Sherwood**
 Street: **3 Fortification Road**
 Suburb: **Karaka Bays**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **0274584184**
 Mobile: **0274584184**
 eMail: **robot@mobilesherwood.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 don't believe there is enough information in the infrastructure plans listed online to adequately understand the plan for coping with the increase in vehicle traffic, waste management and fresh water. The online plan glosses over some of the hard facts like: dealing with traffic going from Shelly Bay to town. With the increase in housing and workforce going in and out of Shelly Bay a

3045

clear plan for dealing with that increase in traffic in and out of there needs to be much more flushed out. It can't just be figured out as they go. It would also be good to see an assortment of proposals for the development of this wonderful piece of land. An open contest. I can't imagine why anyone in Wellington would want to sign up for the first proposal submitted. If the council is involved then they should be seeking a variety of proposals. If something is built here it will be there from many many years and is something everyone should 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

Housing is important but we need to understand the impact on the environment. Housing will increase traffic, waste output, energy needs and fresh water. The online proposal lacked many details on any of those topics. The current road would not support an increase to 4700 vehicles and there is only so much you can do to expand that road. Not to mention the impact on the 2 roundabouts that go into town. What is the plan for a natural disaster?

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

I think we need to see more plans and proposals. Plans should include more details and discussion about environmental impacts.

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

3046

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 currently is a wonderful public space. All the proposal shows is ways that it is going to become less of a public space.

8. What other comments or questions do you have?

Comments

This is an amazing and wonderful public space that is open to all of Wellington. It has a lot of local and unique flavor to it. It is important that if it is going to be developed that all aspects of that are talked about and all avenues are looked into. I would also like to understand how much rate payers are really locking into with any development scheme. The proposal says 50 /50. Does that hold 10 years from now, 20 ? It is unclear. Space such as Shelly Bay are rare and important public spaces. They deserve full attention when discussing changing them.

Attached Documents

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

Submitter Details

First Name: **Justine**
 Last Name: **Coull**
 Street: **6 Berwick Grove**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **justine.coull@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?

The quoted amounts for the infrastructure are not going to be anything like that amount. ' Wellington City Council would have to fully meet any costs of road improvements that exceed the agreed budget. ' The road is adequate now for Shelly bay but nowhere near what it needs to be to sustain over 3 times the traffic that is currently receives- and the rates payers are picking up this bill? A 1.5meter walkway with no parking along it is to be added and bikes etc. are to share the small 6 meter road. Yeah this is going to be fun to drive on- not wide enough for both cyclists and

cars to share and also not wide enough for passing vehicles. Nowhere to stop along side to go to the beach or walks. ' Most of the traffic will travel to the city via the state highway which is in line for major improvements through the New Zealand Transport Authority. ' This needs to be sorted *before* you add more congestion to the eastern suburbs! There is not even a plan yet. The current mayor's idea of a tunnel under the basin reserve is just nuts. Why are we preserving a sports field that is hardly used when traffic is at a standstill running into and out of town towards the airport on the weekends and in travel times during the week. What do you think adding 350 more 'homes' is going to do? Apartment living tends to bring younger people, not families. From the 2006 apartment living survey from stats NZ, almost 49% of apartment living is in the 20-29yr old range. This generally means flat sharing and instead of having 1 or 2 cars per apartment you now have up to a car per room in the apartment. How is this going to change the congestion getting into and out of town from the eastern suburbs? Where are all these new apartments going to park? If there are insufficient car parks then the public spaces will not be used as it is likely to be filled with housing parking. What is the point in giving developers so much public money to build infrastructure that can only be used by a select few Wellingtonians? In the resource consent report it is stated that there is to be only one space per household- 'Any household unit constructed must be allocated at least one District Plan complying carpark' excluding the old folks home. Where are the extra resident cars going to park?!? There are to be time allotted spaces but as in other parts of Wellington will these be filled up with residents?!? 'By city, Wellington had the highest proportion of inner city apartment dwellers who walked to work (64 percent),' with 'most non-inner city apartment dwellers used a car, truck, van, or motorbike to get to work (57 percent). A further 13 percent walked or jogged to work, and another 13 percent used public transport.' (2006 Census). Apartment dwellers can walk to work in the CBD but being so far out you have nearly 60% of non-CBD apartment dwellers driving to work. Only 13% used public transport. I know I keep on harping on about traffic in Wellington but this is a big issue that is only going further exacerbate the current traffic problems in Wellington. How are these new apartment dwellers going to get to the grocery store etc. without a car? This is not 280 apartments within the CBD where its a bother most of the time to keep a car- these apartments are away from most things and quite isolated. A ferry has been proposed but no infrastructure or details on who is going to pay for it have been included in this proposal. That's like saying 'don't worry traffic won't be a problem as there is a magic fairy who will transport all the new people needing to get into the CBD for work and she works for free!' Before the council decides to give away so much public money for private development there should be traffic studies done proposals with numbers in place. Otherwise, you risk adding more costs in subsidising (or completely paying for) a ferry or new bus route into town that, by looking at the 13% from the 2006 census, perhaps not many people will use in favour of their own 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 'housing' is 280 apartments- 80%! Please take a look at other developments ageing apartment developments around Wellington- along the bays in particular. Most are hastily put up and show their wear long before they should. I am in favour of developing shelly bay, but filling it with cheap apartments is NOT the way to do it. If there was more balance then some apartments could be

beneficial but this development is nothing but apartments! The developer is trying to squeeze as much profit out of the area as possible and Wellington with be Houses, Townhouses and a couple of apartment blocks could suit the area nicely and leave room to actually have public shared space, as well as retail/ cafes to make it a destination for all of wellington, not just the apartment dwellers that live there. From what I can see most of not nearly all the building work for this proposal is on the council land. The Wellington Company owns the land above most of the development work so

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 there is parking I am in full favour of adding commercial/ retail spaces. There is less than I would have anticipated, but I guess you have to ensure that you have enough room for all those apartment blocks!

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 supportive of public space, but besides the 'Villiage green,' I do not see any. Some grass- so that is the destination that people are going to come to shelly bay for?!? The council is proposing to pay for 1/2 the infrastructure and the return for most of wellington is a bit of grass?!?

8. What other comments or questions do you have?

Comments

'Wellington City Council owns the public road and the waterfront at Shelly Bay. The Council is absolutely committed to maintaining and improving public access to the area.' So why not do it and open it up to other developers? The sale of such a large piece of land which is NEEDED to build anything there for only 8 Million seems insane. Most of the land is currently public space so why sell it to one private bidder for so low and then also provide (at least) 1/2 the infrastructure for the site?

Attached Documents

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

Submitter Details

First Name: **Peter**
 Last Name: **Kavanagh**
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 eMail: **akrvaluers@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?

Long overdue development of a great waterfront location that is currently an eyesore and no benefit to the city as a whole. On completion the project will be a destination as part of the coastline tours that people do.

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 site lends itself to the developemnt with housing. Its relatively close to the CBD.

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

To act as a destination the location needs a draw card to attract and retain people 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 charm of the peninsula is the current road, making it wider, kerb and channeling would detract from part of the character of the landscape. The feel of Wellington is narrow winding streets which also will tends to slow traffic down, a highway to the development would be a definite detraction to the peninsula .

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: **Mark**
 Last Name: **Donald**
 Street: **8 McKay Street**
 Suburb: **Paraparaumu Beach**
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 PostCode: **5032**
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 eMail: **Markandgill.donald@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 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?

3056

Comments

The area around the bays should not be spoilt. You only need to observe the number of people outside being active on any weekend, with cyclists, runners, divers etc. The proposals will take away this space, where people feel safety in numbers allowing them to engage in active pursuits.

Attached Documents

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

Submitter Details

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 eMail: **ben.morrison@morrisonmallett.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 **3058**

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: **Robyn**
 Last Name: **Cantlon**
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 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
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 eMail: **Davidandrobyn38@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 is far to dense and not at all in keeping with the surrounding area or its character .Im not opposed to adevelopment but what is proposed is horrible ghetto - like ,unsympathetic to the environment and reeks of greedy developers getting to ruin yet more of Wellington I'm extremely concerned about traffic congestion which is already horrendous from the eastern suburbs into the

3061

CBD .this has not been addressed properly

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 , not opposed to some development of land for housing but opposed the development plans as put forward so far want traffic issues considered first and a cap of amount of 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

Disagree with the proposal as it stands

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

Happy with the development of these spaces but not as proposed by Mr Cassels

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**
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 On behalf of: **Wellington Chamber of Commerce**
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 Suburb:
 City:
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 eMail: **holly.cotter@wecc.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?

The Chamber is supportive of the Council entering into an agreement with Shelly Bay Ltd, to ensure the development of the area. The case to do something with this area is self-evident - the area requires much improvement, having been under-invested in to date, without adequate maintenance. The current site is in dilapidated condition and in need of major investment - such as

is proposed. The Chamber has long been on the record as a supporter of the development of Shelly Bay. There is a real opportunity for this development, given its location, proximity and potential. We believe that the vision of the project builds on why Wellington is an attractive place to work, live and visit. We believe that this agreement proposed presents an opportunity that will enhance the local environment as well as Miramar's own localised economy. Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed layout, and are encouraged that the space will support visitor attraction, leisure and cultural activities and provide quality shared space. The Chamber also welcomes the potential economic benefits of the project, the estimated benefits that will flow into the wider Wellington economy during and after construction. The Chamber also notes that there are more than 100 full time jobs that are estimated to be created, following the completion of the development. The Chamber is also comfortable with the proposal that the Council and Shelly Bay Ltd share the cost of the infrastructure improvements (including upgrading the Council's seawall and road) and the development of public space. We believe this is a reasonable deal. The existing public infrastructure is not sufficient to support the full proposed development at Shelly Bay. The shared cost is appropriate given local government's role is to provide good-quality local infrastructure, that includes both the current and future needs of communities. Given that there have been decades of infrastructure under-investment, the council will have to either at some point either restore and repair the sites infrastructure, or, as proposed here, share in the apportionment of the 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

The Chamber believes there is a real opportunity for this development for housing, given its location, proximity and potential. We believe that the vision of the project builds on what makes Wellington is an attractive place to work, live and visit. There is undoubtedly demand across the Wellington region for housing. This proposal will add to the region's housing stock, in a prime location, with surrounding space to support other shared space activities.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 Chamber is supportive of this arrangement, provided there is a solid business case and return on investment. Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed design, and are encouraged that the space will support visitor, leisure and cultural activities and provide quality shared 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

Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed design, and are encouraged that the space will support visitor, leisure and cultural activities and provide quality shared space.

8. What other comments or questions do you have?

Comments

Attached Documents

File
14082017 Wellington Chamber of Commerce Submission on Shelly Bay
Shelly Bay Development - Proposed Sale and Lease of Council Land

**Wellington Chamber of Commerce Submission
to Wellington City Council
on its Shelly Bay Development - Proposed Sale and Lease of Council Land
consultation
August 2017**

ABOUT THE CHAMBER

The Wellington Chamber of Commerce (the Chamber) has been the voice of business in the Wellington region for 161 years since 1856 and advocates for policies that reflect the interest of Wellington's business community, in both the city and region, and the development of the Wellington economy as a whole. We are also the hub Chamber for the lower North Island, and work with the Taranaki, Hawke's Bay, Dannevirke, Manawatu, Whanganui, Wairarapa, Kapiti, Porirua and Hutt Valley Chambers of Commerce.

The Chamber is accredited through the New Zealand Chamber of Commerce network and as part of our wider organisation is also one of the four regional organisations of BusinessNZ. Our organisation also delivers membership services through Business Central to the Central New Zealand region, and ExportNZ to Central New Zealand.

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

Very Supportive

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

The Chamber is supportive of the Council entering into an agreement with Shelly Bay Ltd, to ensure the development of the area. The case to do something with this area is self-evident - the area requires much improvement, having been under-invested in to date, without adequate maintenance. The current site is in dilapidated condition and in need of major investment - such as is proposed.

The Chamber has long been on the record as a supporter of the development of Shelly Bay. There is a real opportunity for this development, given its location, proximity and potential. We believe that the vision of the project builds on why Wellington is an attractive place to work, live and visit. We believe that this agreement proposed presents an opportunity that will enhance the local environment as well as Miramar's own localised economy.

Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed layout, and are encouraged that the space will support visitor attraction, leisure and cultural activities and provide quality shared space.

The Chamber also welcomes the potential economic benefits of the project, the estimated benefits that will flow into the wider Wellington economy during and after construction. The Chamber also notes that there are more than 100 full time jobs that are estimated to be created, following the completion of the development.

The Chamber is also comfortable with the proposal that the Council and Shelly Bay Ltd share the cost of the infrastructure improvements (including upgrading the Council's seawall and road) and the development of public space. We believe this is a reasonable deal. The existing public infrastructure is not sufficient to support the full proposed development at Shelly Bay. The shared cost is appropriate given local government's role is to provide good-quality local infrastructure, that includes both the current and future needs of communities. Given that there have been decades of infrastructure under-investment, the council will have to either at some point either restore and repair the sites infrastructure, or, as proposed here, share in the apportionment of the costs.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed as housing. What is your level of support for that proposal?

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?

The Chamber believes there is a real opportunity for this development for housing, given its location, proximity and potential. We believe that the vision of the project builds on what makes Wellington is an attractive place to work, live and visit.

There is undoubtedly demand across the Wellington region for housing. This proposal will add to the region's housing stock, in a prime location, with surrounding space to support other shared space activities.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for commercial/retail purposes. What is your level of support for that proposal?

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?

The Chamber is supportive of this arrangement, provided there is a solid business case and return on investment.

Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed design, and are encouraged that the space will support visitor, leisure and cultural activities and provide quality shared 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?

Very supportive

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

Given the prime waterfront location we welcome the emphasis on public spaces surrounded mixed-use buildings incorporating residential, commercial, retail and hospitality activities. We are supportive of the proposed design, and are encouraged that the space will support visitor, leisure and cultural activities and provide quality shared space.

8. What other comments or questions do you have?

N/A

Submitter Details

First Name: **Manoj**
 Last Name: **Ediriweera**
 Street:
 Suburb:
 City:
 Country:
 eMail: **manojediriweera@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

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

Developing and area of our coast that is under-utilised

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

Buildings and surrounding area are refurbished and utilised for activities that are required 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

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: **Pearson**
 Organisation: **NA**
 On behalf of: **Myself**
 Street: **5D Raroa Road**
 Suburb: **Kelburn**
 City: **Wellington**
 Country:
 PostCode: **6012**
 Mobile: **0274517359**
 eMail: **jan.pearson@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?

Lack of consultation before resource consent. Radical change to ability for the public to use the area as a recreational haven

3073

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

Too many houses proposed. traffic will be a nightmare. The road will be dangerous for cyclists and walkers who use it now

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 be used during work hours so free up area for recreational use in weekends etc

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

Areas need to be increased and given a greater priority

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: **Ruth**
 Last Name: **Pemberton**
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 Suburb: **Brooklyn**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Daytime Phone: **(04) 384 7298**
 eMail: **ruth.pemberton@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?

Environmental impact. Both the construction phase and the resulting buildings are likely to not only disturb, but destroy, the coastal habitat used by korora (Little Penguins). These are one of Wellington's taonga, which DoC records as being at risk and in decline in urban areas. Insufficient existing infrastructure. The proposed development is for an area that currently has limited infrastructure. Much upgrading will be required and ratepayers will be expected to pay for a large

proportion of this. Special Housing Areas are required to have existing adequate infrastructure. Lack of consideration of the impact of climate change. This development is very close to the coast. Although there is a suggestion that the buildings will be raised by 2 metres, there is no guarantee that this will be sufficient to raise them above future MHW and storm surge levels, resulting from climate change. No doubt, residents will want their properties protected from a higher sea level and will expect the Council to pay for any mitigation, such as a seawall. This would be another expense that would fall to ratepayers. In addition, a seawall along the coastline would prevent korora from accessing their nesting sites.

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? **3077**

- 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

As a member of the Wellington Branch of Forest & Bird and an active volunteer for its Places for Penguins project, I support the submission being presented by the Wellington Branch of Forest & Bird.

Attached Documents

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

Submitter Details

First Name: **MARY**
 Last Name: **SHADBOLT**
 Street: **Flat 17, Shelley Bay Terraces, 61 Maupuia Road**
 Suburb: **Maupuia**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **+64212967721**
 Mobile: **+64212967721**
 eMail: **maryshadbolt@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?

I attended public consultation meeting recently at Shelly Bay and quickly gained impression that WCC reps there were not fully aware of the highly valued environmental and recreational aspects of the area, and did not realise the impact the proposed development, particularly the widened access road would have on wildlife eg penguins; trees and foliage eg pohutukawa over the water,

sheltered beaches / swimming / fishing / snorkeling etc; cycling; picnic groups etc. The area's natural amenities mean low cost activities are currently undertaken by MANY Wellingtonians for most of the year. The proposed road will destroy the existing sheltered natural sea 'fringe', trees, beach access, parking bays, picnic spots - all very enjoyable on summer evenings with the late sunset. Walking and cycling are already easy and safe enough - the proposed shared path will turn it into another Oriental Bay where children and the elderly have to watch out for fast cyclists. As the city's population grows such relatively unspoiled areas should be PRESERVED for all, not developed for the 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

Site too small / narrow; coastal access road too narrow/constricted geographically for planned size of housing development. Much better development option land area around defunct prison as mooted recently. Internal peninsula road access much better / more easily developed.

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 area could be developed / leased but question year round commercial viability.

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

Support WCC maximising public recreation eg water / beach access for swimming / fishing / watersports. WCC could enable a variety of food vendors eg cafes / mobile food trucks etc. Prefer to see camping ground and public parking rather than any of proposed development. Keep it all low cost / accessible to the PUBLIC

8. What other comments or questions do you have?

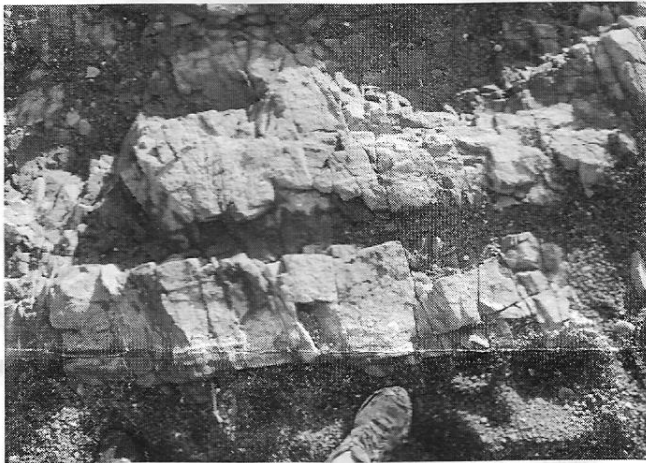
Comments

I support all the points made in attached document: Help Save Shelly Bay Scenic Drive Ecosystem Reserve - both sides.

Attached Documents

File
Shelly Bay 1
Shelly Bay 2
Shelly Bay Development - Proposed Sale and Lease of Council Land

Help Save the Shelly Bay Scenic Drive Ecosystem Reserve



Ratepayers are about to be billed to pay up to \$20 million dollars.

Are you aware that the Council and Shelly Bay trust are about to destroy the Iconic Scenic Drive from Miramar Avenue to the Shelly Bay complex by creating an unnecessarily wide road, 15-20 metres with only a concrete stone wall between it and the sea.

This will remove an amazing ecosystem of penguin nesting habitat, native birds, native trees and even beaches used by scores of families, joggers, cyclists, boaties and windsurfers.

With almost no public consultation and rushed through so no-one can object, this elite playground for the rich, namely a retail residential complex, comes at the expense of this recreational haven within minutes of the CBD. This is actually recreational space and land belonging to Wellington residents.

Ratepayers are about to be billed to pay up to \$20 million dollars towards this wholesale destruction of our recreational space.

Please help by going to the Wellington City Council website and filling out the online Submission form **BEFORE** this Monday 14th August. Thanks!!

It is very concerning that there is this lack of awareness of this major iconic asset existing within only 6 minutes of the CBD! In any major city of New Zealand and the world such as asset so close to the city centre is highly treasured and preserved to enhance the essential and diverse recreational requirements for the health



and well-being of a large urban population. So many people of so many ages and cultures have discovered and use this wonderful, accessible Wellington taonga. What is this asset? People arriving from the airport or Wellington CBD are able, in a couple minutes, to experience a leisurely scenic drive through a classic kiwi experience of a native bush ecosystem including, pohutukawa, harakeke (flax), cabbage trees, karo, pittosporum and olearia to name just a few, uniquely growing right down to the very tidal mark. This

provides a rich habitat which supports some of our wonderful native birds, including yellow-heads, tuis, bellbirds, piwakawaka (fantails) and introduced birds like sparrows and thrush but most important of all a sanctuary for our precious endangered Little Blue Penguin. **There are Forest and Bird Penguin nesting boxes** in this roadside ecosystem, one of which is located about 3 metres from the road. Swimming and barbecuing families regularly share this same small piece of coastline and beach. Groups of 4 or 5 divers regularly dive and fish here also the classic kiwi outdoor dream is often enacted as swimmers and recreationalists gather around an evening fire. Many remarkable outcroppings of fascinating geometrically structured volcanic rock adorn this seaside haven. This curve of beach called Scorching Bay is also a favourite spot for windsurfers. The park at the point makes a great meeting and gear unloading point for these recreational sports people. This park is also at the meeting point of a substantial walkway up through a dense piece of native bush which creates a link with the housing nestled at the top of the hillside overlooking the bay.



There is absolutely no need to create a substantially wider road with separate cyclist /pedestrian lanes. Bigger, wider road will only encourage faster driving and create a danger to the other road users. At the moment cyclists, walkers and traffic respectfully coexist. The winding nature of the road and the 40 km/h speed limit means that even the most impatient road users kick back and enjoy the scenery.

Please don't allow the destruction of this invaluable iconic asset to create cycle/walk ways which would become unattractive to use –who is excited by a large road and the concrete sea wall.? This beautiful Bay, and other similarly attractive parts of this road are far too valuable to be lost, reduced to yet another bland urban road and concrete /stone sea wall, uninviting to both people and nature alike. This would be such a tragedy,

If you haven't visited it yet, please take the time to come and see it for yourself on a sunny day. Thanks

Submitter Details

First Name: **Silke**
 Last Name: **Koepl**
 Street: **68A Kinghorne Street**
 Suburb: **Strathmore Park**
 City: **Wellington**
 Country:
 PostCode: **6022**
 eMail: **S.Koepl@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?

Hi there, I have read through the consents and the Q&A's. I am not supporting this agreement because - I think the Council should not be paying for widening the road - the road should not be widened if the nature will suffer from this which will have to be the case you would either have to cut down the trees or take some of the hill away - the Council should not be paying to reinforce or adjust the sea wall - the time limit at the wharf for parking is not ok for people who want to go hiking in the area - the plans for the housing look like state of the art housing so not any that will have an

3084

impact for normal people - the adjustment of the road behind the village would maybe mean that the Council does not own that part anymore and then people can't access the are anymore - higher traffic in both ways cbd and Seatoun Iconic chocolate fish threatened

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: **Mia**
 Last Name: **Cassels**
 Organisation: **Mia Cassels**
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 Suburb: **Teddington**
 City: **Lyttelton RD1**
 Country: **New Zealand**
 PostCode: **8971**
 Daytime Phone: **+64273266988**
 Mobile: **+64273266988**
 eMail: **miacassels@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?

Very excited to see some progress in the area, and more space for public use.

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 area seems like a great option to live, close enough to the CBD, and coastal and have no issues with the Council selling the 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

I think a small amount of retail/commercial places will do a great justice to helping the area 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

I see these all helping in turning Shelly Bay into a fantastic weekend destination for wellington.

8. What other comments or questions do you have?

Comments

Let's just get on with it.

Attached Documents

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

Submitter Details

First Name: **Paul**
 Last Name: **Linford**
 On behalf of: **The four members of my household**
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 Suburb: **Hataitai**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6021**
 Daytime Phone: **+6421675330**
 Mobile: **+6421675330**
 eMail: **Paul_tonia@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?

We do not support this agreement for the following reasons; - We feel the visual impact will be unsightly and ugly. - The level of light pollution emitted by such a development and supporting infrastructure, (street lighting, etc) would be incredibly intrusive and unsightly. - We feel the impact

to wildlife in the area and in Evans Bay will be extremely negative for the native birds and for blue penguins. Blue penguins nest along this shoreline and under the existing wharf structures. The work on the housing/retail development, as well as any work on widening the road and footpath, as well as increased traffic flows, will be intrusive and detrimental to the quality of life for these penguins. - Increased traffic flows along Shelly Bay road from Seatoun to Miramar Avenue reducing the quality of life for those people who currently live along this stretch of road. - We believe the impact on general quality of life for significant numbers of the Wellington regional community will be adversely affected by this development owing to the inability to exercise along this stretch of road owing to increased traffic levels. The Miramar peninsula, (Shelly Bay Road, Massey Road, Karaka Bay Road, Marine Parade) hosts a significant number of organised sporting events every year, which include the Scorching Bay triathlon series, and events such as Cycloviva. The ability to hold organised sporting events will be greatly diminished owing to the significant costs involved in Traffic Management compliance. - This stretch of road along the Miramar peninsula, (Shelly Bay Road, Massey Road, Karaka Bay Road, Marine Parade) draws many hundreds of people every week to cycle, and run this stretch of road with little fear of either traffic or traffic pollution. This would change markedly should this development progress. - The risk the ratepayers of Wellington face in funding the cost of infrastructure as the terms seem biased in favour of the developer. - The risk the ratepayers of Wellington face in funding the maintenance of infrastructure. - The quality of life will be decreased for all inhabitants of the Miramar peninsular owing to traffic congestion and delays, especially along the route out from the city and at the junction between Shelly Bay road and Miramar Avenue. - The quality of life will be decreased for all inhabitants of the Miramar peninsular owing to an increase in pollution caused by the increase in traffic volumes.

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 land should NOT be used for housing or development. It should remain as a green space and should be gifted to the people 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

We believe that only EXISTING buildings should be refurbished and repurposed for retail. No additional buildings to be built.

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 amount of parking space proposed is ridiculously small. This in turn would present a serious safety risk to patrons who would invariably have to park on Shelly Bay Road. We believe there are more disbenefits likely to be created by this development than benefits should this development go ahead. The WCC (and the consequently the ratepayers), would likely be the party responsible for remediating and paying for poorly considered amenities.

8. What other comments or questions do you have?

Comments

This development should not proceed. The current suite of buildings needs to be refurbished before they become even more unsafe. The only development allowed on this site should be the upgrading and repurposing of current buildings. The building footprint should not exceed what currently exists. The proposed development poses too many risks to Wellington city council and to ratepayers. The proposed development removes green space, and the ability of the public to utilise any remaining the green space and to enjoy the harbour views.

Attached Documents

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

Submitter Details

First Name: **Catherine**
 Last Name: **Usher**
 Street: **85 Seatoun Heights Road**
 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **04**
 Mobile: **3808852**
 eMail: **cusher01@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 don't think this scale and type of development is appropriate for one of the most scenic areas in Wellington. The scale of infrastructure improvements will cost too much, ruin the natural beauty and flora and fauna of the bays leading to Shelly Bay and cause great disruption to the area and residents of Miramar Peninsula for many years for dubious benefit to the community and Wellington

ratepayers.

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 feel this is an appropriate area area for housing especially given the concept drawings. Too much, too high and no respect for heritage.

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

None

Attached Documents

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

Submitter Details

First Name: **Simon**
 Last Name: **Stew**
 Street: **71 Hector Street**
 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **021983855**
 eMail: **simon.stew@integri-t.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?

The current SBL plan is not acceptable and as such the Council should not enter into an agreement until such time as a more balanced and rate-payer centric plan is presented.

2. The Council is proposing to sell an area of land to Shelly Bay Ltd so it can be developed 3096

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

Whilst additional housing stock is to be welcomed the proposed SBL plan is one-sided (the council/rate payers bear far too large a share of the cost & risk for the returned benefits) and the location for the extra housing presents major issues that have not been adequately addressed - traffic from East Subs to/from CBD without a second tunnel or other solution; impact on rate payer use of Shelly Bay road; coastal housing given the increasing frequency of severe weather events; risk of slips;

4. The Council is proposing to lease an area of land and two buildings on the waterfront to Shelly Bay Ltd so the area can be developed for 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 current SBL plan is not acceptable and as such the Council should not enter into an agreement until such time as a more balanced and rate-payer centric plan is presented. The proposed SBL plan is one-sided (the council/rate payers bear far too large a share of the cost & risk for the share of returned benefits)

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

3097

- 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/rate payers bear far too large a share of the cost & risk for the returned benefits and the location for the facilities present major issues that have not been adequately addressed - traffic from East Subs to/from CBD; impact on rate payer use of Shelly Bay road. There current space is well used and it seems that the rate payers and residents are giving up lots for very little additional utility and benefit, whilst SBL will make significant profit IF they stay with the development to its conclusion.

8. What other comments or questions do you have?

Comments

The current SBL plan is not acceptable and as such the Council should not enter into an agreement until such time as a more balanced and rate-payer centric plan is presented. The proposed SBL plan is one-sided (the council/rate payers bear far too large a share of the cost & risk for the share of returned benefits)

Attached Documents

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

Submitter Details

First Name: **Cushla**
 Last Name: **Marsters**
 Street: **Flat 3, 14 Wilberforce Street**
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 eMail: **cushla.marsters@solnet.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

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

3100

Comments

Attached Documents

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

Submitter Details

First Name: **Matthew**
 Last Name: **Whiting**
 Street: **40B Clarence Street**
 Suburb: **Brooklyn**
 City: **Wellington**
 Country:
 PostCode: **6021**
 Mobile: **0210337181**
 eMail: **matt@ourterroir.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?

My concerns relate to the development as a whole. It may seem it is too late to input on whether or not the development as a whole should proceed, given consent has already been granted. However, given that for the current plans to proceed, the sale and lease of council land is needed, I feel that this is the opportunity for these issues relating to the wider development to get raised. The council shouldn't be agreeing to this if many Wellingtonians feel we aren't going to benefit from this

3102

development, that it isn't going to provide the type of housing we need in Wellington, that it is going to ruin the natural beauty of the coastline and increase traffic to the area so that much of the current recreational value of the bay and coastline is lost. Main concerns: - Losses for biodiversity. Penguins nest under buildings at Shelly Bay. I know of at least two buildings that have penguins nesting under them. Has this been considered? Has protecting the penguins whilst development is in progress (increased trucks on the road, etc.) been thought through and whether the completed project provides enough habitat for their continued wellbeing. - Losing the the natural character of the coastline. The current road from Miramar to Shelly Bay is enjoyed by many many Wellingtonians. I feel a big part of the appeal is the less developed, wild nature of this coastline. Widening the road either by reclaiming more land on the seaward side of the road or with more cuttings on the hill-side of the road will significantly change the character of the road. Significant changes to the current for those of us who love to cycle, walk and fish along this delightful coastline. - There are already traffic issues between town and Miramar and the road between Miramar Avenue and Shelly Bay already gets very busy on sunny weekend days. Regardless of the addition of a ferry service from the city, I feel the majority of households would still drive this section of road at least once in each direction.

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 supportive of more housing development where it is needed and council land being used for this purpose. However, this should be for housing that is affordable for first home buyers and not for the wealthy. If the focus of this development is housing that is priced out of reach for those who need houses and in large part will be bought by investors, then not only do I feel the council shouldn't sell the land, but also that this was an inappropriate use of the housing accord (meaning the consent process was fast tracked and public submission on the development was not allowed for). Given the location of Shelly Bay and it's moderate isolation, this would be an ideal opportunity to develop co-housing projects, where resources are shared and also coworking spaces. This would enable a scenario where a Shelly Bay community can rely less on the need to travel outside for work and play. A development showcasing what is possible with alternative forward thinking urban design, incorporating a significant amount of green space, with gardens and other shared resources seems far more in keeping with the vision of a council that is working towards local resilience and sustainability. Perhaps even a small scale intensive urban garden such as that which La Boca Loca and myself have recently created in Shelly Bay could be incorporated, providing residents and local cafes and eateries with fresh produce.

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

3103

- 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

Small scale production in Shelly Bay, such as the suggested microbrewery, should be encouraged. Given how built-up much of Wellington is and the lack of space for small scale urban food growing, I think consideration should be given to the idea of continuing to develop garden projects in Shelly Bay similar to that La Boca Loca and myself have started there - growing food crops that make sense to grow on a small scale for local use. Shelly Bay has a great microclimate - despite being coastal it is surprisingly sheltered and a sun trap. Much of Wellington's food comes from outside the region. The rare opportunity to make use of flat land that is close to the city to start to produce more of our food right here in Wellington should be taken advantage of.

8. What other comments or questions do you have?

Comments

I feel the current development proposal does not reflect a future that most Wellingtonians want for this part of our city. It's development will ruin the current nature of the coastline that is enjoyed by so many of us. I am all for interesting creative progress for Shelly Bay that further enhances it's value for creative people and those of us wanting places to relax and enjoy our local environment. The council should not be spending ratepayers money on a development that takes away from rather than enhances this beautiful part of our city.

Attached Documents

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

Submitter Details

First Name: **David**
 Last Name: **Wright**
 Organisation: **Weta Digital Limited**
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 Suburb: **WELLINGTON**
 City: **WELLINGTON**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **049096760**
 Mobile: **0274451398**
 eMail: **dwright@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

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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?
refer submission

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
refer submission

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What is your level of support for that proposal?

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Comments
refer submission

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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

refer submission

8. What other comments or questions do you have?

Comments

refer submission

Attached Documents

File
Submission on Shelly Bay proposed development - Weta Group - 14 August 2017
Weta Digital Shelly Bay Submission 14 August 2017
Shelly Bay Development - Proposed Sale and Lease of Council Land

Weta Group submission – Shelly Bay Land Sale & Development

Background

The Weta Group of Companies (the Weta Group) comprises five companies located on the Miramar Peninsula as well as associated companies. The five are digital visual effects house **Weta Digital**; design studio and physical effects manufacturing facility **Weta Workshop**; post production facility **Park Road Post Production**; with purpose-built filmmaking complex **Stone Street Studios** and **Portsmouth Rentals** camera and lighting equipment hire completing the Group offer. Frequently collaborating on large scale film projects while also functioning as independent facilities, these award-winning companies form a filmmaking hub that takes some of the world's biggest films from first concepts right through to final post production. The Group is linked with **Wingnut Films** and its related companies, and television and IP creation company **Pukeko Pictures** as well as non-film companies such as **The Vintage Aviator**, the **Weta Cave** and **Thunderbirds are Go** visitor attractions. The Weta Group is involved in the development of the proposed **Movie Museum** in central Wellington.

Overview

The Weta Group is not opposed to thoughtful and relevant development on the Miramar Peninsula including at Shelly Bay, however we are opposed to the current, proposal involving the land sale and development at Shelly Bay. The reasons for our objections are stated below. In our view, there is a significant opportunity to take a much broader, holistic and consultative approach to development across the Miramar Peninsula and the Weta Group would be willing to be a part of that. We believe this development has the potential to constrain future opportunities to such an approach. We would also be happy to present our objections in person if there is an opportunity to do so.

Reasons for objection

The reasons why we – as a Group – object to this proposal are:

1. Process

We are concerned with how the consenting process for this development was managed, with no ability for individuals, businesses or community organisations to have any say on the proposed development other than on the proposed sale of Wellington City Council (WCC) land. We are particularly concerned that the Special Housing Area legislation was utilised when clearly the nature of this development is not, in our view, what the HASHAA was intended for. This approach also had the effect of over-riding the District Plan for the area, which outlines a different vision for development at Shelly Bay. As mentioned there was no consultation with organisations such as the Miramar BID, of which Weta companies are members. This is despite a Memorandum of Understanding which outlines the WCC's responsibility to consult with the Miramar BID on matters such as this.

2. Scale of development

The proposal calls for 350 dwellings, a small hotel and rest home – and that is in the initial phase. The Weta Group believes that this is too dense and inappropriate for the area. As stated, the Council's own District Plan envisages a far different outlook for the area. It states: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities. The major urban design issues to be considered by new development in Shelly Bay relate to the:

*Impact of new development on the natural character of Shelly Bay,

*impact of new development on the public amenity value and recreational potential,

*impact of new development on the historical significance of the area as a whole and any identified heritage buildings." It is difficult to reconcile these considerations with the current proposal. We would also question that suitability of the location for this level of development given the known risks around sea level rises and potential erosion in the area.

3. Construction impacts

We have identified a number of negative impacts from the development below in terms of traffic impact and pressure on Miramar's already strained infrastructure. However, these impacts will be exacerbated during the construction of any new developments at Shelly Bay given the nature of construction traffic (heavy vehicles), the limited access to Shelly Bay, and the overlap with regular commuter, business and recreational traffic into and out of Miramar and around the Peninsula.

4. Traffic impact

A principle concern with this development is the impact of the excess traffic on Miramar. As a peninsula there are natural constraints on the roading network into and around Miramar. The Weta Group, together with Wellington International Airport Limited, is one of the two major employers in the area. We acknowledge that as our businesses have grown and film productions have been located at Stone Street Studios, we have been a contributor to local traffic. We also have a significant number of employees who live in the area. The potential impact of this development both during construction and once completed are significant with the WCC noting a four-fold increase in traffic and road change requirements at the intersection with Miramar Avenue. One of the issues with any level of development at Shelly Bay is the road access itself. While some upgrades are envisaged there are no plans nor much ability to widen the road which would seem to be the only meaningful solution. The road between Miramar Ave and Shelly Bay is too narrow for a development of this size at 6m wide. There will be very limited parking over this 2.5km stretch of road and, coupled with the additional residents and construction and service vehicles, this will severely limit the access and appeal of the area to recreational users and visitors. We believe the traffic impacts have the potential to negatively impact both business traffic to and from the Weta Group of Companies, and residents seeking to navigate around the Peninsula.

5. Pressure on infrastructure

Given the recent growth in a wide variety of businesses and industries on the Peninsula, the existing infrastructure has been under pressure. The Miramar BID has been active in highlighting these issues to the WCC. We anticipate that this project, if it proceeds, will put that infrastructure under much greater pressure in terms of water, waste water and electricity. Already there are issues in the area with power consumption and capacity and with waste water during periods of heavy rain. We expect that this development will add to some of these active concerns without adequately dealing with them. The WCC will be aware that critics have noted the estimated cost of the infrastructure upgrades associated with the development are understated and likely to rise over time. This would see the Council and its ratepayers exposed to any over-runs on this cost.

6. Design elements

While we applaud the Council and The Wellington Company to put forward its ideas and do not wish to limit the opportunity for any business to promote bold ideas, we do feel the design elements in the current proposal do not consider fully the unique nature of the area, the current uses and attractiveness of Shelly Bay and its surroundings and the integration of any new development into the wider Miramar community.

7. Public amenity/ green space

As noted previously, the WCC had itself intended that Shelly Bay maintains its unique character and that the retention of green space and public amenity at Shelly Bay was a key requirement. This included the Council's acquisition of land for that purpose. However, the proposed development has a strong bias towards the supply of housing with exclusive use and limited public space. Coupled with a lack of public parking this is likely to be a disincentive to Wellingtonians to come to and use the space at Shelly Bay. As residents and neighbours on the Peninsula, we do not wish the area to become an exclusive community but that it is retained as an asset for all of Wellington to enjoy.

8. Nature and character of Miramar Peninsula

We believe that this scheme has the potential to completely change the natural character of Shelly Bay. The proposed plan seems to prioritise scale over the needs of the land and of Wellingtonians. The proposed housing will be so dominant on the landscape that it will destroy much of the current value of the Shelly Bay as a recreational green space for a host of users. As the Miramar BID has noted, there is potential for development with a sensible housing profile but it must complement the character of the area, not demolish it. The proposal includes a concept for a four-story building which could loom over the natural environment of the bay. As the WCC noted in its District plan of 2002: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities." We are concerned that the vast scale and size of the current proposal cannot possibly protect, let alone enhance, these special qualities of the Bay.

9. Related development concerns

We wish to note that this development has the potential to impact on other sites of significance on the Miramar Peninsula including neighbouring Watts Peninsula and Mt Crawford. We believe the proximity of the Shelly Bay site could have flow-on effects and also there are potential precedents in committing to developments of the type proposed for Shelly Bay that may influence plans for these other areas.

10. Opportunity for appropriate development

We do understand the merit and potential value of relevant development at Shelly Bay, however it is the scale and nature of that which has caused us to question the proposed land sale and development concepts. We believe any development at Shelly Bay should include more green space, less housing and much more robust consideration of transport and infrastructure impacts. For the reasons stated in (9) above we believe that WCC needs to take a much broader and holistic view on the management of green space, housing and other development needs, and the overall custodianship and development of the Miramar Peninsula. In terms of housing we believe there are options which the WCC could explore for additional housing capacity on the Peninsula which do not impact on such sensitive areas and which could also meet other community needs, such as the need for affordable housing, which the current Shelly Bay development does not meet. The Weta Group would be willing to engage in a process with other stakeholders on the Peninsula including iwi, WCC, The Wellington Company and others to work towards an alternative that will work for all. With Weta’s creative skills and capacity, we believe we could assist in finding solutions that would be dynamic and aspirational while not marginalising other parts of the community. We also believe such a process could incorporate other stakeholder groups and the community on considering the best way forward to consider other sensitive areas such as Watts Peninsula and Mt Crawford as part of an overall plan and framework for the whole of Miramar Peninsula.

Submitted on behalf of the Weta Group of Companies by

Cameron Harland Chief Executive	David Wilks General Manager	David Wright Chief Operating Officer	Dominic Sheehan General Manager
Park Road Post Production and Camperdown Studios	Weta Workshop	Weta Digital	Wingnut Films

14 August 2017

Gerald Blunt
Wellington City Council
P O Box 2199
Wellington 6140

Dear Mr Blunt
Weta Group submission – Shelly Bay Land Sale & Development

I write on behalf of Weta Digital in connection with the enclosed Weta Group submission on the proposed Shelly Bay development.

While not wishing to make an oral presentation, I ask that the Council carefully considers the points raised by the Group. Pressure on an already strained Miramar power and water infrastructure is of particular concern to Weta Digital. We rely heavily on a strong and reliable supply of both these resources to allow our data centre and 1,600 crew to operate on a daily basis. Adding additional demand of the scale indicated by the development plan without a clear understanding of the impact on the existing users is reason enough for pause in my view.

Thank you for the opportunity to contribute to this process.

Your Sincerely,



David Wright
Chief Operating Officer
Weta Digital Limited

Submitter Details

First Name: **Scott**
 Last Name: **Figenshow**
 Organisation: **Community Housing Aotearoa**
 On behalf of: **CHA, DCM and Kahungunu Whanau Services**
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 City: **Wellington**
 Country:
 PostCode: **6011**
 Daytime Phone: **04 385 8722**
 Mobile: **021 061 9664**
 eMail: **director@communityhousing.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?

We are members of the Mayors Housing Taskforce; as such, we are- 1. Highly supportive of local iwi and initiatives that enable them to meet their housing, education, social and cultural objectives,

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and achieve their aspirations. 2. Urgently wanting to see an increase in the overall supply of housing in Wellington given the critical shortage in dwelling numbers. 3. Primarily concerned about the chronic shortage of affordable rental accommodation in Wellington, and providing pathways to affordable home ownership. 4. Deeply committed to the Taskforce objective of 'all Wellingtonians well housed'. See attached submission for further detail. 5. Cautiously supportive of redevelopment of Shelly Bay into a mix of housing and recreational facilities for all Wellingtonians to enjoy, subject to matters raised in the submission and Taskforce report being considered. See attached full submission.

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 order to support the Shelly Bay Development - Proposed sale and lease of Council land fully, as members of the Mayor's Housing Taskforce we raise the following concerns: * Given this is the first major development since the Taskforce report was released, how does it show a direct linkage to the Taskforce Report's recommendations? * How does the development meet the key objectives of Wellington's housing strategy (page 6 of the Report), specifically in regard to the provision for affordable accommodation? * How does support for this development show that WCC is using 'its role as leader in the city to drive the development of the Wellington Housing Strategy and Action Plan'? (page 7 of the Report) * How will the environmental issues be addressed, that have been raised by many opposing the 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

see attached submission

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 attached submission

8. What other comments or questions do you have?

Comments

See attached submission

Attached Documents

File
CHA NKK DCM Shelly Bay submission Final
Shelly Bay Development - Proposed Sale and Lease of Council Land

14 August 2017

SHELLY BAY PROPOSED AGREEMENTS – Reference to Mayor’s Housing Taskforce Report

We write as members of the Mayor’s Housing Taskforce. We are managers of central-Wellington based kaupapa, mainstream and housing services and of organisations who have a local and/or a national interest in housing people and addressing homelessness in our city. One of us is part of the 100 Resilient Cities Steering Group. All of us are Wellingtonians.

We are:

1. Highly supportive of local iwi and initiatives that enable them to meet their housing, education, social and cultural objectives, and achieve their aspirations.
2. Urgently wanting to see an increase in the overall supply of housing in Wellington given the critical shortage in dwelling numbers.
3. Primarily concerned about the chronic shortage of affordable rental accommodation in Wellington, and providing pathways to affordable home ownership.
4. Deeply committed to the Taskforce objective of ‘all Wellingtonians well housed’.
5. Cautiously supportive of redevelopment of Shelly Bay into a mix of housing and recreational facilities for all Wellingtonians to enjoy.

In consideration of the *Shelly Bay Development – Proposed sale and lease of Council land* consultation document distributed in July 2017, we raise the issue of how the Shelly Bay proposed agreements relate to the Mayor’s Housing Taskforce Report (the Report) dated June 2017. The Report makes several recommendations that will contribute to delivering truly affordable and adequate housing. These include, but are not limited to:

- Increasing the supply of affordable housing, both ownership and rental, as a proportion of all housing; and
- Incentivising mixed housing projects to promote the development of affordable housing.

We understand the Report will be presented to the Wellington City Council Strategy Committee on 24 August 2017. We strongly support its adoption by the Council (WCC).

In order to support the *Shelly Bay Development – Proposed sale and lease of Council land* fully, as members of the Mayor’s Housing Taskforce we raise the following concerns:

- Given this is the first major development since the Taskforce report was released, how does it show a direct linkage to the Taskforce Report’s recommendations?
- How does the development meet the key objectives of Wellington’s housing strategy (page 6 of the Report), specifically in regard to the provision for affordable accommodation?
- How does support for this development show that WCC is using ‘its role as leader in the city to drive the development of the Wellington Housing Strategy and Action Plan’? (page 7 of the Report)
- How will the environmental issues be addressed, that have been raised by many opposing the development?

We seek a Collective Impact approach, which is at the heart of the Taskforce Report recommendations. The Report references three pillars. The third pillar outlines partnership and collaboration as the most effective approach. We offer our knowledge, skills and expertise to the Shelly Bay development to explore delivery of assisted rental housing and assisted home ownership, in a way that would make housing affordable and accessible to low and moderate income earners. For example, 100 of the potential post-construction employment opportunities referenced in the consultation document could be filled by future residents of the site, if we can resolve the barriers to delivering affordability for these workers.

The Shelly Bay development can address a number of issues and create multiple opportunities within our city. These include housing, employment, innovation, social reconstruction, social cohesion, Treaty obligations and partnerships, as well as economic benefits. If there are unnecessary delays, there will also be missed financial, health and social gains.

We wish to speak to this submission should that opportunity be available.

Ngā mihi

Scott Figenshow
CEO – CHA



Stephanie McIntyre
Director - DCM



Jo Taite
CE – Kahungunu Whanau Services



Submitter Details

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 Last Name: **Dixon-Didier**
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 Suburb: **Miramar**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **021 1064966**
 eMail: **jo_dd@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 am pro developing Shelly Bay but not to this large a scale. I think that is too much building and demand on utilities. I also have concerns about architectural style. There are some rather ugly town houses across in Evans bay that just didn't age well. I think residential development can go nuts up on top of Mt Crawford but I think it's too much and too big for Shelly Bay.

3118

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

Hey, even I'd love to live there but I think the development is too large and ma alienate the community of (non residential) 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
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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

Unsure

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

Might not be smart to serve alcohol out there. Definitely cater to cyclists and dog walkers and picnickers. I'm not sure about the boutique hotel. I think you'll find all the town house investors just put their properties on AirBnB anyway.

8. What other comments or questions do you have?

Comments

Sorry, submitting last minute as I forgot the deadline.

Attached Documents

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

Submitter Details

First Name: **James**
 Last Name: **Markham**
 Street:
 Suburb:
 City:
 Country:
 eMail: **jambo106r@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
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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

It will tidy up the area. Offer better facilities for the public. Make the area more appealing.

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

It will tidy up the area. Offer better facilities for the public. Make the area more appealing.

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: **Richard**
 Last Name: **Nimmo**
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 Suburb: **Breaker Bay**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Mobile: **02108388340**
 eMail: **richard.b.nimmo@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 think the council and done enough research around actual costs. The general public should be able to remain the land. If the cycle laneway is anything to go by the council does seem seem qualified to be involved in the planning of these types of 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

The entire project is under researched The tax payer should not be contributing at all to private developments The entire project has massive unknowns and has been conducted in a very quick and suspicious manner

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

The road that would handle all traffic has not been adequately researched There is no liability for the developer should this development not work out This will end up as a gated community that will be to hard to use or get to by the general public When this goes far past any initial costings, the rate payer will have to be the one to pick up the extra costs

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: **Ruth**
 Last Name: **O'Brien**
 Organisation: **Private Resident**
 Street: **82 Falkirk Avenue**
 Suburb: **Seatoun**
 City: **Wellington**
 Country: **New Zealand**
 PostCode: **6022**
 Daytime Phone: **043887784**
 Mobile: **043887784**
 eMail: **ruthob@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?

My major concern is that Cobham Drive is already taking a huge volume of traffic with the continued development of the movie industry on the peninsula, and could not cope the additional traffic the proposed development of Shelly bay would bring with it. Better that this area of Wellington be used

3127

to develop a camping ground for the region as part of an overall recreation area. There are very special little bays on the peninsula which need to be preserved. Housing needs to go up, not out.
Ruth O'Brien

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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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: **Jan**
 Last Name: **Sage**
 Organisation: -
 On behalf of: **Local residents**
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 Suburb: **Seatoun**
 City: **Wellington**
 Country:
 PostCode: **6022**
 Daytime Phone: **049348156**
 Mobile: **0274711105**
 eMail: **jan-sage@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

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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?

Really want Shelley bay tidied/improved but current proposal far too damaging to environment...both there and the road to 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

Too busy..the road & 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

Just a few make profits

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

Nice place to visit

8. What other comments or questions do you have?

Comments

Are there alternative plans that don't allow quite so many people to live there & make so much traffic necessary. Worried about coast & marine life!!

Attached Documents

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

Submitter Details

First Name: **amanda**
 Last Name: **campbell**
 Street: **62 Weld Street**
 Suburb: **Wadestown**
 City: **Wellington**
 Country:
 PostCode: **6012**
 eMail: **mandyweyburne@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?

Shelley Bay is a unique and special environment and contributes a significant part of what makes Wellington relaxed and naturally beautiful. How many out of town visitors get the tour around the Mirimar peninsula - certainly all that stay at our house - there's a special charm in this area which I worry will be destroyed if development progresses. Many of our guests have commented how special the area is, so close to the city yet they're reminded of some of New Zealand's most scenic spots - a comparison often mentioned is Shelley Bays resemblance to the Bay of Islands. If

3133

development progresses will it restrict the potential of Wellington's airport extension - as I believe the airport extension is essential to building a more economically viable and connected Wellington for the future. I hope the council doesn't underestimate how charming and special the Shelley Bay area is and that any short term revenue generation does not justify ruining this iconic area 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

Can a developer be trusted not to destroy the natural and special relaxed charm of the Shelley Bay area? I fully support the area being spruced up as the current buildings are getting run down but there will be no doing back to recapture it's current charm if a developer is permitted to build apartments/town houses which ultimately the goal will be for their profit opposed to maintaining the natural charm and relaxed kiwiana flavour of the area. I hope the council also considers how the proposed development will date.

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

Don't ruin the relaxed charm of the Shelley Bay area but at least with retail - the public will be welcome to use and walk through the area. Personally I like the relaxed kiwiana charm and i do see that getting destroyed if this proposal goes ahead, ideally they can just renovate the current wooden buildings in my opinion.

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

Ruining an area that is already so special, and naturally charming but just needs some much needed maintenance. Don't ruin the natural kiwiana vibe of the area please.

8. What other comments or questions do you have?

Comments

Is it fair to progress with the development when it is so close to the Wellington flight path?

Attached Documents

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

Antoinette Bliss

From: shellybay
Subject: FW: Submission on Shelly Bay development proposal

----- Original Message -----

> From: Ellen Blake (windynell@gmail.com)

> Sent: 14/08/2017 4:35 p.m.

> Subject: Submission on Shelly Bay development proposal

>

> Hi

>

> This is my personal submission on the Shelly Bay development proposal.

>

> I do not support the proposal. I do not wish to be heard in support of my submission. My reasons are outlined below:

>

> 1 The proposal is on low lying land adjacent to the coast and is not suitable considering we know about sea level changes from climate change which will affect this area. Therefore it is a short term solution that will have long term liabilities.

>

> 2 This is a public open space area that is used for recreation by many Wellingtonians and provides a great backdrop for many more. The development will limit recreational opportunities for many people particularly from an increase in vehicle traffic with sub-standard footpaths,

> and change the backdrop landscape for many.

>

> 3 There is inadequate walking and public transport levels of service in this area already and there is inadequate provision for the needed walking and public transport service for this development. This is contrary to the Wellington Urban Growth Plan.

>

> 4 This is an interesting heritage and natural area and this development will not enhance either of those aspects.

>

> I would consider supporting a well-designed development up on the hill (away from the edges) with proper walking and public transport services.

>

> I would support a camping area for camper-vans and tents on the proposed lower area as this is temporary accommodation that can easily be moved, and there is a real shortage of this type of accommodation in Wellington. This would also provide ongoing jobs for some

> people in servicing a camp site.

>

> I would support weekend mini-bus services around the coast to support a greater enjoyment of this area by more people.

>

> Thank you

>

> Kind regards

>

> Ellen Blake

> 72 Majoribanks St

> Mt Victoria

Submission by Barney Scully, 126 Nevay Rd, Karaka Bays, Wellington.

Shelly Bay Development.

(With reference to Consultation, Engagement & Design Guide documents etc)

Wellington City Council obtained the land at Shelly Bay (competing against GWRC) 2002 following a ruling by Local Govt Commission. (WCC) stated it would provide for open space and public access to the foreshore and Marine Drive.

Council's proposal to lease its land and buildings (including Shed 8 and Shipwrights' Workshop) on long-term basis to the developer does not provide for open space, etc.

Shelly Bay (as we know it now) was built during early days WWII as a Royal Naval Armament Depot (ten magazines up the hill road) and also as a base for the 72ft Harbour Defence Motor Launches (hence the slipway). The residence (#264) was built for the Royal Naval Armament Supply Officer. (I lived there 1942-1949). The base was built to meet a contingency which ceased to exist in 1945 due to the cessation of hostilities.

The main wharf and slipway jetty built in time of war did not go through the normal process of approvals under the Harbours Act. This was subsequently "rectified" by GWRC granting Consents in retrospect to Defence Dept, WGN050076 for the main wharf and WGN070021 for the slipway. These Consents required the owner (Condition 9.s) to "inspect the wharves annually and undertake remedial works required to maintain the structures in a good state of repair". These Consents were subsequently transferred to Shelly Bay Ltd and WCC respectively. At the time of transfer both structures were in a state of disrepair and were obviously a liability to the new owners. No attempt has been made to meet Consent conditions. Access is restricted and "Danger, Keep off" notices installed, thus confirming that the structures are not in good state of repair.

Shed 8 and the Shipwrights building, once an essential part of the slipway and vessel maintenance, were constructed during the war with little or no concern for the environment. These buildings, no longer essential, block the magnificent view of the harbour, city and its wharves and Lambton Harbour. Shed 8 has been referred to as a landmark but in fact it is an eyesore as are the other Council owned buildings. During the war timber restrictions applied and defence projects such as Shelly Bay had first call on the best of our native timbers and overseas timber imports. If Council should put all its (Shelly Bay) buildings up for sale and removal it should find a ready market with timber recyclers. It is stated that none of the buildings are heritage listed under the District Plan. Great play is made on the cost of restoring these buildings, neglected for some 20 years. WCC, as owner since approximately 2002, must be mainly responsible for this neglect. The artist's

impression of buildings on the North end of Council land depicts visual clutter.

The proposal to redirect traffic in the South Bay (predicted to rise to 4700 vehicles a day) through the “old road,” which will become a built up area, is difficult to understand. There will no longer be open space nor the harbour view to road users. Residents along the “old road” will be subject to noise and air pollution. The existing waterfront road should be maintained “as is” and there is adequate space for walkways. No need for “Boardwalks”.

During WWII, and for many years after, the base relied on many septic tanks for sewage and wastewater disposal. At some stage a pipeline was laid along Shelly Bay road to connect with the main system in Kilbirnie. It was well known that this pipeline was plagued with problems. The developers and WCC would have been aware of this situation. It is stated that it is the norm for developers to provide for the necessary infrastructure but it seems that Council is prepared to share costs based on future rates revenue from the development. This would create a precedent with far ranging effects.

The piece of land, which Council proposes to sell, fills in a gap along the hillside, between the entrance to the magazine road and the area (north side of the residence) once occupied by Guards Vital Point. For some reason this was not included in the settlement.

Recommendations.

It is recommended that Council:-

- (1) Abandon its proposal for the long term lease of its buildings and land.
- (2) Offer all its buildings for “Sale & Removal” or otherwise arrange demolition.
- (3) Retain the current road in the South Bay in its present position and provide a footpath on the seaward side.
- (4) Without delay remove the remains of the slipway jetty.
- (5) Maintain its current policy on infrastructure procedure for new developments.
- (6) Proceed to sell the land as proposed only on the condition that it does not detract from existing open space.

General.

The main wharf remains an illegal “eyesore” beyond economical repair. The Defence Dept “got off lightly” by off loading it to Shelly Bay Ltd. I believe the Crown has a moral obligation to assist in its removal. Maybe Council together with GWRC and Shelly Bay Ltd could promote something along this line to the Crown.

Barney Scully.
10 August 2017.

Antoinette Bliss

From: shellybay
Subject: FW: Shelly Bay Submission

----- Original Message -----

> From: Howard Davis (howard.davis@xtra.co.nz)

> Sent: 14/08/2017 11:53 p.m.

> Subject: Shelly Bay Submission

>

> Hi. As long-time Wellington residents and ratepayers of Evans Bay Parade we object to the proposed Shelly Bay development.

>

>

> We particularly object to:

>

>

> - the loss of green space;

>

>

> - the major traffic increases in traffic; and

>

>

> - the expenditure of ratepayers money and resources to support this development.

>

>

> We urge the Council to reject the proposal to allow better proposals for Wellington to come forward.

>

>

> Kind regards,

>

>

> Kim Eriksen and Howard Davis

>

>

> 454 Evans Bay Parade

>

>

From: Elizabeth Henry <elizabeth.henry@clear.net.nz>
Sent: Thursday, 10 August 2017 9:54 p.m.
To: shellybay
Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

My position

I am opposed to this proposal. Wellington City Council must retain ownership of the Council land at Shelly Bay for the recreational use of citizens and visitors today and in the future. The land must not fall into private ownership.

My challenge to Council

Why did Council, in 2015, give Shelly Bay Special Housing Status thus over-riding the 2002 District Plan which protected the integrity of the area? What were the grounds for that decision? If such status was expected to provide much-needed affordable housing, that expectation will not be met by this development. The proposed development will provide high-cost housing and a hotel.

My opposition to loss of green space

The Shelly Bay area has provided generations of Wellingtonians with a natural unspoiled green space for walking, cycling, fishing, picnicking and exploration. This has been available to all and must not be carved up and sold off to private ownership.

My opposition to unlimited infrastructure cost

The terms of agreement to this development place the Council, and therefore future Wellington ratepayers, in a financially dangerous position. The cost of upgrading infrastructure will be heavy. Costs for the developers are capped but Council costs are not. The full cost of upgrading water, sewerage, storm water, gas, power, sea walls and pathways will not be known until the development is completed. This is extremely poor financial management on behalf of ratepayers.

My opposition to escalation of traffic congestion in the area

Developers expect traffic to increase from 1200 to 4700 vehicles a day adding to an already congested Cobham Drive. Further, parking between Miramar Avenue and Shelly Bay will be very limited.

My opposition to the freedom of the developer

The proposed agreement is not watertight on the developer's duty. Final responsibility will fall on Council and ratepayers.

Summary

I strongly oppose the proposal to sell and lease land to Shelly Bay Limited. I recognise that development will take place but this is not the right one. The coastal land at Shelly Bay must be preserved for the recreational needs of all, now and in the future.

Elizabeth Henry
[Elizabeth.henry@clear.net.nz](mailto:elizabeth.henry@clear.net.nz)
[021 256 8410](tel:0212568410)
[28 Ariki Road](#)
[Hataitai](#)
[Wellington 6021](#)



Submission on Shelly Bay Development, Wellington

14 August 2017

From:

Maritime Archaeological Association of New Zealand

PO Box 23 233

Wellington

mary@heritagesolutions.net.nz

MAANZ recognises the rich and diverse archaeological resource in the Shelly Bay area, and we urge the heritage values to be appropriately recognised and protected.

Specifically, MAANZ notes:

- The archaeological heritage resource is comprised of both terrestrial and maritime sites and features. The maritime features, whilst not easily visible, are of no less significance than the terrestrial sites.
- Together the terrestrial and maritime archaeological heritage features make up a heritage landscape that tells an important and fascinating story. This archaeological landscape is made up of several interwoven themes:
 - Pre European Maori
 - Military history dating back to the late 1800s

- Colonial settlement
- Early 20th century industry
- International travel, by sea and air
- MAANZ urges that the features and elements comprising this heritage landscape be recorded and protected where possible, and that the themes and physical elements be integrated into the proposed development where possible.
- MAANZ offers knowledge and expertise in recording and documenting the marine elements

From: Serene Tan <sereneetee@hotmail.com>
Sent: Thursday, 10 August 2017 11:28 p.m.
To: shellybay
Subject: Submission on Shelly Bay Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

While I am all for positive developments in our city, the Shelly Bay proposal cannot be looked at in isolation. For a proposal of this scale to proceed, the Council needs to consider the wider impact it will have on the Eastern suburbs, mainly the extra volume of traffic this increase in population will create on an already congested Cobham Drive. This part of State Highway 1 is the main route connecting the peninsula to the city, the alternative being the equally congested suburban low-speed limit streets of Kilbirnie and Newtown. Currently during peak hours, traffic along Cobham Drive is always at a crawl, which worsens when two lanes have to merge into one lane at Wellington Road, and joined at this point by traffic from Kilbirnie and Hataitai. The Shelly Bay development will further add to this congestion. The Council needs to address this traffic issue at the same time as it considers the Shelly Bay proposal and not have a narrow vision of just the perceived economic benefits of the development at the expense of the wider Eastern Suburb population.

Part of the Shelly Bay proposal is to introduce a ferry service between Shelly Bay and Central Wellington. This could be "an attractive alternative" but is not enough to meet the overall increase in population as I believe there will always be a percentage of the population who would require or prefer to use the roads. I do not know how reliable the ferry service will be in bad weather conditions, which happens quite frequently in Wellington. Hence improved public road transport and roadways to and from the city should be a priority and part of the Shelly Bay proposal and development costs.

I've noted that in your Questions and Answers - Shelly Bay development, Question 12 has brought up this impact on traffic and that the state highway "is in line for major improvements through the New Zealand Transport Authority". I wish to be reassured that the NZTA will take into account the additional population from Shelly Bay development and not just the current population when it makes its improvements and these improvements should be completed in time before the completion of Shelly Bay development.

On a different note about the Shelly Bay development, I wanted to point out that the development might "add 350 homes to Wellington's housing stock" but I doubt these waterfront accommodation will be affordable for those who desperately need accommodation. Will the rates revenue generated from this development be channeled towards increasing affordable homes to Wellington's housing stock?

Submitter
Serene Tan

14 August 2017

SUBMISSION ON THE PROPOSED SHELLY BAY DEVELOPMENT

Background

1. The Walking Access Commission is the Crown entity responsible for facilitating and securing access to the outdoors for the New Zealand public.
2. The consideration of access is becoming increasingly important in both rural and urban areas as housing development, increased tourism, and pressure on current infrastructure restrict the public's ability to access and enjoy the environment.
3. The Walking Access Commission believes that by considering the access of the public to the outdoors in all key urban planning projects, New Zealand's infrastructure, and urban and rural environments will deliver a better future for New Zealanders and its visitors.
4. The Commission is making this submission as the Government's expert agency on access in New Zealand.

Submission

5. The Wellington City Council released a consultation document for its proposed development at Shelly Bay on 17 July 2017.
6. This proposed development plan includes housing, a hotel, commercial area and waterfront access. The Wellington Company has received consent for the development.
7. The Commission commends the public access areas currently proposed within the plan, and would like to suggest the potential for additional areas to be added into the hills in the future.
8. The Commission considers the Shelly Bay development has a unique opportunity to 'open up' parts of the hills above the Miramar Peninsula, and connect with those tracks already used for walking and mountain-biking around Mt Crawford prison and the Massey memorial.
9. The Commission recommends the developer, and Wellington City Council, consider the opportunities for outdoor experiences within this area and further develop the public access plan.

Summary

10. The Commission supports those outdoor opportunities currently proposed in the Shelly Bay development.
11. The Commission recommends the developer and the Council look at additional opportunities, which may enable public access to key attractions and tracks already in existence above the Shelly Bay development.



Eric Pyle
CEO
New Zealand Walking Access Commission

For more information please contact the drafter:
Brigid Jenkins, Policy and Partnerships Advisor
Brigid.jenkins@walkingaccess.govt.nz

From: Liz OConnor <eelq.oconnor@gmail.com>
Sent: Friday, 11 August 2017 12:59 a.m.
To: shellybay

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern

I am writing to express my absolute opposition to the proposed development at Shelly Bay.

This development has no merit whatsoever and instead of contributing to public space will take open space out of the public's hands. At the moment the space at Shelly Bay can be used for members of the public to walk , to sit in the sunshine, to have a coffee or a meal, to cycle through and to generally enjoy the beauty of Wellington's natural surrounds. It is one of the few spaces that is both sheltered and sunny (an important asset in Wellington) .

The proposed development is a real eyesore and the proposed height levels for the apartments at the back are too high and too congested to provide public space for residents. It will be significantly uglier and more congested than the development at Greta Point and just like Greta Point will take public space away.

In addition, its position on Te Motu Kairangi (the Miramar Peninsula) will rob the Wellington public of a place for physical recreation. Many Wellingtonians cycle round the peninsula as it has little traffic and is therefore safer than many Wellington roads. It is also a place of beauty for walkers, cyclists and people who like to fish. All this will be ruined by the size of the proposed development as it will significantly increase traffic, which will make the road dangerous for cyclists.

A further reason for my opposition is that Wellington taxpayers are being asked to bear the cost of \$2 million to improve the infrastructure . Where is the benefit to Wellingtonians in this? We are being asked to upgrade an asset but instead of being able to enjoy this in the future, we will lose what is currently ours while the developers get to reap the profits. It is very wrong for the developers to gain such a huge profit from a public asset.

In my view, the Council is being shortsighted. It would be vastly preferable for the council to spend the 5.5 million and keep this land in our hands. If it is developed, the council or iwi should do it in a way that is not driven by greed (ie cramming so many dwellings into a small space) but in a way that the people of Te Whanganui a Tara benefit in the future.

Keep Shelly Bay in the hands of the people of Wellington!

Yours faithfully,
Elizabeth O'Connor

From: Vien&Viet <vu.vienviet@gmail.com>
Sent: Friday, 11 August 2017 5:25 p.m.
To: shellybay
Subject: Shelley bay

Follow Up Flag: Follow up
Flag Status: Flagged

I do not support for the project .
Reason : traffic problem , please see the traffic jam every day .
Regards,
Mr Vien Vu
10 Apu Cres , Lyall Bay
Phone 04 3879398

Antoinette Bliss

From: Info at WCC
Sent: Tuesday, 15 August 2017 8:50 a.m.
To: 'nfhowell@gmail.com'
Cc: shellybay
Subject: Shelly Bay Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Natalie,

Thank you for your feedback regarding the Shelly Bay development.

We have forwarded your email to the Consultation Team reviewing the submissions as they are best suited to respond. We expect that they will contact you in due course.

We value your input and if you require further assistance please contact us.

Kind regards,

Henrietta
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: Natalie Howell (nfhowell@gmail.com)
> Sent: 15/08/2017 6:24 a.m.
> Subject: Shelly Bay
>
> Dear WCC

>
> I'm sorry I missed the cutoff for submissions on the Shelly Bay proposal. If there is an opportunity to consider my feedback in another way then I would be grateful if you did, but I understand if I have
> missed the boat.

>
> I am a road cyclist and regularly bike around the Miramar peninsula. This area is one of the best cycling routes in Wellington. I am concerned that developing Shelly Bay will greatly increase traffic
> volumes and reduce the value of this area for those cyclists who bike at faster speeds and use the peninsula for exercise (rather than sightseeing). A shared pedestrian/cycle lane is not practical for
> faster cyclists. I think the redevelopment needs to ensure sufficient road space for cars, cyclists, and pedestrians.

>
> Thanks

- >
- > Natalie Howell
- >

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.

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*:	William Scarlett.
Your email or postal address*:	25 Upper Burke Street, Kilburne, Waim. william@thewoodwardgroup.co.nz
You are making this submission:	Contemporary Foods Ltd.
<input type="checkbox"/> as an individual	<input checked="" 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:

- 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 housing and 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 an eyesore and in great need of improvement
- No one can justify spending the vast sum required to make the necessary improvements without a commercial return. The sale/lease of this land is therefore a great idea.

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

1044

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

- Improve housing stock, create jobs, improve the amenity of Wellington, stimulate economy.

4. The Council is 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?

- create commercial opportunities for new/existing business, improve amenity of Shelly Bay devp. and waterfront region
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?

- more such public facilities are beneficial for everyone: create inspiring cityscapes where people enjoy roaming & spend leisure time

8. What other comments or questions do you have?

If Wellington wants to continue to hold its head high globally it must continue to be visionary and progressive. Ian Cassels is a proved performer!

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

1045

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.

Privacy statement - what we do with your personal information

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Section 1 – your details

Your name*:	Andrea M. Gibson Scarlett
Your email or postal address*:	25 Upper Bowke St, Kilbirnie Andrea@Wishbone.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:

- 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 housing and 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 an eyesore and in great need of improvement
No one can justify spending the vast sum required to make the necessary improvements without a commercial return. The sale/lease of this land is therefore a great idea

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

1045

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

- Improve housing stock, create jobs, improve the amenity of Wellington, stimulate economy.

4. The Council is 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?

- Create commercial opportunities for new/existing business, improve amenity of Shelly Bay devp. and waterfront region

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

- more such public facilities are beneficial for everyone: create inspiring cityscapes where people enjoy roaming & spend leisure time

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Section 1 – your details

Your name*:	S. William Scarlett.
Your email or postal address*:	25 Upper Burke Street, Kilburne, Wghn. william@wishbone.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
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1047

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Section 1 – your details

Your name*:	S. William Scarlett
Your email or postal address*:	25 Upper Burke Street, Kilburne, Wghn. william@thewoodwardgroup.co.nz
You are making this submission:	
<input type="checkbox"/> as an individual	<input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name: The Woodward Group Ltd. (trading as Wishbone)
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*:	

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Wellington City Council
PO Box 2199
Wellington 6140

From: Jane Nicholson <vjhnicolson@gmail.com>
Sent: Saturday, 12 August 2017 11:18 a.m.
To: shellybay
Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

We just want to make a few comments re the above:

1. The walk around the whole Miramar peninsula is one of the best in Wellington and we do various stretches of it frequently (despite the lack of footpath). We are not averse to the development at Shelly Bay but would not want to see the beautiful coastline and bays destroyed in any way. A good walkway and cycle way would be top of our priorities but widening the road as well would seriously change the coastline and knock out pohutakawas and little coves. So if the development can be done without damaging the beauty of the coastline we're OK with it. Perhaps the development has to be on a smaller scale with an understanding the costs of the build will be greater due to problems with the narrowness of the road. It would be detrimental to the naturalness and beauty of the whole peninsula if it became a road with significantly increased traffic volumes.

2. It's important the penguin's habitat is maintained so any construction would need to ensure this.

3. A third or half of the housing should be low cost to enable a diverse community and help with the housing crisis and provide a small gesture toward narrowing the gap between the rich and poor in our society. (We think it's common knowledge that communities are safer and happier when the gulf between these groups is smaller). Architects nowadays can design beautiful green homes that are affordable. We were very disappointed that in the overseas terminal redevelopment none of the apartments were lower cost when we had understood that in the proposal this was one of the conditions of the build. It's really unfair that it's generally only the wealthy who can afford homes by the sea, views etc. Let's make NZ different from elsewhere and great!

Kind regards,
Jane and Stuart
Brooklyn

From: Laura Woodward <woodwardlaura@gmail.com>
Sent: Saturday, 12 August 2017 7:06 p.m.
To: shellybay
Subject: Public Submission - Shelley Bay development - NO

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I would like to express my displeasure at the current proposal for development in Shelly Bay. I do not feel enough consideration has been made for the environmental effects relating to the habitats of flora and fauna (predominately birds, insects, lizards, seals and penguins).

Even with our town belt, green spaces in Wellington are at a premium and they need to be preserved. The densification of this area will adversely effect the local bird and insect life and will severly disrupt a peaceful public outdoor recreational area. This is due to the noise, sound and general pollution, not just from the construction, but the ongoing pressence of so many more residents, visitors and runoff from the area becoming concreted over.

There are not many places one can go to 'be in nature' without having to climb a hill. This area is very special and must be preserved for the public to access as well as the equally valid residents, the local wildlife.

Thank you for your consideration,
Laura Woodward

From: Robert <rmurray@clear.net.nz>
Sent: Saturday, 12 August 2017 10:17 p.m.
To: shellybay
Subject: submission

Follow Up Flag: Follow up
Flag Status: Flagged

Please find my submission below

Shelly Bay Submission

from Robert Murray

34 Hornsey Rd Melrose

I wish to speak to my submission

1. I am opposed to the sale of land, the lease of land and the 50/50 split on infrastructure costs.

Selling land should not be part of Council's remit. I note that SBL owns quite a lot of land behind the proposed development -perhaps it could utilise that rather than pinching public land. The land SBL is buying for \$2.5m will be resold for townhouses at triple or quadruple that price. Why can't the ratepayers get the benefit of this development – surely not because it lacks the infrastructure we are about to install?

Leasing ½ hectare of what will be prime commercial space at \$44,000 per year seems ridiculously cheap even if we are getting the payment up front. While this may be a valuer's amount, I do not feel it is a commercial amount. It is also waterfront land and any private development will constrain public access to some degree.

The infrastructure cost split is another subsidy for private enterprise which ratepayers cannot afford. Many people already use the area informally – the proposed development will make it more difficult to use. If any of this development was for modest affordable housing there may be some justification.

2. I'm not convinced this development improves the public amenity: the elimination of parking along Shelly Bay Rd and the reduction of parking at Shelly Bay will minimise the ability of the wider public to utilise the area: while it is a great walk or cycle, there is still the problem of getting there to do either. Also the addition of a footpath will remove the seaside trees and destroy the natural wild character of this coast: the only decent length of coast with afternoon sun in Wellington. While the addition of a safer walking area is desirable, the indicated solution is short on originality and suitability. Any commercial development must surely be dependent on high volume traffic: if that

doesn't eventuate, will we see it turned into further residential development or just another Greta Point.

3. I have concerns about the sustainability of this whole project. An isolated single access suburb like this will be subject to being cut off by slips and storm surges/extra high tides, plus the potential for infrastructure damage. Earthquake/tsunami damage and coastal erosion/sea level rise don't seem to be adequately catered for, notwithstanding the requirement for floor levels to be 2.1m above sea level. WCC should be forbidding waterfront residential development rather than subsidising it.
4. This seems like an ill considered proposal from Council that will cost us ratepayers. If the Council was not involved as a land owner, SBL would need to buy the land privately at a premium of at least 50% (say \$15m) and pay at least \$20m for infrastructure: a minimum of \$35m. Instead they will limit their outgoings to \$18m – a saving of almost half. WCC loses an asset worth \$10m and spends another \$2m - \$12m, or \$60 per man, woman and child or a subsidy by Council of \$35,000 per dwelling. Given the project is reputed to cost \$500m WCC's 4% subsidy would seem insignificant to SBL while being a huge drain on ratepayers.
5. As for the red herring about \$5m maintenance costs: I'm sure SBL will assume most of that in order to maintain the required neighbour “tone” of the development.

R. Murray.

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Kind Regards,
Erin Burton

From: Harry Broad <hebroad@gmail.com>
Sent: Sunday, 13 August 2017 10:17 a.m.
To: shellybay
Subject: Opposition to development

Follow Up Flag: Follow up
Flag Status: Flagged

hebroad@gmail.com

Sunday, 13th August 2017

Dear Wellington City Council;

I wish to strongly oppose the planned building development at Shelly Bay. I believe the size and scale of the project will completely destroy the current natural character of the Bay and with such dense housing will change the whole shape of the area into something entirely artificial. I also strongly oppose subsidising the project and it is not the council's role to prop up private property developers who will make the money from it. This project will completely dominate the landscape it is sitting in, and once again an area of green land and rich cultural history will be lost.

The Bay currently has an element of forgotten wildness about it that makes it such a pleasure to visit I love its shape as you sweep around the bay and while I respect the iwi's right to its land, there is still enough public land to give us all a sense of ownership, which makes it even more annoying to see my council selling or long term leasing land which should always remain in public ownership.

I am not a NIMBY as I live in Ngaio, but I visit the peninsula regularly and always enjoys its vistas and perspectives. I agree that the buildings are in a dilapidated state and need to be repaired and I could live with a low impact housing development that would reinforce the character of the Bay, not obliterate it. While I accept the council will provide a cycle way and walkway it has a manicured and made up feel about it and certainly does not compensate for the loss of the public land. And nor do I see any signs of real celebration of the Bay's Maori and military history which contribute so much to its character.

Now funnily enough I am a supporter of the Wellington City Council and believe it does a good job in many areas, especially libraries and essential services, but it gets into real strife when it doesn't listen to its people, as the debacle over the island Bay cycle way proves. You should never have granted a resource consent for such a controversial project without asking people if they support it, regardless of whether you can legally do it under the special housing provisions.

I must say that the council's handling of this issue so far is hardly impartial and nowhere in any of the public documents do I get even a hint of the counter arguments nor any scrutiny of the financial figures. What does the housing developer stand to make out of this and where is the argument proving that the council has to contribute to the infrastructure upgrade? It is certainly not in any of the public documents I have seen and to say that is their private business doesn't wash if it is being subsidised by public benefit. You have do better than that council, if you want to credibly use public money to pump into private gain.

It is also very naughty to allow the claim that it will only cost \$2 million because of the \$8 million the council will recycle into the project. You can only do that by selling off or leasing public assets and there is a real cost to that which you don't even mention, namely the loss of public land. As for the claim of an extra rates bill, if the council would assure me that there will be no more rates increases this year then I might be a little more sympathetic, otherwise the supposed \$1.5 million represents a pathetically low figure in your total financial expenditure, something like 0.33%.

And there is no guarantee that the supposedly capped \$20 million will be the final cost and if it exceeds it will that be the poor old ratepayer be picking up the tab? You betcha.

The other point is that there are ample housing projects on the go, recently released figures show a very healthy supply of building consents, so it is not an "all or nothing" scenario and the argument remains one of not destroying a lovely area purely for private gain. This is really a displacement economic issue and if the money is not spent at Shelly Bay then it will be spent elsewhere and all the developer's figures will simply transfer to another project, hopefully one without the loss of public land.

The other thing the council severely underestimates is the huge impact the development will have while being built. It will shatter the solitude for cyclists wending their way around the peninsula with constant heavy truck movements and this will go on for years, followed by a very significant increase in private cars which doesn't seem to bother the council at all. and it certainly should.

So my plea is that if you are determined to have housing in Shelly Bay, then you go back and talk to the developer about a much more restrained and sympathetic building design that complements the character of the Bay and gives us a place which we can all still visit with a sense of pride and history.

Yours faithfully

Harry Broad.. (very) long term ratepayer.

From: Warren Lancaster <warren.lancaster@pointload.co.nz>
Sent: Monday, 14 August 2017 12:26 p.m.
To: shellybay
Subject: Shelly Bay Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

I do not believe the issue of the wharfs can be swept aside as outlined in the proposal . Either the existing wharfs should be replaced or demolished as part of any redevelopment . The cost and who pays for either option should be agreed now between the developer and the Council not left in the too hard basket . i believe a chained off unsafe wharf in front of a new development is not an option. If a ferry route is proposed the terminal/ jetty proposed should be shown on the development plans .

Regards

Warren Lancaster

Pointload Ltd *Structural & Civil Engineers*
PO Box 19258, Level 1, 35 Cambridge Tce, Wellington
t. 04 381 3196 f. 04 381 3197 m. 021 353 082

From: Clive Ralph <clive.ralph@xtra.co.nz>
Sent: Monday, 14 August 2017 12:53 p.m.
To: shellybay
Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

I object to this development . The submission consultation process is not long enough , much more transparent information is needed. The land sold to the developer should have more than one independent valuation. There is no cap on the cost to rate payers for the infrastructure required. I object to the damage to the wonderful coastline to widen the road , the pohutukawa trees that will be destroyed in doing so. Walking with a child recently we watched a seal basking . This area is special , being close to the city we can be in a natural environment within minutes. Many fisherman use the outcrops , families and hikers and bikers use it. The big increase in traffic will make this dangerous and impossible. I live in Maupuia and the traffic is bad enough at the intersection of Maupuia Road and Miramar Ave , I cannot imagine how congested the Shelly Bay Rd joining the same stretch within 100mtrs of Maupuia Rd will be with the hundreds of extra people the developers want to cater for. This is not about a developer wanting to improve life for Wellingtonians , it's about him making money at our expense and our rate money is best allocated to make life better for all Wellingtoians .The big victim here is the coastline and if this goes ahead there is no going back to how it was before. Thank you for the chance to give an opinion.

Clive Ralph
23 Kaikoura St
Maupuia

Sent from my iPad

From: Lindsay Park <lindsayhpark@gmail.com>
Sent: Monday, 14 August 2017 1:45 p.m.
To: shellybay
Subject: Subject: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the development of Shelly Bay as proposed.

I do not agree that this area satisfies the councils SHA criteria:

The SHAs created or approved by Council to date focused on our existing growth areas, or sites that were generally already zoned for residential development. This ensures development is planned and contained within the overall urban area. It also provides for a range of housing types.

When assessing potential sites for SHA status, we consider these criteria:

- **consistency with the Wellington Housing Accord**
- **consistency with the Wellington District Plan**
- **if infrastructure is, or can be made, available, eg transport, water supply, drainage, storm water**
- **location characteristics – character, amenity, services and facilities, eg shopping and service centres, recreation and leisure areas**
- **iwi and landowner viewpoints**
- **existing demand for housing development.**

In Summary:

- **The proposed development is not set within an existing urban area.**
- **The existing infrastructure is totally inadequate**

- The proposed development does not respect the existing character of the area and will have significantly adverse effects on the amenity values.
- The housing provided is not going to be affordable for those who most need it.
- The roads from the beginning of the peninsular through to the city will not be adequate for rush hour traffic time

Already Cobham Drive is bumper to bumper through there

2. I do not support the council's granting of a consent before ratepayers were consulted.

The location is important to large numbers of ratepayers who visit and use the area for leisure and recreation on a regular basis.

Much of the appeal relates to the relatively low key character and facilities (by contrast with urban and central city settings.)

The harbour and the backdrop of forest define the boundaries of the site and, in spite of existing structures, define a natural uncluttered space.

3. The costs and benefits for ratepayers are extremely unclear.

Without further information it is impossible to make judgements about the financial aspects of the project. The infrastructure costs need clarification and limits need to be put on ratepayers contributions in proportion to ratepayer benefits. If the council is to assume the ongoing costs of maintaining infrastructure then ratepayers need to know what these costs might be. Climate Change with high winds, more rain in the future, sea level rise and extreme weather events may well impact on access and services.

4. Unclear and unacceptable effects.

- The council should not consider support for any development until such time as the future ownership and use of former Defence and Corrections land is resolved. Access to these areas from Shelly Bay is important and there is an historic relationship to be recognised and provided for.

- The proposed development dominates the site and encroaches on the harbours edge; both the scale of the buildings and the extent of their footprints are excessive.

- The character of the harbours edge will be very significantly modified; the existing natural character will be compromised by structures, containment, and earthworks.

· No council land should be sold or leased for private use; the council land provides critical public open space and is a defining feature of the character and accessibility. The existing open areas are intensively used by the public; providing public space in the longer term is the councils responsibility.

Lindsay Park

10 Grafton Rd

Roseneath

From: Jane & Derek de Lisle <kiodel@paradise.net.nz>
Sent: Monday, 14 August 2017 1:58 p.m.
To: shellybay
Subject: Shelly Bay proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

I am generally in favour of the proposal, as something needs to be done to improve Shelly Bay, however I have the following concerns:

1. That the road around the bays will be available and SAFE for cars/cyclists/walkers/runners at all times (it is my favourite place to drive tourists). My Harrier club organises the annual Bays Relay (held last weekend) and we would be very concerned if there were years that this cannot be held.
2. That the cost for ratepayers will not spiral out of control, or indeed be much more than estimated.
3. I don't see that a boutique hotel or shops are necessary, nor the retirement home (in the original plans).
4. That marine concerns have been taken into account, including the little blue penguins nests.
5. I am sorry part of the area is not going to be made into a campground-Wellington desperately needs one, especially for motorhomes.

Thankyou for taking these points into consideration.

Jane de Lisle

From: Jackie <Jackie@asilgroup.com>
Sent: Monday, 14 August 2017 4:59 p.m.
To: shellybay
Subject: FW: Shelly Bay development

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings

I have read about the development for Shelly Bay and I strongly support the project.

Kind regards

Jackie Sommerville

72 Friend Street

Karori

Wellington 6012

New Zealand

Tel: 64 4 476 3888

Fax: 64 4 476 7555

From: Andrea Crichton <bloss@fueltechnology.net>
Sent: Monday, 14 August 2017 4:57 p.m.
To: shellybay
Subject: FW: Shelley Bay Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Here is the responses I provided in the online submission form-I was unable to ascertain whether this was received-hence copied for you here.

Response 1

I disagree with sale of public land to private developers.Sale of land would be a final decision & council would likely never have the opportunity to buy back. This is a unique area & has special importance to all Wellingtonian's/New Zealanders, coastal land is very limited & a scarce resource. It would likely stay in private ownership & subsequent owners may not have community interests at heart.

3.I disagree strongly-as above.

The idea of a mini-high rise does not suit this special, unique environment {look at huge concrete block apartments around Oriental bay} the backdrop will be blocked out, scale is too big to give perspective & does not flow into surrounds. The design does not look sympathetic to the vernacular. Too much intense building & land coverage in a small strip of vulnerable land.

5. I think the commercial use should be carefully scrutinized as the area is unique with special value by virtue of it's proximity to a rocky shoreline & sea with unsurpassed coastal vista's. Tacky/chain retail would waste potential. It needs to be open & accessible to all peoples. We would not want an enclosed mall like design nor an exclusive feel. Other Wellington harbor/ water edge locations have not necessarily achieved this-we need to get it right this time!

7. I would prefer to see an area open to all revolving around recreation , a focus on natural habit rather than more consumerism & more food! We have a burgeoning obese & unhealthy population, why not actively pursue activity rather than car parks/sitting down & less less passive engagement!Wellington is full of cafe's & bars.

8. What has happened to the residential care facility/housing for older folk-this seems to have been dropped? Where are the creatures like little blue penguins going-they have been a big part of the Peninsula habitat & need to be cared for-a wider road, highly re-enforced sea wall will not add to their ecosystem/habitat.

If it is dangerous to ride solo-let alone 2 abreast at present, how will increased traffic flow make it a safer palce to ride.

Given the success of ciclovia, why not close the road/reduce to one directional traffic & lessen impact & cost of intense infrastructure so that more people can enjoy this area of special interest. No more cars, more people interacting with each other by foot/bicycle & more connection with each other & nature.

How sure can we be of costs to scale up infrastructure? 10 million might seem alot but given scope of the project it could change easily especially as compliance & engineering costs seem to increase all the time. Who will foot this bill if there is a blow out-seems the developer has put a line in the sand for his fair share of costs! Ratepayers money should not be put at risk!

Who are the houses intended for-given "special housing " status-the poor/needy/families or high end inhabitants? Will these new places woo new immigrants with money or assist young New Zealanders trying to get a foot into the housing market?

I commute -by foot/bike/car regularly from Seatoun Heights , through the bottle neck & off the peninsula to town/elsewhere for work & also I take alot of children to various sports activities. I work hard to fill a car to reduce pressure on the roads & & reduce climate impact. Despite this I find I* need to factor in increased amount of time to counteract increased traffic. Hold ups are extending beyond a couple of pressure point times. My trip w 5 swimmers

on a regular Tuesday morning to Kilbirnie pool used to be 10 mins at 7.10 am a year ago, it's now often ~~20 minutes~~. There is increased airport traffic & with increased population living on the Peninsula the traffic jams & waits will escalate-people are already feeling that their quality of life is deteriorating on a number of fronts due to increased clogging with road traffic. Why emulate Auckland?

The developer has said it's too expensive to put in wharves/significant jetty's etc. So should a ferry service wish to start/existing service wish to incorporate Shelly bay o n it's run there is a practical logistic of how to board the ferry. Given the location it would have been good to think that the sea-land interface be thought through & a sympathetic wharf eg look at Days Bay would have been a great feature. I suspect it won't be revenue gathering so why would a developer factor in something that does pass financial muster?

Have the general public been invited to respond to how Council money could be used to create a lowkey, better maintained & accessible to all environment. Has the Aquarium concept be thought through {given failure to place this on the South coast}.

What happens to the little beaches that Wellington families like to picnic at in Summer-a wide/intensified sea wall will risk changing the gentle, organic outlines so they are less inviting. And the pohutakawa & other established, natural planting -will this be affected?

Dr Andrea Crichton
19 Taipakupaku Road
Wellington 6022
0211802505

From: Paul O'Regan <paul@oreganlaw.co.nz>
Sent: Monday, 14 August 2017 4:55 p.m.
To: shellybay
Subject: Submission on Shelly Bay

Follow Up Flag: Follow up
Flag Status: Flagged

To: Wellington City Council

I went to one of the weekend meetings at Shelly Bay to hear from the Council and the developers. I was not overly impressed.

While I realise the council is not the developer it is great shame that this proposed development wasn't put out for public consultation before the consent was granted. I am not overly familiar with the special housing zone rules but to have what is essentially merely a drawing, a concept, approved, is a disgrace. Basic drawings like that would never support a conventional consent application even for single house so to see a whole area development approved on such flimsy foundations is wrong. This is certainly a very bad start to what should be a showpiece development for Wellington, something I suspect is well beyond Mr Cassells' ability to deliver. The drawings of the development with a predominance of high rise buildings and little public space affirm that.

Therefore I cannot support the Council's plan to sell and "lease" land to the developer. I could support it if the development itself was inspiring but it isn't. Why should the council support a far less than exciting development in the way proposed? Rather it should be using its leverage to get better public space provided, a reduction in the number and height of the buildings and restoration of the heritage buildings on the waterfront.

I am also concerned at the Council's exposure to developer failure, either to perform or to complete the development (financial failure). Also the brochure was very unclear as to who is paying for the restoration of those heritage buildings. Is it the council or the developer? If it is the latter what guarantee does the council have that it will get done? If it does not get done will the council have to do it anyway? Frankly a figure of \$20m for all the infrastructure work required seems very low and the question as to whom picks up the tab if the costs do go higher than that figure certainly isn't answered clearly in the brochure.

I think Shelly Bay would be good place to live if served by public transport and not as crowded with high rise buildings as proposed. However with the development said to be spread out over a lot of years it certainly wouldn't appeal until finished as years of construction noise and dust would reduce living enjoyment. Also there would be the constant uncertainty that it will never be finished and that promised things like employment there, a ferry service, the restored buildings etc will never eventuate. In short I believe the whole proposal is overwrought and ill conceived.

That is my submission. Thank you for the opportunity although, as mentioned, it is far too late.

Paul O'Regan

Paul O'Regan
Barrister
Tel +64 4 380 9707 | Mobile: +64 21 977 044
81A Awa Road, Wellington 6022, New Zealand

From: Tod Purser <typack@gmail.com>
Sent: Monday, 14 August 2017 4:51 p.m.
To: shellybay
Subject: Comments re Shelly Bay "proposals"

Follow Up Flag: Follow up
Flag Status: Flagged

The plans that have been shown to the public are so poor it is difficult to know exactly what is proposed.

The Wellington City Council need to take far more control over what is allowable and what is not. There is a very strong overall impression that within the Shelly Bay complex commercial considerations far out way benefits to the general public / visitors to the area.

The current scenic road around the peninsular is a great attribute to the city. Many people walk, fish, picnic, cycle, run, windsurf, kayak within the area. Pohutukawa trees flourish around the road. These attractions cannot be allowed to be taken away by the Shelly Bay development. At the talk given by the developers at a "public open day" it was clear little or no consideration had been given to these issues.

The cross section of the 6 metre carriageway and 1.5 metre footpath between Miramar Wharf and Shelly Bay is grossly inadequate. Saying cyclists can use the narrow roadway with vehicles is ridiculous. This even more so when compared to the cycleway constructed for the Island Bay Parade. At Shelly Bay considerably more cyclists will use this route, where sight distances are so short, than will ever use the cycleway at Island Bay. On the other hand the beauty of the area is in the little bays, beaches etc so no widening of the road which encroaches on the beaches etc should be permitted.

While there may be public allocated car parks at the north and south end of the complex, there appears to be no parking for the general public within Shelly Bay itself. Where is the parking for the patrons of the repositioned "Chocolate Fish"? On a good day they can have up to 80 vehicles parked at the cafe at any one time. A lot of their clientele are elderly, so need parking close by.

The road at the back of Shelly Bay up to the old prison / Maupuia Road / Nevey Road should be retained, and upgraded despite any ownership issues. This could then be used as the access road for all commercial vehicles involved in construction at Shelly Bay keeping them off the Shelly Bay coast road.

Tod Purser
64 Totara Road

Email: typack@gmail.com

From: Betty and Neil <bettyandneil@paradise.net.nz>
Sent: Monday, 14 August 2017 4:14 p.m.
To: shellybay
Subject: submission

Follow Up Flag: Follow up
Flag Status: Flagged

I Neil James Johnstone of 29 Beerehaven Road Seatoun, Wellington Would like it to go on record that I disagree with developing Shelly Bay.

I would rather see the council go ahead with the second Mount Victoria tunnel ,fly over and roading to the Eastern Suburbs as we already have a traffic congestion problem without this Subdivision. You have stated the increase in the vehicles will be from 1200 a day to 4700. The roads will not take it.

Sincerely Neil James Johynstone.

From: Jeremy Macey <jpmacey@gmail.com>
Sent: Monday, 14 August 2017 4:01 p.m.
To: shellybay
Subject: Shelly Bay submission - better options please

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I am opposed to the proposal for sale /lease as there are too many unknowns to make a positive judgement, while the knowns lead to a negative conclusion.

I don't accept the lack of notification under special housing as this distinctive area falls outside your run of the mill zone for development and should be treated as special. Furthermore, I feel there is more urgency to create affordable housing than for rich folk who will surely be the main clients.

The unusual funding of infrastructure by Council is, well, unusual.

The lack of opportunity to consult further if the deal were approved is negative.

The Council is set to 'only' spend \$2m for the work leading to "greatly enhanced public spaces and facilities". Overall the spend of 5.85m for refurbishment and maintenance would be a better result for the city and its citizens.

If this development cannot proceed on private land, it is up to the developer to figure out another way to make money from its land.

This area should be retained as commons for public good rather than as an avenue for further enrichment of developers at scant benefit to the mass of Wellingtonians.

"If the Council decided not to sell/lease land to Shelly Bay Ltd the Council could consider whether to go ahead and develop public spaces and infrastructure at Shelly Bay, and how to fund that."

Yes please. It would make more sense to ask people what they can imagine doing at/with the Bay, and present that as an alternative. For a successful instance of this, please see the Vogelmoorn Precinct consultation.

Kind regards,
Jeremy Macey

14 August 2017

Freepost 2199
Gerald Blunt (279)
Wellington City Council
P.O. Box 2199
Wellington 6140
shellybay@wcc.govt.nz

Re: Shelly Bay - proposal to sell and lease land in Shelly Bay to redevelop the area

1. This submission is from the Architectural Centre, an incorporated society dating from 1946, which represents both professionals and non-professionals interested in the promotion of good design.
2. In general we support increasing housing supply, and have no problems with developments on private land which comply, where the developer provides infrastructure. The issues raised in this consultation are not to do with the quality of architectural or urban design, nor are they about whether or not this kind of development should proceed as a general rule, although we always have concerns about car-dependent suburban development.
3. The prime issues as we see them have to do with whether or not public resources ought to be used to underpin a private development, and what criteria should be considered in making this decision. Specifically, what makes this development (Taikuru) so different that public resources should support it?

The prior resource consent decision and the HASHAA 2013

Lack of Public Notification

4. We do not support the previous decision to treat the resource consent for the master plan and design guide for this proposed development as non-notified. Shelly Bay is a significant part of a larger public recreational area and we consider that consultation with the wider public is important due to the proposed changes to the area in terms of built form, population and traffic issues which will significantly alter the character of this area, and access to it.
5. We note that, while the Housing Accords and Special Housing Areas Act (HASAA) 2013, must only notify the application, or hold a hearing, within in specific constraints (s29(1)), there is a requirement to notify "*the owners of the land adjacent to the land subject to the application*" (s29(3)(a)). In this case, the land adjacent is publicly owned, and while the legal owner is the WCC, the land is a highly-used public recreation area, arguably suggesting grounds for public notification within the parameters of the Act.

Adequacy of Infrastructure

6. The HASHAA also states that "*The Minister must not recommend the making of an Order in Council ... unless the Minister is satisfied that - (a) adequate infrastructure to service qualifying developments in the proposed special housing area either exists or is likely to exist, having regard to*

relevant local planning documents, strategies, and policies, and any other relevant information" (s16(3)(a)).

7. There is insufficient infrastructure to support the proposed development of 350 approx. dwellings. This consultation is testimony to that. This suggests that the Minister did not conceive a development of this scale when they recommended making the relevant Order in Council (HASHAA (Wellington - New June 2015 Areas) Order 2015). This Order in Council provides a sense of the anticipated scale of the intended development in its Criteria for qualifying developments in special housing areas. It states "*the minimum number of dwellings that must be built is 10*" (HASHAA (W-NJ2015A) Order 2015) s5(c)). We acknowledge that this is a minimum, not a maximum, but in order to provide a sense of relative scale the HASHA (Wellington-New December 2015 Areas) Order 2015 gives a range of minima from 2-10 (s5(c)(i)-(iii)), suggesting the degree of fineness is relevant. In contrast to a minimum of 10 dwellings, 350 dwellings would appear to be significantly beyond the level of adequate infrastructure provision that the Minister would have envisioned.
8. In addition, we note that the HASHAA 2013 states that "*An authorised agency must not grant a resource consent that relates to a qualifying development unless it is satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development*" (s34 (2)). If this current consultation is genuine, then it cannot be said, at the time the resource consent was granted, that the WCC was satisfied that "*sufficient and appropriate infrastructure*" would be provided to support the development. Additionally, the WCC have stated that "*the existing public infrastructure is not sufficient to support the full proposed development at Shelly Bay*"; Shelly Bay Ltd have stated that they are only prepared to fund \$10m of infrastructure (WCC, Q&A p. 4).

This consultation

9. We note that this consultation regards two matters:
 - (a) whether or not the WCC should sell and lease specific parcels of land in order to enable the development to progress
 - (b) whether or not the WCC should financially contribute to the development, through funding infrastructure development (\$7.5m), and public amenity (\$3.5m)

Should WCC sell and lease this land?

10. The land intended for sale is currently public recreational land (see yellow in map below).¹ It will be used for housing (WCC, Q&A, p. 2). This will increase housing supply in Wellington, which is positive, but it will not increase either social housing nor affordable housing. The HASHA (W-NJ2015A) Order 2015 is explicit in this regard. Its Explanatory note stated "*This order does not prescribe affordability criteria for any of the special housing areas,*" and this is reflected in s5. There is nothing in the documents that we have seen to date that indicate that there is any intention for social or affordable housing to be supplied in the proposed development. The benefit of the development is that the provision of more housing will tend to reduce the value of all, or most, housing in the suburbs.
11. This use of the land will reduce public recreational green space but the green hill behind, and the vast harbour in front, provides an excellent sense

¹ We have tried to map this area as accurately as we can from the information on the public consultation document. It is not clear if the sale includes the bottom of Main Rd, which is frequently used by the public to access the land above.

of surrounding open spaces and amenity. With proper management of traffic and public car-parking the paved areas can be made safe for children to play, and on the types of surfaces they prefer, under supervision from windows.

- 12. The land intended for lease (see orange in map below) is a wharf area with heritage buildings on it, which is intended to be used for mixed commercial/residential uses and hotels and intervening spaces. This land is to be leased for 125 years, and will support the adaptive re-use of two buildings on the site. We support the adaptive re-use of heritage buildings. We note however that, with the 125 year lease, the land will effectively be "sold," as far as all of us currently living are concerned. Our preference would be for WCC to be a majority partner (perhaps via City Shaper?) in this aspect of the development, including the adaptive re-use of heritage buildings, and to lease tenancies rather than land, for durations significantly less than 125 years, ensuring continued council/public control of the land.



[site of Taikuru, proposed Shelly Bay development, highlighting WCC land proposed to be sold (yellow) or leased (orange)]

Should WCC fund \$10 million of infrastructure?

- 13. We consider that the answer to this question is dependent on whether or not Taikuru is a public good project which is consistent with WCC policy and best practice. The material supplied suggests:
 - (a) **that Taikuru is intended as a commercial project.** We do not understand why the council should provide financial assistance to a developer for what is a commercial project. If the council is underwriting this to the tune of \$10m it should receive \$10m worth of shares in the development company and the corresponding percentage of profit, that is unless the council is proposing to provide this level of assistance to all

developers promising to build housing, which we doubt is sustainable. The question has to be asked why is this development being subsidised over others?

(b) **there is no social good aspect to the project.**

- i. There is no evidence that Taikuru would provide affordable housing, or **social housing**. We believe that house prices are more important than housing supply in terms of addressing housing need in Wellington. For example, Wellington city had 5,184 (7.22%) unoccupied dwellings (out of 71,781) on census night in 2013 (and 4,554 (5.9%) in 2001; 4,086 (7.26%) in 2006). Given this, we believe that the council should support provision of social (and possibly affordable) housing over other housing projects.
- ii. There is no evidence that Taikuru is **sustainable**. There is no evidence that the housing will be zero-energy, nor that there is water collection or water recycling. This housing does not materially progress any of the council's climate change agenda, and so does not contribute to this aspect of social good architecture.
- iii. The lack of commitment to zero-carbon building, or any aspect of sustainable design (at the building or neighbourhood level) is disappointing. The brief mention of "solar and daylight guidance" appears to be focussed on occupant comfort and does not substantively address energy-use issues. The large windows ("*a minimum ceiling height of 2.7m for habitable rooms*" and "*Windows to the ceiling*"), for example, appear to be driven by a desire to maximise views, rather than sensible thermal advice, and will contribute to heat loss (Shelly Bay RC Application p. 150 [Shelly Bay Design Guide p. 57]).
- iv. The required roading infrastructure and seawalls will reduce **access to the coastal area**. For example, the Calibre servicing feasibility report schematic access layouts (Appendix C) identifies areas of significant sea-wall extension (potentially into MHWS), loss of beach amenity, and impact on vegetation.



[Korora]

- v. In addition, we understand that road widening will have adverse impacts on the korora (little blue penguin) nesting sites. According to DoC, the conservation status of the korora is "*at risk-declining*." "*These threats have increased with more coastal development*

bringing more dogs and the clearance of traditional nesting sites"
(DoC, Little penguin/korora n.p.).



[Korora]

- vi. The project will increase **traffic levels** impacting on the current character of the areas as a rare semi-rural recreational space close to the eastern city. We are concerned about the ability of the proposed road to accommodate an almost quadrupling of traffic (from 1200 vpd to 4700 vpd), and with traffic calming (p. 14 at [44]), the speed limit, and carparking, the congestion effect of this will be amplified. We need to protect the character of such areas of recreational space in our city. This is especially the case when there are areas, such as the north end of Adelaide Rd, which could be intensively developed and are better located to support council priorities for sustainable transport options. We support increasing maximum heights in this Adelaide Rd area from the current 18m and 12m to 22m (five storeys plus and an attic). We note the HASHAA (s 14(1)(b)) allows for 6 storeys and a maximum of 27m.

(c) the development is at odds with best practice and council policy.

- i. Taikuru appears to be inconsistent with WCC policy supporting residential development which reinforces Wellington's compact city and enables sustainable transport options. This is counter to Council's aim for "*residential development to be ... closer to key centres and on good transport links*" (Notice of Decision NoD p. 24 at 1.1). As the resource consent decision states this is "*a relatively isolated site*" ((NoD) p. 13 at [37]). The WCC Low Carbon Capital plan refers to the city's aims to: "*keep the city compact, walkable and supported by an efficient transport network ... protect the city's natural setting ... maintain the compactness of our city as our population grows; and invest in our public transport network, footpaths and cycleways to reduce the need for car use and car ownership and improve travel efficiency. We will continue to encourage low-emissions economic development, building efficiency, water conservation and waste reduction*" (p. 14). It also identifies priorities of "*controlling housing and infrastructure development in places susceptible to flooding, and areas prone to slips or coastal erosion*" (p. 15). The plan also notes that "*[m]obile emissions make up the largest segments of Wellington City's emissions profile*" (p. 18); "*Wellington City Council is aware of the critical impact public transport has on creating a balanced, low carbon, well-functioning transport network*" (p. 21). We do not

consider the proposed development to be consistent with these stated WCC policy aims.

- ii. The project has inadequate public transport infrastructure. There is no definite public transport infrastructure planned to support this development. The proposed ferry is not a certainty, and is excluded from the \$20m of infrastructure spend. It is "*not seen as key to supporting the feasibility of any development*" (Calibre p. 4 at [4.8]). If the ferry service eventuates, it will be limited in terms of its ability to provide commuter services for those with destinations or origins other than the centre of the CBD. People from other parts of the city, such as Kilbirnie, Newtown and Miramar (where a number of the proposed workers may originate), will likely require private car transport, because of no feasible public transport options. This would support car ownership and use. Given the lack of meaningful public transport, the development will encourage private car use and private car ownership by workers, residents, and tourists. This is reflected in the stress on carparking provision for household units and visitors (NoD pp. 14 at [46], 22 at [9]), and the inclusion of two "*carstacker buildings*" (Shelly Bay RC Application pp 14, 15). In these regards the development is at odds with the Council's stated aims to reduce carbon emissions, reduce private car transport and support sustainable transport.
- iii. The estimated traffic increase is from 1200 to 4700 vehicles per day (vpd). Roads with similar traffic volumes include: Allingham Rd, Birdwood St, Braithwaite St (Karori); Awa Road (Seatoun); Ballance St (City); Bassett Rd (Johnsonville); Bracken Rd (Johnsonville); Caledonia St (Miramar); Hataitai Rd (Hataitai); Happy Valley Rd (Owhiro Bay), and Tasman St (Newtown).
- iv. Many of these roads contrast Shelly Bay Road in terms of their greater width, extent of footpaths along the road length, and location relative to alternative routes. It seems to us that these traffic levels will significantly change the nature of Shelly Bay from semi-rural recreational area to a suburban road. As the Calibre Servicing Feasibility report notes "*Upgrading the current carriageway to fully meet the guidelines of the Council's Codes would serve to urbanise the road and may have adverse effects overall*" (p. 1). This report also notes that the proposed upgrade "*may not be fully compliant*" (p. 2). We are not sure how concentrated the traffic will be (i.e. its impact on the whole of the headland; or whether it will be confined to south of the development) and this may be a factor to also consider.
- v. The traffic volumes of other Wellington coastal roads are:
 - a. Lyall Parade: ranges from 6000 to 9000 vpd
 - b. Queens Drive: ranges from 4000 to 9000 vpd
 - c. Esplanade Lyall Bay to Houghton Bay: 8000 vpd
- vi. We also consider that the proposed infrastructure for pedestrians and cyclists will be inadequate. A sub-standard approach has been taken to the provision of space for these (e.g. footpath width). We also note that currently this route is a cherished part of the Great Harbour Way. It appears that the development will reduce the amenity of the Great Harbour Way due to increased traffic and a lack of equivalent increase in physical infrastructure for all transport modes.

vii. According to the council heritage report, the proposal might not support the retention and protection of heritage. This report states that "*[t]he historic heritage value of Shelly Bay ... has not been systematically assessed by the applicant. ... If the values of a heritage place have neither been assessed nor documented it is not possible to fully appreciate the effects of a proposal on those values*" (Tanner, Heritage Assessment). We support this stated need for a proper heritage assessment by a qualified and independent expert. The lack of an adequate evaluation of heritage values undermines the credibility of the Shelly Bay Design Guide which states that "*[t]he most important historic building within Shelly Bay is the Submarine Mining Depot Barracks*" (p. 5); and the assertion that the loss of the former Hospital Building "*is not considered to be a significant adverse effect*" (Shelly Bay RC Application p. 262 [Heritage Assessment p. 2]). These assertions appear pre-mature if the heritage research and assessment is yet to occur, and would caution against the current proposal to remove the Submarine Mining Depot Barracks from its original site.



[Star Boating Club Submarine Mining Volunteer Corps, Shelly Bay, Wellington (1899) ATL 1/2-091780-F]

- viii. We also note that it appears that it is only the council-owned heritage buildings that will be both adaptively re-used and remain on their original sites. The approach to heritage buildings appears to be as cute things which can be moved around and plonked in various places on the site, effectively as aesthetic follies, in order to give the development some character. This conclusion appears to be supported by the brief email from Adam Wild, which states his support for the Shelly Bay Master Plan relating to "*the particular qualities they lend to the distinctiveness of Shelly Bay ... The Wellington Company's[sic] proposed development at Shelly Bay is well composed*" (Shelly Bay RC Application p. 262 [Heritage Assessment pp. 1, 2])
- ix. We note that the WCC Heritage Policy is explicit about the need to identify heritage and support research in order to assess the level of heritage value, in accordance with the RMA: "*those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and culture*" (p. 3). The WCC Heritage Policy specifically states:

"It's an important priority for Wellington City Council to identify areas of the city which represent cohesive "collections" of heritage places" (p. 3)

The WCC will *"[a]dopt a heritage-area approach to identify important areas within the urban and rural areas of the city that will contribute to the community's sense of place"* (p. 5)

The WCC will *"[e]nsure that places continue to be fully researched, documented and recorded for regulatory and non-regulatory purposes"* (p. 5).

(d) it is normal for the developer to pay for the infrastructure demands of a development

- i. Infrastructure provision appears to have been evaluated without any capacity to accommodate future growth ("sufficient and appropriate"). (Calibre, Shelly Bay, Wellington Servicing Feasibility, p. 1).
- ii. There will be insufficient public amenity, in contrast to the council urban design advice that facilities be provided (specifically toilets) by the completion of Stage 1. The proposed facilities (toilets, water fountains, taps and showers) will instead be *"left to market demand"* (NoD p. 37 at [10.2.3]). As the WCC urban design report notes: *"for the place to feel like public space there should be no barrier - real or perceived - to using the facilities"* (McMan, Urban Design Assessment p. 2).
- iii. It is usual for the infrastructure needed for a development to be funded by the developer. The Calibre report indicates that the following infrastructure is needed:
 - a. road/carriageway upgrade (p. 2)
 - b. a new reservoir and related watermain infrastructure (p. 2)
 - c. a new wastewater pump station and rising main to the Salek St pump station, Kilbirnie and local reticulation (p. 2)
 - d. internal drainage network for the development site (p. 3)
 - e. new stormwater outfall structures (p. 3)
 - f. an internal stormwater network (sumps, raingardens etc) (p. 3)
 - g. upstream reinforcement work for power and three substations (p. 3)
 - h. telecommunications infrastructure (network design, supply of telecommunications specific material and installation) (p. 3)
 - i. the installation of 2.9km of gas main in Shelly Bay Rd (p. 3)
 - j. cable car (p. 4)
 - k. passenger ferry terminal, [wharf upgrades] (p. 4)

14. We have obtained the following from WCC (in red text) regarding the costings:

item	estimate (\$ million)
road/carriageway upgrade	1.71
a new reservoir and related watermain infrastructure	2.9
a new wastewater pump station and rising main to the Salek St pump station and local reticulation	2.75
internal drainage network for the development site	

new stormwater outfall structures	
an internal stormwater network (sumps, raingardens etc) (bulk stormwater)	0.32
upstream reinforcement work for power and three substations	
telecommunications infrastructure	
the installation of 2.9km of gas main in Shelly Bay Rd (all utilities)	1.32
passenger ferry terminal, wharf upgrades (wharf demolition (\$2m); replacement of wharves (\$13m))	not included
seawall	0.6
consultancy fees	1.45
subtotal	11.05
contingency (17.6%)	1.95
TOTAL	13

15. These estimates appear to us to be far too low, and we would not be surprised if the infrastructure costs were 2-3 times greater than the current proposed total of \$20 million. Given this, if the council decides to go ahead with funding this infrastructure, we strongly advise it to restrict its commitment to a total of \$10 million, not to 50% of the infrastructure cost. We note that the developer appears to have already (and wisely?) taken this stance: "Shelly Bay Ltd has advised that [\$10million] is the maximum they will contribute" (WCC Q&A p. 4). We also note that WCC "would have to fully meet any costs of road improvements that exceed the agreed budget" (WCC Q&A p. 5). Why is it that the developer is able to restrict their contribution to infrastructure funding when it would be normal for them to have to pay 100% of it (WCC Q&A p. 5), and the WCC is required to pick up cost overruns?
16. We believe that if the WCC contributes to the infrastructure bill for this development, an unfortunate precedent would be set. Not only would the council be playing favourites with this developer, but it would also undermine what is surely one of the purposes of developer provision of infrastructure, and that is to create a financial disincentive to over-expanding the city, and encroaching on rural and semi-rural landscape. We support council ambitions for a compact city supported by viable sustainable transport. This proposal does not advance these aims.
17. Instead Taikuru might end up being an urban-scaled, car-dependent, gentrification of Shelly Bay. The lack of commitment to providing free-public facilities to support public spaces, as noted by the urban design report, will support gentrification. The narrow range of housing prices (the lack of affordable and social housing) will also increase the likelihood of Shelly Bay being a high concentration of the aspirational middle-class, and exclusion of others.
18. Finally, what is the relationship between this proposed development, the council contribution to infrastructure and future plans for the neighbouring Special Housing Area: Shelly Bay Extension Special Housing Area (HASHA (Wellington - New December 2015 Areas) Order 2015)? The minimum number of dwellings to be built is again 10. Developing this area would further increase demands on infrastructure.

Recommendations

We recommend the following:

1. The surrounding open space is sufficient for the density of housing proposed, therefore in this instance we support the Council selling recreational land for dense coastal housing.
2. Shelly Bay should be a model village demonstrating that Council's aims can be realistic and commercial. The road should be severely traffic-calmed to minimise commercial traffic, taxis, boy-racers and dangerous drivers. Only limited short-term public car-parking should be permitted. The dwellings should have no garages or car-parking. They should have bike sheds, with power for e-bikes. A public car-share system could be developed in tandem with Taikuru. We predict the market will respond with purchasers for houses with the considerable benefits of Shelly Bay.
3. We recommend that, rather than leasing land, the council be a proper partner in the adaptive re-use and tenancing of the two heritage buildings on the wharf.
4. We do not support the council underwriting the provision of infrastructure for a private development. We strongly oppose this aspect of the proposal.
5. If the council decides to underwrite the infrastructure of this private development, we recommend:
 - (a) that the council restrict its financial commitment to \$10m (and not commit to paying 50% of the infrastructure costs), and
 - (b) that the council buy shares in the company of \$10m and receive shareholder returns on the investment.

Consequently, the Architectural Centre

1. supports:
 - (a) the proposed sale of land.
2. does not support:
 - (a) the proposed leasing of land.
 - (b) the WCC financially contributing to the Shelly Bay development, through \$10m (or 50%) funding of infrastructure development.

Thank you for this opportunity to comment on the proposal for WCC to part-fund the Shelly Bay development. If you have any questions please do not hesitate to contact me.

Yours faithfully



Christine McCarthy
President, Architectural Centre
arch@architecture.org.nz

Documents referenced

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- Calibre, Shelly Bay, Wellington Servicing Feasibility (1 September 2016):
<http://wellington.govt.nz/services/consents-and-licences/resource-consents/recent-resource-consents/~//media/services/consents-and-licenses/resource-consents/files/shelly-bay/appendix-7---services-feasibility.pdf>

- Department of Conservation, Little penguin/korora,
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<http://wellington.govt.nz/~media/services/environment-and-waste/environment/files/low-carbon-capital-plan-2016-2018.pdf?la=en>
- WCC, Questions and answers - Shelly Bay development
<http://wellington.govt.nz/~media/have-your-say/public-input/files/consultations/2017/07/shelly-bay/shelly-bay-questions-and-answers.pdf?la=en>
- WCC, Wellington Heritage Policy (September 2010)
<http://wellington.govt.nz/~media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/heritage/files/heritage.pdf?la=en>
- WCC, Wellington Urban Growth Plan: Urban Development and Transport Strategy 2014-2043 (June 2015) <http://wellington.govt.nz/~media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/wgtn-urban-growth/wgtn-urban-growth-plan2015.pdf>

From: Michael Gibson <michaelpcgibson@hotmail.com>
Sent: Monday, 14 August 2017 3:20 p.m.
To: shellybay
Subject: SUBMISSION ON SHELLY BAY

Follow Up Flag: Follow up
Flag Status: Flagged

1. I wish to make an oral submission, or verbal statement in "Public Participation".
2. I object that Wellingtonians have been deprived of the opportunity to hear the views of their elected members on the subject.
3. Elected members have been prevented from discussing the issue with their constituents and with others because a report on the matter was deliberately framed in order to justify excluding the public when it was discussed at a Council Meeting.
4. Other information has been withheld or deliberately delayed before and during the so-called "consultation" process.
5. False representations have been made by or on behalf of another party in this matter. These have been detrimental to a fair consultation process.
6. There is no obligation on the other party actually to build houses etc. and every effort is being made by that party to limit its own financial obligations in the development. On the other hand, the Council is proposing to make ratepayers liable for unlimited expenditure including on infrastructure. This is grossly unjust and unreasonable.
7. Finally, I understand that, on a visit to China some two years ago, a former member, or former members, of the Council, signed a certain Memorandum of Understanding relating to Shelly Bay and that this has not been published. It would clearly be unjust and prejudicial if any such Memorandum of Understanding had not been declared as part of a relevant consultation process.

SIGNED
Michael Gibson
7 Putnam Street
Northland
Wellington 6012

Submission from Forest & Bird, Wellington Branch, on the Shelly Bay Proposal (Service Request No 368659)

Our Details

Name	Mike Britton		
Address	Chairperson, Forest & Bird, Wellington Branch P O Box 4183, Wellington 6140		
Email	wellington.branch@forestandbird.org.nz		
We are making this submission on behalf of an organisation	Yes	Name of organisation	Forest & Bird, Wellington Branch
We would like to make an oral submission to the Councillors	Yes	Contact phone number	021 054 3456

Introduction

This submission is made to Wellington City Council (WCC) on behalf of the Wellington Branch of the Royal Forest and Bird Protection Society New Zealand Incorporated. Forest & Bird is New Zealand’s leading independent conservation organisation, which has since 1923 played an important role in preserving New Zealand’s environment and native species.

Grass-roots support for Forest & Bird is achieved through our local branches, which operate semi-autonomously to carry out local environmental projects. Wellington Branch, with approximately 1,700 members, has concerns about the proposed development, which could directly and indirectly affect wildlife adversely.

Special Housing Areas and the Resource Management Act

The enabling legislation for Special Housing Areas (SHAs) is the *Housing Accords and Special Housing Areas Act 2013* (HASHAA). While the HASHAA overrides some parts of the *Resource Management Act 1991* (RMA), it does not supplant the major part of the RMA.

Part 2, section 34 of the HASHAA states that slightly greater weight is to be given to the purpose of the Act (that is, the HASHAA) than to the provisions of Part 2 of the RMA. However, this does *not* mean that the RMA is to be ignored — it means that the provisions of the RMA still apply, but in certain cases greater weight is to be given to the purpose of the HASHAA.

In other words: a resource consent application under the HASHAA cannot simply ignore the environmental protections built into the RMA, but should explicitly state where the protections of Part 2 of the RMA are considered to have less weight than the HASHAA.

The applicant’s Service Request document (SR 368659) acknowledges this in many sections of the application, but otherwise makes little mention of the impact of the proposal on the natural environment. Furthermore, there appears to be little justification for the site’s categorisation as an SHA under the criteria of the HASHAA, especially in light of the additional infrastructure that will be needed. We ask that either the applicant or WCC specify the criteria under which this site qualifies as an SHA and produce evidence to support this assertion.

Where the word “environment” is used in the application, it often refers to “the surroundings”. There is little consideration of the impact on wildlife or plants and trees, other than reference to the possible relocation of some pōhutukawa (which, of course, although they may have some heritage value, are not native to Wellington).

We ask that a full environmental impact report be produced that will take into account the effects on the native vegetation of the area and the marine life, especially Little Penguins (kororā, *Eudyptula minor*), which are known to nest in the area.

Features of the proposed development

This proposed development will:

- be isolated from the core infrastructure and facilities of both the Miramar Peninsula and the central city
- have an impact on the peninsula's wildlife both during construction and from an increase in the permanent population — with over 350 residential dwellings — as well as their visitors, hotel guests and other Wellingtonians visiting the proposed café and other facilities in the area
- abut the marine environment and be vulnerable to rising sea levels and storm surges
- create a projected four-fold increase in vehicle traffic, which will increase the proportion of heavy metals from road runoff and potentially increase the presence of these toxins in the sea unless adequate safeguards are put in place.

There is no plan for any local shopping facilities, nor any plan for a convenient bus service in the short to medium term. Wellington prides itself on the proportion of its citizens using public transport, but apart from a suggested ferry service, the proposal makes no effort to avoid a large increase in car traffic along a narrow access road. Since WCC is to play a major part in the development, it would be unacceptable for it to agree to a clearly retrograde plan.

Wildlife

This proposal will affect not only the wildlife on the shore (such as the kororā) but also the foreshore and inter-tidal zone, with an impact on oystercatchers and other vulnerable species. However, the greatest impact is likely to be on kororā.

We request that the development not result in any loss of coastal edge and that areas of ecological and geological value be protected, for example: the cliffs and cliff faces, which are nesting habitat for some species of birds (other than kororā).

Kororā

Kororā (or Little Penguins, also often known as Little Blue Penguins) are the only seabirds known to nest along the strip of coastline between Cobham Drive and Shelly Bay. They are worthy of particular consideration as they are classified by the Department of Conservation (DoC) as “at risk and in decline” in urban areas — the population around Wellington Harbour and along the South Coast is in slow decline (unlike the kororā population on Matiu/Somes Island, which is not threatened by development, dogs or cars).

DoC's website entry on kororā notes that:

“Dogs are likely the greatest threat to Little Penguins. Cats, ferrets and stoats will also kill them. Little Penguins are also killed crossing coastal roads.

“These threats have increased with more coastal development bringing more dogs and the clearance of traditional nesting sites.” (Our italics)

Kororā have high site fidelity — they return to their natal area to breed even if the topography has changed. They are often killed by vehicles when travelling between nest-sites and the sea, or searching for a nest-site which has been lost through development or road-widening.

In October 2016 a penguin detector dog found kororā activity at 12 sites along Shelly Bay Road between the proposed Shelly Bay development and the Miramar cutting. The majority of these were natural nest sites in riprap or burrows in natural clay banks. In this same area, Forest & Bird's Places for Penguins project has 7 nest-boxes situated on the seaward side of

the road. We ask that provision be made to ensure these nest sites remain, because there is nowhere else kororā can safely nest along this stretch of coastline.

Kororā require suitable nesting places and a means to get to them. Riprap, made with large and irregular shaped rocks, built to a depth of 2m and with large voids between boulders, can offer good nesting opportunities. This is increasingly being used in suitable coastal areas to provide a margin between the ocean and coastal roads, since, as well as being kororā-friendly, it also provides much greater protection against increasing tidal and storm surges than a near-vertical sea wall, which will always eventually get undermined.

The two major threats to kororā on land are dogs and cars. A close check should be kept on the number of kororā killed or injured in the area and the cause identified, where this is possible. If the number increases significantly, WCC should be ready to restrict those activities most responsible for the deaths. Knowing that kororā are present in the area and that the species is at risk and in decline, we expect safeguards for kororā well-being will be integrated into the final design and that WCC will strictly enforce controls on activities that are known to cause harm to kororā, especially dogs off-lead.

It is possible that a barrier of suitable design could prevent kororā from crossing the road, if coupled with enough nesting opportunities along the foreshore. There may possibly be opportunities for underpasses for kororā to access higher ground, although it seems likely that all areas of higher ground suitable for kororā will be under development.

The access road

We have already highlighted the considerable increase in traffic that the proposed development will generate. If, at some future time, a bus service is provided, it is likely that the road will be widened. It appears that road-widening is also being contemplated by WCC for other reasons, such as providing more room for cyclists and pedestrians as traffic volumes grow.

In the shorter term, the development at Shelly Bay will require considerable construction traffic, a point that seems to be glossed over in the application. Shelly Bay Road is already in only moderate condition and likely to require upgrading before heavy construction vehicles can use it. Any such upgrading would have an adverse impact on the marine and shore wildlife.

We consider that all of the various options proposed for the road between Cobham Drive and Shelly Bay have serious deficiencies. Along most of its length, there is insufficient room to allow for walkers, cyclists and the increased motor traffic without unacceptable damage to the coastal edge, which is important for the survival of wildlife, some locally rare plants and increasingly rare coastal ecosystems.

We therefore ask that before any development at Shelly Bay goes ahead, WCC should resolve all the outstanding issues relating to the future of the road around Miramar Peninsula. (For example: restricting activity to walking and cycling around the northern end of the peninsula, between the Massey Memorial access point and Scorching Bay, would be of substantial assistance to wildlife and recreation — provided of course that there are restrictions on dogs in these areas and that dog control regulations are actually enforced).

We also ask that WCC consider options that would allow a safe, separate footpath that does not destroy the coastal edge nor ruin kororā habitat, together with measures to enhance cyclists' safety.

One option being discussed by WCC is the provision of a cantilevered walkway. While we do not support this option, if it were to be implemented it might be possible to position nest-boxes beneath it.

However, the difficulties with this option are:

- **kororā access:** the provision of suitable kororā access routes
- **volunteer access:** the difficulty of access by Forest & Bird volunteers to ensure the safety of the kororā and to maintain and monitor the nest-boxes on a regular basis
- **rubbish:** this coast is a lee shore in a nor'westerly — débris tends to build up along the shore as a result and it is currently a repository for washed up rubbish and dumped waste — all highly detrimental to wildlife.

If the road or walkway is cantilevered out over the current shoreline, rubbish will need to be removed on a regular basis or it will be a hazard to wildlife. The area beneath should be inaccessible to the public, with locked gates or similar, allowing only authorised access (for example: by WCC staff or Forest & Bird volunteers tending the nest-boxes).

The proposal discusses making the road safer by reducing the speed limit to 30km/h. While we support this, we consider this inadequate without further measures. The current 40km/h limit is already widely ignored. Forest & Bird volunteers use this stretch of road regularly and find that if you travel at the speed limit, drivers behind you will often exhibit impatient and aggressive behaviour, tailgating and hooting.

We ask that the speed limit be enforced by effective speed calming measures and that consideration be given to safe crossing facilities for kororā.

Climate change

The effects of climate change appear to have been largely disregarded. The application mentions that buildings will be raised a couple of metres above the current sea level, but this can only be a short-term measure, and of course it will not protect the access road from inundation as the sea level rises.

In line with scientists' predictions, it is becoming apparent to everyone that mean sea levels are rising and extreme weather events are becoming increasingly common. Furthermore, recent analysis suggests that the changes are happening more rapidly than even many of the most pessimistic had predicted. It appears to us to be a gross oversight to discount the effect of climate change as minor and to construct a coastal community without undertaking a comprehensive environmental impact assessment.

The development appears to have minimal contingency for sea level rise. It commits WCC, as a partner in this development, to actively support an untenable future for residents of the development. We question whether Wellington ratepayers would support the building of a seawall along the entire length of Shelly Bay Road and Massey Road. Furthermore, such a seawall would effectively remove the entire length of this coast from being kororā habitat.

Loss of amenity

As one of our members notes:

“In any other major city, such an asset so close to the city centre would be highly treasured and preserved to enhance the essential and diverse recreational requirements for the health and well-being of a large urban population.”

This area is one of the few places left in the city where people can watch seabirds and native marine animals such as seals, minutes from the city, without getting stuck on a traffic jam.

If this proposed development goes ahead, with the likely widening of the road that is suggested in some parts of the application, we ask that large parts of the area should be kept in their current state (which we accept is, in some cases, already highly modified) to allow wildlife and native plants to continue to thrive.

Other concerns

We ask that the agreement between WCC and the developer require a high standard of maintenance, appearance and minimal impact on the environment from factors such as rubbish, pollution, noise, or activities detrimental to wildlife.

The proposed complex may increase boat traffic and measures will need to be taken to protect wildlife (such as kororā, seals and dolphins that occasionally visit the area) from jet-skis and motor boats travelling at high speed. A maximum speed limit for powered craft of 5 knots should be imposed within 200m of the Miramar coast. A noise limit should also be imposed on watercraft to preserve the peaceful nature of the area.

The application also gives insufficient consideration to the natural features of the site and shows scant concern for its open space classification. Section 8.4 of the application (*Actual and Potential Effects* [SR No 368659, p 33 et seq]) discusses effects on adjacent properties but ignores or treats as minor the environmental impact. Although the area was previously used by the defence department, the proposed multi-storey dwellings are quite different in scale from the department's single-storey buildings.

Mitigation of adverse effects

The Design Panel required by WCC (mentioned in a note in Section 12.0 of the application [SR 368659, p63]) should include a design panel member who has environmental design credentials — this member would be the design panel member jointly appointed by the applicant and WCC. We would expect this designer to be familiar with, and have design experience using, water sensitive urban design (WSUD) methods in addition to having ecological expertise.

Provisions of the consent by WCC (Notice of Decision, p10, clauses 22 and 24) on control of material need to include measures that require the marine environment to be free of the contaminants mentioned in these clauses.

We are also particularly concerned about stormwater and wastewater (Ibid, p17, clauses 55 and 56). We ask that:

- no contaminants are able to enter the marine environment during extreme weather events (which will be more frequent due to climate change), and
- no stormwater be directed into the marine environment without filtration and removal of contaminants, and
- roadside drainage is similarly treated, consistent with the principles of WSUD.

The proposed landscaping of the site (Ibid, p19, clauses 59 and 64) should require species that are native to the ecological area. There is no reason to use any exotic or New Zealand species that are not native to Wellington. In particular, we do not agree with clause 65, which requires the transplanting of pōhutukawa (*Metrosideros excelsa*); although these pōhutukawa may have some limited heritage value, it would be more far-sighted to use for landscaping purposes trees that are native to Wellington, such as northern rātā (*M. robusta*).

However, we do agree with the notes in the Notice of Decision following clauses 61 and 64 (Ibid, p19–20). The notes in these clauses suggest that ngaio (*Myoporum laetum*) should be used in place of Chinese elm (*Ulmus parvifolia*) — we strongly agree that there is absolutely no justification for the use of *U. parvifolia*.

Other mitigation could include:

- planting the foreshore to be kororā-friendly habitat, although the opportunities for this may be extremely limited by road-widening and site development
- prohibiting fishing from the wharf (since fishing gear endangers kororā and most marine life — it is not widely appreciated that seabirds frequently get tangled in fishing line or swallow baited hooks, and that the outcome is generally an agonising death)
- enforcing dog control measures.

In summary

We ask that:

- in general:
 - the Design Panel include a panel member with environmental design credentials
 - there be no loss of areas with high ecological value, including on the cliffs above the road
 - there be effective enforcement of dog control regulations
- for the development site:
 - either the applicant or WCC specify the criteria under which this site qualifies as an SHA and produce evidence to support this assertion
 - a full environmental impact report be produced that will take into account the impact of sea level rises on the long-term sustainability of the site, and the effects of the development on the native vegetation of the area and on the marine life
 - WCC impose speed and noise limits on watercraft to preserve the peaceful nature of the area
 - WCC require any new planting to include only species native to the ecological area
- for Shelly Bay Road and Massey Road:
 - there be no loss of the road edge and coastal land in kororā nesting areas (most of Shelly Bay Road and Massey Road), since there is nowhere else kororā can safely nest along this stretch of coastline
 - before any development at Shelly Bay goes ahead, WCC resolve all the outstanding issues relating to the future of the road around Miramar Peninsula, such that large parts can be kept in their current state to allow wildlife and native plants to thrive
 - WCC implement measures to improve the long-term safety of for cyclists and pedestrians without destroying the coastal edge or ruining kororā habitat
 - roadside drainage be treated, consistent with the principles of WSUD, and that no contaminants are able to enter the marine environment during extreme weather.

We wish to be heard in support of this submission.

Mike Britton
Chairperson
Forest & Bird, Wellington Branch

14 August 2017

From: Glynis Gardner <glynis.gardner@gmail.com>
Sent: Monday, 14 August 2017 3:08 p.m.
To: shellybay
Subject: Shelly Bay

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

Following on from my friend Clive Anstey's submission, I agree in full [full opposition to the planned development] with his submission as follows.

I believe strongly that the Peninsular is a far greater asset for our harbour city as a green 'commons' area for all the public, than as a quick buck scheme for Ian Cassells, and cheek by jowl housing for a wealthy few.

Thank you and please keep me in the loop from here on in,
 Glynis Gardner, long time Wellington resident and lover and visitor of Shelly Bay [as it is now!]

I [also] oppose the development of Shelly Bay as proposed.

1. I do not agree that this area satisfies the councils SHA criteria:

The SHAs created or approved by Council to date focused on our existing growth areas, or sites that were generally already zoned for residential development. This ensures development is planned and contained within the overall urban area. It also provides for a range of housing types.

When assessing potential sites for SHA status, we consider these criteria:

- consistency with the Wellington Housing Accord
- consistency with the Wellington District Plan
- if infrastructure is, or can be made, available, eg transport, water supply, drainage, stormwater
- location characteristics – character, amenity, services and facilities, eg shopping and service centres, recreation and leisure areas
- iwi and landowner viewpoints
- existing demand for housing development.

In Summary:

- The proposed development is not set within an existing urban area.
- The existing infrastructure is totally inadequate
- The proposed development does not respect the existing character of the area and will have significantly adverse effects on the amenity values.
- The housing provided is not going to be affordable for those who most need it.

2. I do not support the council's granting of a consent before ratepayers were consulted.

The location is important to large numbers of ratepayers who visit and use the area for leisure and recreation on a regular basis.

Much of the appeal relates to the relatively low key character and facilities (by contrast with urban and central city settings.)

The harbour and the backdrop of forest define the boundaries of the site and, in spite of existing structures, define a natural uncluttered space.

3. The costs and benefits for ratepayers are extremely unclear.

Without further information it is impossible to make judgements about the financial aspects of the project. The infrastructure costs need clarification and limits need to be put on ratepayers contributions in proportion to ratepayer benefits. If the council is to assume the ongoing costs of maintaining infrastructure then ratepayers need to know what these costs might be. Sea level rise and extreme weather events may well impact on access and services.

4. Unclear and unacceptable effects.

- The council should not consider support for any development until such time as the future ownership and use of former Defence and Corrections land is resolved. Access to these areas from Shelly Bay is important and there is an historic relationship to be recognised and provided for.
- The proposed development dominates the site and encroaches on the harbours edge; both the scale of the buildings and the extent of their footprints are excessive.
- The character of the harbours edge will be very significantly modified; the existing natural character will be compromised by structures, containment, and earthworks.
- No council land should be sold or leased for private use; the council land provides critical public open space and is a defining feature of the character and accessibility. The existing open areas are intensively used by the public; providing public space in the longer term is the councils responsibility.

Glynis Gardner
Local Resident

From: Andrew Cathie <Andrew.Cathie@craigsip.com>
Sent: Monday, 14 August 2017 2:57 p.m.
To: shellybay
Subject: Shelley Bay Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

Following on from my friend Clive Anstey's submission, I agree in full [full opposition to the planned development] with his submission as follows.

I believe that Shelley Bay should be a green space for all Wellingtonians and visitors to use, rather than turning it into a new suburb/enclave for a select few who can afford to reside.

Please keep me in the loop as to further developments.

Kind regards,
 Andrew Cathie

I [also] oppose the development of Shelly Bay as proposed.

1. I do not agree that this area satisfies the councils SHA criteria:

The SHAs created or approved by Council to date focused on our existing growth areas, or sites that were generally already zoned for residential development. This ensures development is planned and contained within the overall urban area. It also provides for a range of housing types.

When assessing potential sites for SHA status, we consider these criteria:

- consistency with the Wellington Housing Accord
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- if infrastructure is, or can be made, available, eg transport, water supply, drainage, stormwater
- location characteristics – character, amenity, services and facilities, eg shopping and service centres, recreation and leisure areas
- iwi and landowner viewpoints
- existing demand for housing development.

In Summary:

- The proposed development is not set within an existing urban area.
- The existing infrastructure is totally inadequate
- The proposed development does not respect the existing character of the area and will have significantly adverse effects on the amenity values.
- The housing provided is not going to be affordable for those who most need it.

2. I do not support the council's granting of a consent before ratepayers were consulted.

The location is important to large numbers of ratepayers who visit and use the area for leisure and recreation on a regular basis.

Much of the appeal relates to the relatively low key character and facilities (by contrast with urban and central city settings.)

The harbour and the backdrop of forest define the boundaries of the site and, in spite of existing structures, define a natural uncluttered space.

3. The costs and benefits for ratepayers are extremely unclear.

Without further information it is impossible to make judgements about the financial aspects of the project. The infrastructure costs need clarification and limits need to be put on ratepayers contributions in proportion to ratepayer benefits. If the council is to assume the ongoing costs of maintaining infrastructure then ratepayers need to know what these costs might be. Sea level rise and extreme weather events may well impact on access and services.

4. Unclear and unacceptable effects.

- The council should not consider support for any development until such time as the future ownership and use of former Defence and Corrections land is resolved. Access to these areas from Shelly Bay is important and there is an historic relationship to be recognised and provided for.
- The proposed development dominates the site and encroaches on the harbours edge; both the scale of the buildings and the extent of their footprints are excessive.
- The character of the harbours edge will be very significantly modified; the existing natural character will be compromised by structures, containment, and earthworks.
- No council land should be sold or leased for private use; the council land provides critical public open space and is a defining feature of the character and accessibility. The existing open areas are intensively used by the public; providing public space in the longer term is the councils responsibility.

Andrew Cathie,
Investment Adviser
Authorised Financial Adviser / NZX Adviser



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From: Turi Park <turi@nativehome.com>
Sent: Monday, 14 August 2017 2:37 p.m.
To: shellybay
Cc: Jane Park; c.anstey@paradise.net.nz; Lindsay Park
Subject: Shelley Bay Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

Following on from my friend Clive Anstey's submission, I agree in full [full opposition to the planned development] with his submission as follows.

I believe strongly that the Peninsular is a far greater asset for our harbour city as a green 'commons' area for all the public, than as a quick buck scheme for Ian Cassells, and cheek by jowl housing for a wealthy few.

Thank you and please keep me in the loop from here on in,
 Turi Park, long time Wellington resident and lover of Shelley Bay [as it is now!]

I [also] oppose the development of Shelly Bay as proposed.

1. I do not agree that this area satisfies the councils SHA criteria:

The SHAs created or approved by Council to date focused on our existing growth areas, or sites that were generally already zoned for residential development. This ensures development is planned and contained within the overall urban area. It also provides for a range of housing types.

When assessing potential sites for SHA status, we consider these criteria:

- consistency with the Wellington Housing Accord
- consistency with the Wellington District Plan
- if infrastructure is, or can be made, available, eg transport, water supply, drainage, stormwater
- location characteristics – character, amenity, services and facilities, eg shopping and service centres, recreation and leisure areas
- iwi and landowner viewpoints
- existing demand for housing development.

In Summary:

- The proposed development is not set within an existing urban area.
- The existing infrastructure is totally inadequate
- The proposed development does not respect the existing character of the area and will have significantly adverse effects on the amenity values.
- The housing provided is not going to be affordable for those who most need it.

2. I do not support the council's granting of a consent before ratepayers were consulted.

The location is important to large numbers of ratepayers who visit and use the area for leisure and recreation on a regular basis. Much of the appeal relates to the relatively low key character and facilities (by contrast with urban and central city settings.) The harbour and the backdrop of forest define the boundaries of the site and, in spite of existing structures, define a natural uncluttered space.

3. The costs and benefits for ratepayers are extremely unclear.

Without further information it is impossible to make judgements about the financial aspects of the project. The infrastructure costs need clarification and limits need to be put on ratepayers contributions in proportion to ratepayer benefits. If the council is to assume the ongoing costs of maintaining infrastructure then ratepayers need to know what these costs might be. Sea level rise and extreme weather events may well impact on access and services.

4. Unclear and unacceptable effects.

- The council should not consider support for any development until such time as the future ownership and use of former Defence and Corrections land is resolved. Access to these areas from Shelly Bay is important and there is an historic relationship to be recognised and provided for.
- The proposed development dominates the site and encroaches on the harbours edge; both the scale of the buildings and the extent of their footprints are excessive.

- The character of the harbours edge will be very significantly modified; the existing natural character will be compromised by structures, containment, and earthworks.
- No council land should be sold or leased for private use; the council land provides critical public open space and is a defining feature of the character and accessibility. The existing open areas are intensively used by the public; providing public space in the longer term is the councils responsibility.

Turi Park

Native brand agency Strategic imagination
turi@nativehome.com +64 29 226 0666 www.nativehome.com

From: Info at WCC
Sent: Thursday, 10 August 2017 7:38 p.m.
To: 'dpreciado@wetafx.co.nz'
Cc: shellybay
Subject: Shelly Bay Development

Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora Dave,

Thank you for your feedback regarding the Shelly Bay Development.

We have forwarded your email to the Shelly Bay Development Team as they are best suited to respond. We expect that they will contact you in due course.

If you have any questions or require further assistance please contact us.

Nga Mihi,

Fiona

Customer Service Rep | Customer Contact Centre |
P 04 499 4444 F 04 801 3138 W Wellington.govt.nz
PO Box 2199 Wellington 6140

----- Original Message -----

> From: Dave Preciado (dpreciado@wetafx.co.nz)
> Sent: 10/08/2017 10:52 a.m.
> Subject: Shelly Bay Development

>
> Goodmorning Council,

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> Wellington is slowly becoming like every other city in the world - packed and overcrowded. When I first came here from Los Angeles, the charm, soul and surrounding environment made Wellington an amazing place to live. If the Shelly Bay deal goes through, and the beaches
> along Shelly Bay Road are destroyed to put in a wider road, it's going to take away from what many people love about this city. This is something I do not want my tax dollars to go to.

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> Another reason I loved this place is because I could actually afford to buy a house here, unlike in Los Angeles. With this current housing crisis I can no longer live that dream, so one would think I would be in support of a new development so people like myself can buy something of my own. I'm not in support of this at the expense of destroying nature and increasing traffic.

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> I have to cross Miramar Ave everyday as our parking lot is directly across from our building. Currently it's already a death trap waiting to happen, especially when there are buses pulled up and we get stuck in the middle of the road. I know the current Council response to the complaints already received is " they can just walk 100 meters up the road and cross there". Let's be practical here - that isn't going to happen.

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> That said, if you decided to add 300+ living quarters to the area you'll be increasing the odds of someone getting hit, and since there is a record of these complaints received, it may look more like neglect on the Councils part rather than being fiscally conservative. Traffic logistics do cost money, as does planning, but permanently injuring someone or worse, will cost more.

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> I strongly encourage the council to not let another developer throw their weight around and buy off political favors to destroy something very special about this city. I strongly encourage the council to remember who you are and where you all came from and what sets Kiwis apart from everyone else in the world. Please do not go through with this development - it will do more harm than good.

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> Thank you for your time.

>

> - Dave Preciado - Motion Editor @ Weta Digital - x6604 - 21 268 3171 -

>

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*: Ruth Loizou
Your email or postal address*: ruthloizou@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 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

<p>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</p> <p>1. It is proposed that the Council enters into an agreement with Shelly Bay Ltd that involves these main elements:</p> <ul style="list-style-type: none"> • 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 housing and 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. <p>Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?</p> <p><input checked="" type="checkbox"/> Do not support at all <input type="checkbox"/> Not really supportive <input type="checkbox"/> Neutral <input type="checkbox"/> Supportive <input type="checkbox"/> Very supportive</p> <p>What are your main reasons for supporting/not supporting this agreement? <u>do not agree that this area should be commercially developed. Even with the widened road proposal the road will still not cope with the extra demands together with the cyclists, walkers and people using the area for their enjoyment of walking, swimming, fishing, diving etc. I regularly use this road and already the conjection can be quite challenging without the extra 'infrastructure and equipment' required to build and sustain... the proposed development. The Council should upgrade the road and have a realistic look at the infrastructures already there and how they can be restored and used in an interesting way that benefits all Wellingtonians.</u></p> <p>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</p> <p>What is your level of support for that proposal?</p> <p><input checked="" type="checkbox"/> Do not support at all <input type="checkbox"/> Not really supportive <input type="checkbox"/> Neutral <input type="checkbox"/> Supportive <input type="checkbox"/> Very supportive</p>
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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?

I do not see any benefits at all for this area being developed into housing. I see the beauty of the area being destroyed and the habitat enjoyed by many Wellingtonians either by visiting or viewing from across the water being limited. The access to and from Shelly Bay Road from Miramar is already at times overly congested without the extra thousands of proposed users.

4. The Council is 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? I would be happy with the two buildings being developed for commercial use for artisan tenants, such as those already there, which give the area an interesting vibe. The baker, print shop, art gallery, propeller studios etc.

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?

Definitely not enough parking. Other subdivisions you notice overflow parking from residents and with the proposed plethora of buildings and businesses parking will become an issue and unavailable for the casual visitor who enjoys visiting the area for many recreational reasons. Parking is important for people to be able to use the area as driving is the predominant avenue for access to this area. There is already a beautiful public space being the natural coast line. A village green does nothing for the area.

8. What other comments or questions do you have?

I would love to see this area retained as it is. NO DEVELOPMENT of housing. Used by small businesses etc but still maintain the area for all Wellingtonians and not a few with housing. We have a wonderful natural environment right in Wellington, accessible to all. The coast line is used by many for various water activities and then there are the walkers and cyclists. With the proposal the access and space will be compromised. I feel it is a short sighted decision to develop this area into housing where the bottom line appears to be money driven. Please help keep The Peninsula as it is where we have a beautiful relaxing natural coastline available to all people not a congested area ultimately only available to a few.

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J003726

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

Having been part of many processes involving the Long Term Plan and Draft Annual plans I cannot recall any occasion where a decision has been approved by Council as a result of the Consultation process.

Past history indicates that Council documents are made available to the ratepayer after recommendations have been completed by Council Officers, and then put out for "Consultation" prior to Council approval.

This proposal is a case in point where the Council has been totally involved with a prospective developer to the extent where an agreement has been reached in accordance with the legal requirement of the Act.

To complete the process all that is required is a so called "Consultation" process similar to what is currently in place and provides a 4 week period for submissions to conform to the Act.

The ratepayer's opinions become a secondary consideration as the decision has virtually been agreed upon.

Further to this, Council has drawn up a Memorandum of understanding with the developer without knowledge of the ratepayer.

The Council proposes to commit several million dollars to this agreement without a clear and decisive amount to fulfil a budgeted expenditure regime.

To the best of my knowledge expenditure for this project has yet to be included in the Long Term Plan and Draft Annual Plan.

Neither does there appear to be a District Plan change to permit this proposal.

Dominion Post Advertisements:

Advertisements in the Dominion Post Newspaper (lodged by Shelly Bay Ltd) dated July 22nd, July 29th and 5th August clearly imply that the ratepayer will be committed to \$2 million.

The implication that for \$2 million "*we can have a world class destination with new housing, employment and attractions that will make Wellington an even better place to live.*" is an outrageous claim.

The advertisement implies that \$5.85 million will be required to "*maintain Shelly Bay's neglected buildings and infrastructure.*"

The buildings have been left to rack and ruin from the day that the RNZAF vacated the location.

Where is the documentation indicating why the buildings should or will be restored?

Where is the consultation process of the ratepayer by Council that concludes \$5.85 million has been approved for the restoration?

When referring to documents obtained through the OIA by Undersea Construction and GK Shaw the wharf piles are beyond repair.

The buildings as illustrated are clearly neglected and run down.

When the buildings are in such a dilapidated state, the question remains as to why any process should be followed or finance committed toward such a futile exercise.

In my view all of these buildings including the wharves should be demolished, with site being cleared and the land converted to public open space.

While HASHAA aims to fast track housing developments the Act does not provide WCC to commit ratepayer's funds to enter into secret arrangements or agreements.

Even though the Act might suggest that a non notified Resource Consent is desirable clearly the lack of public input is totally unsatisfactory or acceptable.

The current "Consultation" process is clearly one of fulfilling a legal requirement that does not commit, indicate or suggest that changes will be made in accordance with public opinion.

I totally disagree with any arrangement or agreement where the Wellington City Council and Shelly Bay Ltd where \$10 million for each party would be committed to public infrastructure improvements or renewal.

It is noted that should there be a requirement for road widening then the onus of responsibility falls on to the shoulders of the Wellington City Council.

This is totally unacceptable.

If road widening was required then a Resource Consent would be required to be applied through the Greater Wellington Regional Council at the expense of the Wellington City Council.

This arrangement is totally unacceptable.

As the Development is the responsibility of Shelly Bay Ltd then this party in my view must shoulder the burden of responsibility.

I totally disagree with the implication that the Wellington City Council should be held responsible for the Infrastructure relating to sewage and it being piped to Salek Street with the need to install a pump station.

As the Development is that of Shelly Bay Ltd it is that party as Developer who should be party to all expenses relating to that service.

The current sewage and storm water infrastructure in the eastern suburbs has reached its full capacity and any undue overload from additional flow rates would severely impact on the existing infrastructure.

The water supply via a water reservoir should be the responsibility of Shelly Bay Steel Ltd and not that of the Wellington City Council.

I totally disagree with the Traffic Report that the impact of 4700 vehicle movements would only have a "minor" impact on the traffic intersection at Miramar Avenue and Shelly Bay Road.

Already the traffic congestion from Wellington Airport on Cobham Drive plays a major part on traffic congestion, the fact that airport traffic will increase in future will without doubt play a major role on future traffic flows.

Traffic congestion during the so called "rush hours" has reached the stage where traffic flows through Wellington Road, Ruahine Street and Mt Victoria Tunnel are in a situation that cannot cope.

These roads should be widened immediately to relieve the congestion with the chances of that occurring are not even on the horizon.

A suggested remedy at the Miramar Avenue has been the addition of traffic lights or the addition of a roundabout.

In my view Traffic lights would create unacceptable congestion.

A Roundabout would probably be worth considering.

Whatever the remedy, 4700 new vehicle movements will impact on this intersection in major proportions, a far cry from "minor" impacts.

Conclusion:

Wellington City has demonstrated a complete lack of transparency in this process to date.

When ratepayers' monies are involved there cannot be any circumstances where commercial sensitivity prohibits public information.

The Wellington City Council in my view has exceeded its authority by entering into arrangements where ratepayers' monies have been committed without due process.

That a non notified Resource Consent process has been completed without public input is unacceptable.

HASHAA may well have been implemented to speed up the process but when this development will take 13 years, I can see no reason why the Council has taken the action that has taken place.

The impact on rates has not been discussed.

The commitment to open ended expenditure is firmly placed on the shoulders of the Wellington City Council.

This is totally unsatisfactory and unacceptable.

I wish to appear for an oral submission with a time allocation of 30 minutes.

Based on my comments, I do not support the Wellington City Council to enter into any arrangements, Contract or Partnership with Shelly Bay Ltd.

Yours faithfully,

Stan. Andis

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*:	HEINZ WIESER
Your email or postal address*:	ensave@xha.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 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:

- 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 housing and 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?

Because the Property Developer is the real winner.
Rates will have to go up dramatically to fund the
infrastructure. The mantra of most Developers is
"BUILD, SELL AND RUN"

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 on page 10 of the consultation document at wellington.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?

It appears that the sea level rise has not been taken into account. Houses need to be built to last a minimum of 50 years as shown in all documents

4. The Council is 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?

Again is above - Buildings would need to be raised

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?

The Property Developer reaps the benefit and the Council is left with the cost of upkeep, repairs etc.

8. What other comments or questions do you have?

*Has anyone checked the History of the Developer?
This should be on the No 1 list of WCC*

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Wellington City Council

Me Heke Ki Pūnaki

Free 



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

EZOT

3212

13 August 2017

Gerald Blunt (279)
Wellington City Council
PO Box 2199
Wellington 6140
Email: shellybay@wcc.govt.nz

Submission on proposal to sell and lease land in Shelly Bay to redevelop the area

Contact: Sue Watt, 91 Majoribanks St, Mt Victoria, Wellington 6011
Phone: (04) 384 8208
Email: whathouse@xtra.co.nz

Thank you for the opportunity to comment on the Council's proposal to sell and lease some of its land to Shelly Bay Ltd to redevelop the area of Shelly Bay.

I am submitting as an individual and do not wish to present my views in person to Councillors.

I do not support the current proposal to redevelop Shelly Bay for the reasons outlined below. I would support a development that complied with the Resource Management Act and the Wellington City District Plan design guide for Shelly Bay.

Because of its scale and adverse impact on its environment, heritage and public amenity, the proposed development should have been publicly notified before the Council granted resource consents. The fact that the development falls within the provisions of the Housing Accords and Special Housing Areas Act (HAASHA) does not necessarily mean the public notification requirements of the Resource Management Act should have been bypassed.

By selling and leasing Wellingtonians' public land, the Council is privatising what is currently public space so it will no longer ever be available for public recreation purposes (a lease of 125 years is essentially also a sale). Many of us would rather see the area remain largely as public open space, with some improvements to make it more of a public park and to make the waterfront more accessible. The Housing Accords and Special Housing Areas (Wellington—New December 2015 Areas) Order 2015 requires a minimum of only 10 dwellings to be built, not the 350 dwellings as proposed. And so there is an alternative opportunity to build a much smaller number, and to preserve most of the area as public open space.

The stated purpose in section 4 of the HAASHA is "The purpose of this Act is to enhance housing affordability..." but neither the application nor the Council's Decision Report have any discussion on how the proposal will address the issue of affordability.

In signing the Housing Accord with the Government, the Council stated the Accord aligns with its intended plan for residential development to be more affordable, medium density and closer to key centres and on good transport links. Much of the proposed housing will be in six storey buildings which far exceed the Ministry for the Environment's definition of medium density as "...terraced housing or apartments within a building of four storeys or less".

The scale, bulk and height of the proposed development is completely out of character with the environment of the site, and does not comply with the Council's Shelly Bay Design Guide in the District Plan:

- The development's 350 residential units, hotel and aged-care facility will completely dominate and wall off the natural setting of the Bay between the foreshore and escarpment which are the outstanding features of this location.
- The residential units are planned to be up to six storeys and 27 metres in height which far exceed the Design Guide provisions of a maximum height of 8 metres above ground level in the wharf area, and 11 metres in most of the rest of the area.

- The buildings appear to be in massive, linear blocks with very occasional gaps between them, which is contrary to the Design Guide requirement of buildings separated by open space and scale comparable to that of the existing buildings.
- Not only will the blocks be built to the edge of Shelly Bay roadways, but they will apparently also be able to have balconies of up to two metres wide over the roads on the east and west facades, increasing the walled-in feeling for pedestrians.
- The buildings completely block off the linkage between the seafront and escarpment and make the escarpment invisible from the waterfront.
- Despite the Design Guide requirement that new development be in scale comparable to that of the existing buildings, the proposal is completely non-compliant with this provision.

The development is largely obliterating the significant historic heritage aspects of the site. From the proposal it appears only five out of the 25 existing heritage structures will remain, only two of them *in situ* and the other three moved from their current placement – but relocation cannot be supported from a heritage perspective.

- Under section 2 of the Resource Management Act (RMA), the relevant parts of the definition of "historic heritage" means:
those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (ii) architectural: (iv) historic:
includes— (i) historic sites, structures, places, and areas; and (iv) surroundings associated with the natural and physical resources
 Even if none of the heritage structures at Shelly Bay are listed in the District Plan or by Heritage New Zealand, the Shelly Bay site is clearly historic heritage within this RMA definition, and includes not only heritage structures, but also the surroundings associated with a heritage resource.
- I note with dismay that the Council's heritage adviser is opposed to the proposal because while the Design Guide contains numerous references to historic heritage and principles for its management and protection, these are not reflected in the masterplan in any meaningful way.

Current infrastructure is insufficient to support the proposed development. The road is too narrow to safely accommodate cyclists and pedestrians (separated from each other), and the expected 4700 vehicles a day. The only entrance and exit is via the intersection at Miramar Road which is already difficult to negotiate safely. It is highly questionable whether the Shelly Bay residents and hotel occupants will all be able to leave quickly in event of an emergency. There is no public transport service and no apparent proposal to have one, except perhaps a ferry service to the CBD. The development will also require a new reservoir and water supply pipework, replacement of the public wastewater network, and extension of the stormwater network. A more modest development would not put such pressure on existing infrastructure.

The proposal suggests the Council (ie. ratepayers) would pay \$10 million towards the costs of public infrastructure and public space, and receive \$8 million for the sale and lease of the land, for a net cost of only \$2 million. I am very concerned costs may escalate, as what we are told sounds unfortunately too similar to soothing assurances Wellingtonians were given over the low cost to us of the convention centre – this has now ballooned from \$4 million a year into \$150 million dollars capital (and unspecified annual cost).

In conclusion, I urge the Council to reconsider its resource consent, and instead require a scale back to a much more modest development which complies with the Design Guide, including in particular its historic heritage and public open space provisions.

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

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Section 1 – your details

Your name*:	Sandra Edlin
Your email or postal address*:	sandra.edlin6022@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 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:

- 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 housing and 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 will destroy the Little Blue Penguin's habitat, they are already under threat from dog attacks and being hit by cars.

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

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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?

I object to public money being spent to line Private Developers pockets, at the expense of wildlife and public use of the land for recreation -

4. The Council is 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?

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

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?

Do we really need more shops, bars and breweries!!

8. What other comments or questions do you have?

NCC should do what is best for our wildlife and residents not private developers!

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J003726

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Wellington City Council
Me Heke Ki Pōneke



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



Submission to Wellington City Council on the Shelly Bay development proposal

Contact person: **Mike Mellor**
 Email: wellington@livingstreets.org.nz, mmellor1@gmail.com
 Phone: **027 684 1213**
 Date: **14 August 2017**

Thank you for the opportunity to submit on these important topics.

We have the following comments, and if there is an opportunity we would like to be heard in support of our submission.

Our Submission

We oppose the land sale and lease because:

1. the development is out of scale with the available access, the only access road being much narrower than would normally be required;
2. access will essentially be limited to private cars, contrary to WCC policies to encourage use of other modes, since there will be:
 - no reliable public transport (no bus is proposed; while there may be a possibility of a ferry service, a small fleet of small ferries is subject to the vagaries of weather, surveys and maintenance, as users of the harbour ferry well know);
 - no facilities for cycling other than on the road (the road is already well used by cyclists, particularly at weekends); and
 - a very narrow 1.5m-wide footpath (according to NZTA the “*absolute minimum*” width is 1.65m – see Pedestrian Planning & Design Guide, p14.3). Given the lack of planned facilities for cycling and parking, for both of for which there is clear current demand, it is highly likely that this already substandard path will be encroached on.
3. the inadequate provision for walking and cycling is incompatible with the Great Harbour Way, an important WCC-endorsed project;
4. any road widening would threaten little blue penguin nesting sites – korora have life difficult enough as it is.

About Living Streets

Living Streets Aotearoa is New Zealand's national walking and pedestrian organisation, providing a positive voice for people on foot and working to promote walking friendly planning and development around the country. Our vision is "More people choosing to walk more often and enjoying public places".

The objectives of Living Streets Aotearoa are:

- to promote walking as a healthy, environmentally-friendly and universal means of transport and recreation
- to promote the social and economic benefits of pedestrian-friendly communities
- to work for improved access and conditions for walkers, pedestrians and runners including walking surfaces, traffic flows, speed and safety
- to advocate for greater representation of pedestrian concerns in national, regional and urban land use and transport planning.

For more information, please see www.livingstreets.org.nz.

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.**

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*: Pippa Wisheart
Your email or postal address*: 203 Derwent Street, Island Bay, Wellington 6023
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*:

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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?

.....
 see attachment

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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?

see attachment

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What is your level of support for that proposal?

- Do not support at all
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- Very supportive

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see attachment

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

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?

see attachment

8. What other comments or questions do you have?

see attachment

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

J003726

Submission on Shelly Bay development – PA Wisheart

I am not against some sort of development at Shelly Bay, as clearly something needs to be done with the existing dilapidated buildings, however I am concerned at the scale of the proposed development.

A small number of stand-alone houses, with possibly some single storey town-houses, would be my preference.

Building 280 apartment blocks and a retirement village (for wealthy people only?), worries me. Will these turn into gated communities, where Wellingtonians and others who want to enjoy the area, are looked upon as interlopers? The village green/public area is very small in comparison to the amount of proposed housing.

As a cyclist the ride around the bays from Scorching bay to Shelly Bay, then past several little bays before re-joining the main road at Miramar Wharf, is one of the best in Wellington.

It is currently a safe and pleasant place to ride, with motorists behaving courteously towards cyclists, as they too are usually on a leisurely drive around the bays.

I am concerned that the development at Shelly Bay, bringing with it a huge increase in traffic using the road, will make the final part of this popular cycle trail a nightmare for both cyclists and motorists.

I am completely against any widening of the road/footpath which removes trees, and encroaches upon the beach areas.

I am also extremely concerned about the possible destruction of the little blue penguin nesting habitat along this piece of coastline.

The intersection of Shelly Bay Road with Miramar Avenue is already a very busy intersection during the weekend. I do not believe minor alterations to this intersection will deal with the increased traffic flow.

I am concerned that the opportunity to develop the area appears to have been made available to only one company and is being pushed through at rather an alarming speed.

As a Wellington ratepayer I am not happy about the WCC intention to fund half the infrastructure costs of this development, even though WCC says most of this will be repaid by the sale/lease of council land.

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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*:	Ben Bell and Gill Brackenbury
Your email or postal address*:	66 Seatoun Heights Road, Seatoun, Wellington 6022
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
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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 envisaged development is inappropriate for the area; there will be increased traffic on roads that are often inadequate for traffic flow; the infrastructure improvement of the area would be preferable if it related to the heritage reserve and associated ecological restoration which a housing development challenges; we would support emphasis at this site on historic/community/tourism development; intensive housing development basically for profit is a short term expedient that threatens the potential for sympathetic development of the natural/historic features of the marine drive; construction traffic will add further noise/traffic impacts in E. Bays.

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?

Public access to foreshore with amenities is fine, but housing development is not appropriate as stated 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 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?

Sensitive provision of tourism/historic/eco-restoration amenities is fine but avoid over commercialisation.

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

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?

We have reservations about hotel and brewery developments, and over-commercialisation at this site, but support open space access, and would hope the major pier developments are not a down-grade but restoration of existing structures - more integration with the historic/ecological/community aspects of the site needed.

8. What other comments or questions do you have?

We regret the Council approved such a major development choosing to ignore other potentials for the area, so would ask - will Council please move to minimise the developer's impact to retain as far as possible the natural and historic values of the area?

How realistic is the brochure in relation to what is planned?

Why wasn't the community given an opportunity to comment on a range of scenarios for the Shelly Bay site, rather than the fait accompli we seem to have been given in a developer-style brochure?

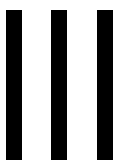
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FREEPOST 2199
Gerald Blunt (279)
Wellington City Council
PO Box 2199
Wellington 6140

Submission on

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

To: **Wellington City Council**

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

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

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

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

See attached

Our submission is:

See attached

The submitter seeks the following decision from the local authority:

See attached

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

A handwritten signature in black ink, appearing to read "T Bland", positioned above a horizontal line.

Signature of person

authorised to sign on

behalf of **Land Information New Zealand**

Date 14 August 2017

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

Telephone: 021 877 894

Email: tom@landmatters.nz

Contact Person: Tom Bland

SUBMISSION OF LAND INFORMATION NEW ZEALAND

1 INTRODUCTION & BACKGROUND

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

2 SUBMISSIONS

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

3. CONCLUSION and RELIEF SOUGHT

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

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

August 2017

From: Sharon McGeown <smcgeown@parkroad.co.nz>
Sent: Monday, 14 August 2017 2:10 p.m.
To: shellybay
Subject: Submission on behalf of Park Road Post Production
Attachments: Shelly Bay Submission - Park Road.pdf; Submission on Shelly Bay proposed development - Weta Group - 14 August 2....pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

On behalf of Park Road Post Production I wish to lodge our opposition to the proposed sale and lease of WCC land at Shelly Bay and the development connected to that land sale.

We endorse the attached Weta Group submission on this proposal and our covering letter of support for the group submission is also attached.

Sincerely,

Sharon McGeown

SHARON MCGEOWN | SHARED SERVICES MANAGER | PARK ROAD POST PRODUCTION LTD
TELEPHONE +64 4 909 7805 | MOBILE +64 275 731 156 | WWW.PARKROAD.CO.NZ

Weta Group submission – Shelly Bay Land Sale & Development

Background

The Weta Group of Companies (the Weta Group) comprises five companies located on the Miramar Peninsula as well as associated companies. The five are digital visual effects house **Weta Digital**; design studio and physical effects manufacturing facility **Weta Workshop**; post production facility **Park Road Post Production**; with purpose-built filmmaking complex **Stone Street Studios** and **Portsmouth Rentals** camera and lighting equipment hire completing the Group offer. Frequently collaborating on large scale film projects while also functioning as independent facilities, these award-winning companies form a filmmaking hub that takes some of the world's biggest films from first concepts right through to final post production. The Group is linked with **Wingnut Films** and its related companies, and television and IP creation company **Pukeko Pictures** as well as non-film companies such as **The Vintage Aviator**, the **Weta Cave** and **Thunderbirds are Go** visitor attractions. The Weta Group is involved in the development of the proposed **Movie Museum** in central Wellington.

Overview

The Weta Group is not opposed to thoughtful and relevant development on the Miramar Peninsula including at Shelly Bay, however we are opposed to the current, proposal involving the land sale and development at Shelly Bay. The reasons for our objections are stated below. In our view, there is a significant opportunity to take a much broader, holistic and consultative approach to development across the Miramar Peninsula and the Weta Group would be willing to be a part of that. We believe this development has the potential to constrain future opportunities to such an approach. We would also be happy to present our objections in person if there is an opportunity to do so.

Reasons for objection

The reasons why we – as a Group – object to this proposal are:

1. Process

We are concerned with how the consenting process for this development was managed, with no ability for individuals, businesses or community organisations to have any say on the proposed development other than on the proposed sale of Wellington City Council (WCC) land. We are particularly concerned that the Special Housing Area legislation was utilised when clearly the nature of this development is not, in our view, what the HASHAA was intended for. This approach also had the effect of over-riding the District Plan for the area, which outlines a different vision for development at Shelly Bay. As mentioned there was no consultation with organisations such as the Miramar BID, of which Weta companies are members. This is despite a Memorandum of Understanding which outlines the WCC's responsibility to consult with the Miramar BID on matters such as this.

2. Scale of development

The proposal calls for 350 dwellings, a small hotel and rest home – and that is in the initial phase. The Weta Group believes that this is too dense and inappropriate for the area. As stated, the Council’s own District Plan envisages a far different outlook for the area. It states: “Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area’s special qualities. The major urban design issues to be considered by new development in Shelly Bay relate to the:

- *Impact of new development on the natural character of Shelly Bay,
- *impact of new development on the public amenity value and recreational potential,
- *impact of new development on the historical significance of the area as a whole and any identified heritage buildings.” It is difficult to reconcile these considerations with the current proposal. We would also question that suitability of the location for this level of development given the known risks around sea level rises and potential erosion in the area.

3. Construction impacts

We have identified a number of negative impacts from the development below in terms of traffic impact and pressure on Miramar’s already strained infrastructure. However, these impacts will be exacerbated during the construction of any new developments at Shelly Bay given the nature of construction traffic (heavy vehicles), the limited access to Shelly Bay, and the overlap with regular commuter, business and recreational traffic into and out of Miramar and around the Peninsula.

4. Traffic impact

A principle concern with this development is the impact of the excess traffic on Miramar. As a peninsula there are natural constraints on the roading network into and around Miramar. The Weta Group, together with Wellington International Airport Limited, is one of the two major employers in the area. We acknowledge that as our businesses have grown and film productions have been located at Stone Street Studios, we have been a contributor to local traffic. We also have a significant number of employees who live in the area. The potential impact of this development both during construction and once completed are significant with the WCC noting a four-fold increase in traffic and road change requirements at the intersection with Miramar Avenue. One of the issues with any level of development at Shelly Bay is the road access itself. While some upgrades are envisaged there are no plans nor much ability to widen the road which would seem to be the only meaningful solution. The road between Miramar Ave and Shelly Bay is too narrow for a development of this size at 6m wide. There will be very limited parking over this 2.5km stretch of road and, coupled with the additional residents and construction and service vehicles, this will severely limit the access and appeal of the area to recreational users and visitors. We believe the traffic impacts have the potential to negatively impact both business traffic to and from the Weta Group of Companies, and residents seeking to navigate around the Peninsula.

5. Pressure on infrastructure

Given the recent growth in a wide variety of businesses and industries on the Peninsula, the existing infrastructure has been under pressure. The Miramar BID has been active in highlighting these issues to the WCC. We anticipate that this project, if it proceeds, will put that infrastructure under much greater pressure in terms of water, waste water and electricity. Already there are issues in the area with power consumption and capacity and with waste water during periods of heavy rain. We expect that this development will add to some of these active concerns without adequately dealing with them. The WCC will be aware that critics have noted the estimated cost of the infrastructure upgrades associated with the development are understated and likely to rise over time. This would see the Council and its ratepayers exposed to any over-runs on this cost.

6. Design elements

While we applaud the Council and The Wellington Company to put forward its ideas and do not wish to limit the opportunity for any business to promote bold ideas, we do feel the design elements in the current proposal do not consider fully the unique nature of the area, the current uses and attractiveness of Shelly Bay and its surroundings and the integration of any new development into the wider Miramar community.

7. Public amenity/ green space

As noted previously, the WCC had itself intended that Shelly Bay maintains its unique character and that the retention of green space and public amenity at Shelly Bay was a key requirement. This included the Council's acquisition of land for that purpose. However, the proposed development has a strong bias towards the supply of housing with exclusive use and limited public space. Coupled with a lack of public parking this is likely to be a disincentive to Wellingtonians to come to and use the space at Shelly Bay. As residents and neighbours on the Peninsula, we do not wish the area to become an exclusive community but that it is retained as an asset for all of Wellington to enjoy.

8. Nature and character of Miramar Peninsula

We believe that this scheme has the potential to completely change the natural character of Shelly Bay. The proposed plan seems to prioritise scale over the needs of the land and of Wellingtonians. The proposed housing will be so dominant on the landscape that it will destroy much of the current value of the Shelly Bay as a recreational green space for a host of users. As the Miramar BID has noted, there is potential for development with a sensible housing profile but it must complement the character of the area, not demolish it. The proposal includes a concept for a four-story building which could loom over the natural environment of the bay. As the WCC noted in its District plan of 2002: "Future development within Shelly Bay should recognise the different ways it is experienced by the public. The distinctive character and public significance of Shelly Bay require that new development is sensitively approached by carefully considering any potential effects on the area's special qualities." We are concerned that the vast scale and size of the current proposal cannot possibly protect, let alone enhance, these special qualities of the Bay.

9. Related development concerns

We wish to note that this development has the potential to impact on other sites of significance on the Miramar Peninsula including neighbouring Watts Peninsula and Mt Crawford. We believe the proximity of the Shelly Bay site could have flow-on effects and also there are potential precedents in committing to developments of the type proposed for Shelly Bay that may influence plans for these other areas.

10. Opportunity for appropriate development

We do understand the merit and potential value of relevant development at Shelly Bay, however it is the scale and nature of that which has caused us to question the proposed land sale and development concepts. We believe any development at Shelly Bay should include more green space, less housing and much more robust consideration of transport and infrastructure impacts. For the reasons stated in (9) above we believe that WCC needs to take a much broader and holistic view on the management of green space, housing and other development needs, and the overall custodianship and development of the Miramar Peninsula. In terms of housing we believe there are options which the WCC could explore for additional housing capacity on the Peninsula which do not impact on such sensitive areas and which could also meet other community needs, such as the need for affordable housing, which the current Shelly Bay development does not meet. The Weta Group would be willing to engage in a process with other stakeholders on the Peninsula including iwi, WCC, The Wellington Company and others to work towards an alternative that will work for all. With Weta’s creative skills and capacity, we believe we could assist in finding solutions that would be dynamic and aspirational while not marginalising other parts of the community. We also believe such a process could incorporate other stakeholder groups and the community on considering the best way forward to consider other sensitive areas such as Watts Peninsula and Mt Crawford as part of an overall plan and framework for the whole of Miramar Peninsula.

Submitted on behalf of the Weta Group of Companies by

Cameron Harland Chief Executive	David Wilks General Manager	David Wright Chief Operating Officer	Dominic Sheehan General Manager
Park Road Post Production and Camperdown Studios	Weta Workshop	Weta Digital	Wingnut Films

PARK ROAD

POST PRODUCTION

Monday 14 August 2017

To whom it may concern

Re: Shelly Bay Land Sale & Development

Park Road Post Production is a purpose built post production facility catering for full sound and visual post production for digital cinema and television. We cater to both local and the growing international market places. The business is a major contributor to the economic and social community of Miramar and Wellington. We have 60 fulltime staff and employ a large number of the freelance film community during major productions.

Park Road Post Production strongly supports the Weta Group Submission on the Shelly Bay Land Sale Development. This submission has had input from all in the Weta Group including Park Road and outlines our reasons for the objection.

We are happy to speak to this if required.

Yours sincerely



Cameron Harland

Chief Executive

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.**

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*:	<i>Con Anastasiou</i>
Your email or postal address*:	<i>con@anastasioulaw.co.nz</i>
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:

- 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 housing and 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 will facilitate the development of a resort which is currently falling into neglect in a manner beneficial to 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?

The proposal will enhance the supply of housing stock in Wellington City which is currently depleted.

4. The Council is 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?

As above

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?

They will enhance the ambience of the locality and its amenity value

8. What other comments or questions do you have?

I note that Shelly Bay Limited have stated publicly that the development does not require the widening of the coast road

2nd fold here

J003726

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

Shelly Bay submissions
Freepost 2199
Gerald Blunt (279)
Wellington City Council
PO Box 2199
Wellington 6140

Submission from Environmental Reference Group

The Environmental Reference Group (ERG) of Wellington City Council has considered the issues relating to the Shelly Bay process, and have prepared this submission setting out:

1. issues we consider the council must consider fully in making a decision, and
2. some outcomes that we consider must be achieved before the proposal could be endorsed by ERG.

We have also provided some comments on the process used in consultation.

We would be happy to talk through these issues with officials or councillors before the hearing. **We would also like to present our submission to the hearing.**

We would be very keen to work with council officers on the broader Peninsular issues that we have raised.

Public land and coastal edge

The Mayor has said publicly that the council will never dispose of coastal public land. ERG strongly supports that stance. Wellington has already lost too much of its coastal edge to roads, rail, and private title. And very little of the edge is in a relatively natural state.

We would like to see a spatial plan for the entire coastal edge of the Peninsular, showing where areas will be managed for wildlife (with public access discouraged or restricted), where ecosystems will eventually be restored, where rare plant populations exist or might be created, and where recreational facilities might be provided (seats, picnic tables, toilets/changing sheds, shelter). That will provide a clear vision for council and community groups to work towards.

Whatever is decided about the public land at Shelly Bay, we would ask that it results in:

- no loss of public access along the coastal edge
- no loss of areas with high ecological value, including on the cliffs above the road
- no net loss of coastal land
- an ongoing ability of the council to ensure that activities and developments on the land are consistent with the vision/spatial plan for the coast.

In general, leasing is preferable to disposal, as it retains the underlying interest in land to enforce intended uses/conditions, and protects the public interest in the event of the development failing or changing hands. The lease should be conditional on other

Wildlife

The coastal edge is used by a range of wildlife, including Little Penguins and roosting seabirds (e.g. terns). Little penguins are known to nest along the coastline in the area.

Increased

Increased development along the coastal edge will increase the risk to these birds. It is vital that the development includes steps to:

1. Ensure there is no increased risk from dogs and other predators.
2. Ensure that penguins have nesting sites that discourage them from establishing under buildings.
3. Ensure that penguins can nest without undue disturbance from people.
4. Ensure that there are sufficient nesting sites and resting sites on the harbour side of the road (or safe connections under the road) to reduce the likelihood that penguins will cross the road.

We would encourage the council to establish a management plan for penguins around the harbour edge, in association with Hutt City, to ensure that they have sufficient safe nesting sites in places they wish to go.

Miramar Peninsula is a predator free project area. In the long run we also hope that it will become free of serious weeds (e.g. boneseed). It is important that any development at Shelly Bay makes it easier rather than harder to carry out weed and pest control. That could include covenants on properties requiring them to allow access for weed and pest control, and/or walkways designed to also act as predator traplines. It is also important that any commercial buildings are designed to minimise the risk that they will be difficult to undertake rodent control in.

Coastal edge treatments

If there are to be any changes to the coastal edge, these should be designed to enhance natural character, public access to the water (except where that is undesirable for wildlife and plant protection reasons), and habitat. Normal rock wrap of the type used in Lambton Harbour and along the railway line is not an acceptable approach, as it damages natural character and public access.

Ideally, any edge should have enhanced rock platforms/tidal pools, a complex coastal edge, places that can be used by burrowing seabirds (e.g. penguins), and a mix of slopes and substrates to support a wide range of coastal plants.

Climate change

The area will be subject to sea level rise, and the development appears to leave no space for managed retreat. It would therefore commit the owners/council to ongoing seawall maintenance and raising. It will make maintaining the road and paths more difficult. We would like to see more evidence from WCC that the development will be able to cope with at least a 1m sea level rise. It is one thing to have a small community cut off by storm surge, and another to have a significant village in that position.

Our concern is not just the effect on the viability of the development over time, but also that this level of investment would make it very difficult to refuse further seawall construction that would further damage an already impacted coastal edge environment.

Other Environmental design features

It is vital that any new development of this type meets the councils policies and standards in terms of:

- water sensitive urban design
- provision of adequate public space
- encouraging community development and social mixing
- avoiding car dependency
- biophilia

Public Transport

There is a risk that the development will result in a large, car dependent suburb. That would be inappropriate. Wellington needs to be moving in the opposite direction – transit oriented development.

The proposal to include a ferry wharf is positive, but ferries are often disrupted by weather, so alternatives also need to be available. In addition, a ferry will never provide a full service, including night services, and there is no guarantee that ferry services will be provided (particularly in the early stages of the subdivision, when people's transport habits are being established).

There are two possible solutions to that problem. One is to have the suburb serviced by a new bus service. That is obviously outside the control of WCC and the developer. The other is to provide an easy way for people to access bus services on the number 24 route – an elevator for example to reduce the climb. That would also provide a link to Miramar that would be desirable.

A partial solution would also be to provide a high quality cycling route to the cutting, and good bike parking at a bus stop there.

Walking and cycling provision around peninsular

Ciclovia showed the potential for recreational use of the road for cycling and walking. To create an attractive destination there will have to be either off-road paths, one lane closed, or periodic closures (e.g. at weekends).

We do not consider there is room for adequate off-road cycling and walking infrastructure without damaging unacceptably the coastal edge, which, as set out above, is important for wildlife, rare plants and increasingly rare coastal ecosystems.

We therefore recommend that before the council proceeds with any development at Shelly Bay, the future of the road around the peninsular is resolved. The development needs to be undertaken in full knowledge of whether, for example, the road around the peninsular will be one way or sometimes closed or only occasionally open to cars. We consider that the latter option is the most desirable – i.e. the road is generally closed to traffic except for access to properties (NIWA for example) and concessionaires (tour operators going to the memorial); with the traffic either restricted to particular days and times or kept to a very low volume and speed in a shared space.

A key problem for Ciclovias was the section of road from Shelly Bay to the cutting, which was difficult for less confident cyclists, and did not provide a pleasant environment for walkers. For cycling/walking to be a viable option for the new residents and visitors, that problem will have to be solved.

We would like to see further work done to find a solution that provides a safe, separated, footpath without damaging further the coastal edge, and either a separate cycling facility or a low traffic speed to make it safe for cyclists on the road. A shared path with recreational walkers who are enjoying the view and commuting cyclists mixing in a narrow space is not something we could endorse.

We would also recommend a 30kph speed limit, given the nature of the road and environment.

Costs

We understand that a key argument of the council is that their proposal will provide a net financial benefit to ratepayers. We consider that should be a bottom line for any development of this type, as it is not appropriate in our view for a council to subsidise a private housing development.

Process issues

In our August meeting, we looked at a number of matters relating to the consultation process. Key points raised in that discussion and earlier email exchanges were:

- The information provided to the public did not include some key information which officers provided to an ERG member, particularly the types of activities that are permitted under the DP.
- Many details of the development and proposal were not readily found. In our view it should all be on the council website (in full or as links).
- Officers had decided to answer the many questions on Facebook as a single action close to the closing date for submissions. The public needs answers when they first ask questions, so they can take that into account when they make their submission. Just before submissions close is too late for providing important information.
- The open day discussions were only held at Shelly Bay, a difficult place for the carless to reach. We consider that one should have been in Miramar or central Wellington.

14 August 2017

Wellington City Council
101 Wakefield St
Wellington 6011

By e-mail: shellybay@wcc.govt.nz

SUBMISSION ON THE PROPOSAL TO SELL AND LEASE LAND TO SHELLY BAY LTD

Summary

I do not support the proposal.

I do not support it, as I do not support the development at Shelly Bay that the Wellington Company received consent for in April 2017.

The main reasons for not supporting the development are:

- The inadequate Transportation Assessment Report prepared by TDG and lodged as part of the consent application;
- The unbounded liability ratepayers face if infrastructure costs exceed the estimated costs;
- The secrecy and obstruction surrounding legitimate enquiry; and
- Loss of amenity value.

I have been resident on the Miramar Peninsula for over 20 years and have steadily seen an erosion of the utility of the road network to and from the CBD as infill housing and other developments increase the volume of traffic coming to and from the peninsula leading to more traffic congestion, not only during weekday mornings and afternoons, but also increasingly over the weekend.

Traffic Congestion

Traffic to and from the Miramar Peninsula is becoming increasingly congested during the weekday morning and evening peaks and also on weekends. A significant contributing factor to this is the congestion at the Basin Reserve, which the Council appears completely incapable of resolving.

The Transportation Assessment Report prepared by TDG does not address these issues at all and therefore is not fit for purpose. Its focus is on Shelly Bay Rd and Miramar Ave only, which is far too narrow given the significant congestion problems further west.

The development proposes a 140 resident rest home, 50 room hotel, 280 apartments, 58 townhouses and 14 standalone houses. It is estimated that this will increase traffic along Shelly Bay Rd from 1200 vehicles a day to 4700 – an almost 300% increase.

Section 6.6 of the TDG report tables the estimated generation of the increased traffic. It is important to note that the overall estimate of increased am and pm peak hour traffic is 436 vehicles. However, there is no assessment of this impact on the congestion already experienced along Cobham Drive and through to the Basin Reserve. This is why the TDG report is inadequate.

An extra 436 vehicles at the morning and evening peak traffic periods is likely to be a significant increase over the current numbers. This will further increase congestion beyond the currently unacceptable levels and I have little faith that the Council has the ability to make the decisions that are needed to alleviate this.

Ratepayers Unbounded Liability

From the very limited information provided in the Council's consultation paper it is clear that the estimated cost to upgrade the infrastructure and public space at Shelly Bay is \$20m (see page 9). Shelly Bay Ltd will meet half of this cost - \$10m.

However, further important information is contained in the Council's question and answer document on the development. In response to question 7 the Council reveals that Shelly Bay Ltd's maximum contribution to the infrastructure upgrade will be \$10m. In answer to question 10, the Council reveals that it would have to fully meet any costs of road improvements that exceed the agreed budget.

I have not found any document that reveals how the cost estimate for the infrastructure upgrades has been calculated. I do not know whether or not the \$20m is a central point estimate or an upper bound on likely costs. I can only assume that the Council has all of this information and if so it should be revealed, as how else are ratepayers' going to be able to estimate how much they are on the hook for.

It is bad enough that the Council is agreeing to fund a portion of the infrastructure costs normally borne by the developer. However, agreeing to cap the developer's liability and provide an uncapped liability on ratepayers' funds shows such breath-taking commercial naïveté as to be considered reckless.

In my view, the Auditor General needs to be looking into the propriety of the Council's actions in regard to the Shelly Bay proposal.

Secrecy and Obstruction

I was disappointed to read¹ that the Council was not complying with its obligations under the Local Government Official Information and Meetings Act and was defying directives

¹ <https://www.stuff.co.nz/dominion-post/news/national/95124878/Ombudsman-launches-urgent-investigation-into-Wellington-City-Council>

from the Ombudsman himself. This is unacceptable behaviour and ratepayers need to know how the Council is ensuring this will not happen again.

Such unacceptable secrecy and obstruction naturally raises suspicions that the Council is 'hiding something'. Given the substantial concerns with the proposed development and that it was able to bypass the publicly notified consent processes of the Resource Management Act; ratepayers have a right to be concerned and it is well past time for the Council to address these.

Has the Council complied with the Ombudsman's direction to provide him with the requested material by no later than 2 August?

Loss of Amenity Value

There are a number of small rocky beaches and rock platforms for fishing from between Burnham Wharf and Shelly Bay that can be driven up to at the present. How will the Council guarantee that such drive-to access will be maintained?

The current proposal suggests there will be much more limited parking, if any at all, between these two points.

Concluding Comments

Whilst not opposed to development at Shelly Bay, I am opposed to a development that will likely significantly increase traffic congestion to and from the peninsula and expose ratepayers to an uncapped liability for infrastructure upgrades.

The paucity of information available to the public for such a significant development is disappointing. The ability for consent to be granted, without public notification, and the secrecy and obstruction of legitimate enquiries (and an Officer of Parliament) suggests ratepayers are not being told the full story and thus have good cause to be concerned about the development.

For these reasons I oppose the sale and lease of the Council land at Shelly Bay.

Yours sincerely

Ray Deacon
16 Westview Grove
Miramar
Wellington 6022

From: Philippa Cuthbert <PCuthbert@aa.co.nz>
Sent: Monday, 14 August 2017 3:30 p.m.
To: shellybay
Cc: Michael Gross
Subject: Shelly Bay Development

Follow Up Flag: Follow up
Flag Status: Flagged

Please see updated submission below:

The Wellington District Council of the NZAA is supportive of the development of Shelly Bay, provided that the effects on existing traffic movements on the major roads including State Highway 1 are ameliorated. The existing network is already heavily congested at peak times. We therefore request that the development timetable is matched with the implementation of congestion reducing works along the State Highway from the Basin Reserve to the airport and that the developer participates in the works affected by the proposal, including the provision of traffic lights at the intersection of Shelly Bay Road and Miramar Avenue. Any works undertaken should ensure that consideration be given to ensuring safe access for motorists, pedestrians, and cyclists.

Kind regards,

Philippa Cuthbert

Regional Administrator | Centre Network

The New Zealand Automobile Association Incorporated

T: +64 4 931 9970 **E:** pcuthbert@aa.co.nz **W:** aa.co.nz

Level 12, 342-352 Lambton Quay, Wellington 6011 | PO Box 1, Wellington 6140

Stephen Satherley

191 Townsend Road

Miramar 6022

Wellington

11th August 2017

Wellington City Council

P.O. Box 2199

Wellington

Atten: Gerald Blunt (279)

Submission re: Shelly Bay Development

My name is Stephen Satherley and I am a resident and business owner of Miramar.

I strongly do not support the sale and lease of the 2 parcels of council land that form part of the consent granted to The Wellington Company and Shelly Bay Limited.

I believe officers of the council have acted in an underhand and arrogant manner toward the WCC Councillors and rate payers in this whole consent process. The consent that has been granted includes the private development of public land that assumes an agreement had already been made to sell and lease the land without any consultation.

When council offered Shelly Bay to the Minister in April 2015 as a special housing area it had not even considered if adequate infrastructure could be provided to service the development which is a requirement.

Issuing a special housing area under HASHAA to Shelly Bay allowed the granting of a non-notifiable consent that over rides the 2002 District Plan for the area including land the council owned plus land zoned as open space. The conclusion drawn is WCC have taken advantage of this procedure to circumvent an entire process and do things under a veil of secrecy. The lack of public input is totally unacceptable.

True infrastructure costs are unknown at this point with the council only relying on the developers reports and then capping the developer's expenses at \$10m. So we now have a developer who has socialised his costs whilst privatising the profits!

Other issues include:

- If this was a "greenfield" development the road from the Miramar cutting to Shelly Bay would have to be 22m wide inclusive of footpath and cycle way.
- There is a government guideline that no building consents be issued where land is lower than 1.9m from the high tide mark. South Bay will be under water at 1.6m above the high tide mark along with some of the road and currently under the right sea conditions at North Bay results in the road being awash.

- What environmental impact reports have been undertaken and what recognition ~~has been~~ given to the habitat of the little blue penguin. Developer excavation activities and rain/silt water run-off into the seabed will cause a significant impact on sea life and shell fish.
- The aesthetics of the proposed apartment dwellings at 27m is not in keeping with blending into the current environment
- Current recreational uses of the whole area have not been considered and are being ignored.
- The developer proposes a “village green” but when asked to explain responds it is an area of approximately 50m x 30m
- There is minimal parking at 120 spaces for a development that includes commercial and retail operations.
- The peninsula currently suffers from significant traffic congestion issues along with capacity constraints with storm water, and electricity along with failed infrastructure in Miramar Avenue which are not being addressed and this development only adds further constraints.
- Without open and inclusive consultation other opportunities for this unique piece of land have not been explored with the wider public that could include an enhanced recreational area that also encompasses the significant Maori and Military history of the area.

The Miramar Peninsula with its pristine undeveloped coastal land is a special place of significance is close to the city and is a special part of what Wellington is about. An intensive housing project in this area does not fit with the environment on a number of levels and poses significant risk to the environment from storm water, silt fallout affecting sea life, larger seawalls, and visual pollution impacting on the special character of the area.

I believe most citizens of the wider Wellington region will be opposed to this project in its current form for all or most of the above reasons

Officers of the WCC have agreed to open ended expenditure where ratepayers monies have been committed without due process which is totally unacceptable.

I wish to appear for an oral submission to present the above.

Based on my comments I am opposed to the sale and lease of the 2 parcels of council land that form part of consent to The Wellington Company and Shelly Bay Limited.

Yours faithfully

Stephen Satherley

SUBMISSION ON SHELLY BAY

SUBMISSION BY:

SCOTS COLLEGE CYCLING CLUB
 c/o David Graham
 SCOTS COLLEGE
 1 Monorgan Rd,
 Strathmore Park,
 Wellington 6022

The Scots College Cycling Club would like the opportunity to be heard

Please contact Sally Dossor sally.dossor@gmail.com 0212478665 to arrange the submission time

INTRODUCTION

1. Scots College has had an active road cycling programme for 8 years. We have about 20-30 cyclists at any one time. The programme runs with the assistance of keen cycling parents and teachers who coach and ride with the boys.
2. Boys start cycling at year 6 or 7 (ages 10 -12) and many of these boys cycle through to year 13 (age 17-18). Our boys compete at North Island and National events. Several of our boys achieve at a National level and have been selected to cycle in New Zealand development squads. We aim to cater for all levels of cyclist and one of the great legacies of our club is that the boys develop a love of cycling which means that they will continue with cycling for transport, leisure and fitness long after they leave school.

Our training/training on Shelly Bay Road.

3. We cycle all year round. We train as a school group 2 x per week at 6.45 am – 8 am and go on the road in all but extreme weather conditions (when we train on wind trainers at the College). Safety is paramount. All cyclists must achieve a 'road ready' competency before cycling on the road. All must have front and rear lights, as for most of the year at least some of our ride is before daylight.
4. The north and south Miramar peninsula is our most regular cycling route. We choose this route as it:
 - is relatively free from morning commuter traffic
 - is flexible, as depending on the prevailing wind we can also choose the direction we cycle
 - Is a good training ride distance (15 ish km) – before leaving the flat to do hill training
 - is low stress (for cyclists and their anxious parents)
 - is close to the College
5. We use the route for bunch training rides but also train for team time trials (which is one of the events at both the North Island and National school competitions) and sprint training. We tend to split into groups according to ability/ speed. Our junior riders ride at 26-28 km/hr, our intermediate at 30-32 km/hr and our seniors at 34 plus km/hr.
6. The majority of our boys cycle another 3 or 4 days after school and on weekends on top of our school training times. Many of these rides are on the Miramar peninsula, because of the low traffic environment, which is particularly supported by parents when their boys are training alone. As mentioned in the PNP Club submission, the Wellington PNP junior coach (Gary Gibson) runs a junior ride around the peninsula on the weekend and our younger boys (up to the age of 14) ride in that programme.
7. Our experience of the road in its current condition and with the existing traffic volumes is:
 - The road has improved as a cycling environment since the speed cushions and 40km/hr speed limit have been put in. This has significantly reduced the boy racers

and the low suspension cars. In our experience, these drivers have a very low tolerance for cyclists and sometimes abuse and intimidate our riders

- If we are only going to ride ½ the peninsula our preference is to ride the north peninsula (Seatoun to Miramar) over the south (Airport to Seatoun) because of the lower traffic environment and fewer parked cars. Breaker Bay Road has 1500 vpd (which isn't much more than the current vehicle count on Shelly Bay of 1200 vpd) but when we are cycling in the mornings, there is a noticeable difference between the two
- When we ride the north peninsula we currently encounter very few vehicles in the mornings. When we ride at other times there is more traffic but most drivers are reasonably tolerant of us and wait for an appropriate time to cross the centre line to pass us
- The road surface is not in great condition, particularly close to the shoulder. This makes it more difficult (and not very comfortable) for us to stay close to the shoulder when cars are passing
- There is no shoulder – so we can not move left when cars want to pass us
- On sunny days, it is Wellington's 'scenic drive' of choice. Particularly on the weekends, it can get very busy and can be very dangerous.
- The scenic drive status sometimes creates issues in itself. Recently one of our cycling Dads was on a midday/midweek ride and got knocked off his bike by a motorist who was looking at the view

OUR SUBMISSION

8. Our concern with the overall proposal relates to the effects on cycling and the effects on cyclists using Shelly Bay Road.
9. Our concern primarily relates to safety, however, for our riders (and we expect the cycling community overall) the effects also go beyond safety and relate to the loss of amenity and the concern for the potential loss of this important cycling route for recreation.

Current use

10. There is little information in the Resource Consent (RC) application and the supporting Traffic Design Group (TDG) report about current cycling type, times and volumes.
11. In particular, this is all that the TDG report covered in respect of the existing cycling use/numbers:

Shelly Bay Road is currently used largely for recreational purposes, accommodating some cyclist and pedestrian demands, especially on weekends.
12. This was the subject of a further information request, for current and projected cycling numbers using Shelly Bay Road. We have been provided with a letter from TDG (27 October 2016) which has some further information but it is by no means a detailed assessment (the cycling information is for one day only, May 2016).
13. The information is not consistent with our own use and observations of the use by others.

Adequacy of the assessment of effects on cycling

14. We are concerned that the baseline data lacks depth and understanding and that the effects of the proposal on road cycling has consequentially not been considered, before conclusions on traffic effects were reached.
15. In particular, the AEE submitted by the applicant draws the conclusion that:

...it is concluded that the proposed residential and retail, hospitality and commercial activities can be accommodated with little adverse effects on the surrounding transport network, and more particularly within a substantially improved Shelly Bay Environment. The proposal is therefore acceptable with respect to traffic related effects.

16. And the TDG report concludes as follows:

In conclusion:

-
- the increase in traffic will not adversely affect the capacity on Shelly Bay Road and Miramar Avenue intersection;
- possible solutions to public transport and improved access by foot and by cycle could be investigated and would add to the accessibility of the proposed development;
- overall this assessment finds that the traffic-related impacts would be minor and that the level of use and activity can be properly and safely accommodated in this location.

(emphasis added)

17. The conclusions above were adopted in the non-notified Notice of Decision issued by the Council, albeit with some minor modifications (to the realigned road within the development) and further approval processes for detailed design (but none of which materially address cycling safety on Shelly Bay Road).

18. Consequentially we are concerned that the consented development has overlooked the effects on road cycling – from both a safety and recreational value perspective.

Increase in vehicle movements

19. The RC application states that vehicle movements will increase from 1200 to 4700 per day. The projected am and pm peaks will be 436 vehicle movements. These are considerable increases.

20. We first ask that Council carefully considers whether 4700 vpd is in fact accurate, and consider the degree of confidence it has in that estimate.

21. This is a unique site (which is a traffic generator in itself) and an acknowledged scenic drive route. There are a bundle of uses proposed that are all traffic generators in addition to an already highly variable base use (largely impacted by weather). The actual vehicle movements associated with the proposed commercial uses, hotel and aged care facility will have significant numbers of staff and visitors & customers associated with them. Staff travel is being managed through a staff travel management plan under the conditions of the consent but there will be no control over visitors and customers. And there can be no reliance placed on bus or ferry services.

Impact of increased vehicle movements

22. The current carriageway is narrow and not in good condition. There is no shoulder, and in the few places there is room for a shoulder it is unformed and unsuitable for road cyclists to move left onto. Rather, the current condition of the road (particularly at the edge) forces cyclists towards the centre of the road, as the edge is rough and in some areas potholed.

23. The narrow carriageway requires vehicles to cross the centre line to pass cyclists. This will be more so the case for the inevitable increased truck and bus/coach movements. We seriously question how large vehicles travelling in opposite directions will be able to pass comfortably when there are cyclists on the road.

24. With the current very low traffic volumes (and little oncoming traffic) cars pass us safely now. With increased traffic our cyclists will be passed with much-increased frequency, and the manoeuvres will be more difficult because of increased oncoming traffic. As is well known the road is winding – and we are concerned drivers will get frustrated and make jubious passing moves and/or pass too close to cyclists. This is when accidents happen and cyclists get run into the ditch or worse, hit by a vehicle.

25. Officers provided us with examples of roads with similar traffic volumes to that projected for Shelly Bay.

26. From the list, there were only 2 that we regularly cycle on. The boys experience on these roads is:

- Awa Road. When going uphill (from Miramar) this is not that safe due to the number of cars parked on the side of the road. Cars passing have to cross the centre line and get irritated with us and have to avoid conflict with oncoming traffic. When going uphill (from Worsler Bay) cars can get past us reasonably safely once past the sharp corners because the road is wider at that point (as long as there are no cars parked on the side of the road). When going downhill (in either direction) it is Ok because we go the same speed or faster than the cars.
- Happy Valley Road, Owhiro Bay; this is a regular route we use for hill endurance training. When the boys were asked how busy it is - they said it is 'very busy' and estimated being passed by 'heaps ... like maybe 80-150 cars' in the time of the gradual climb (8-12 min). Where there is a shoulder, cars can pass quite safely, but where there is no shoulder cars are forced to stay on the cyclist side of the centre line (because of oncoming traffic). On these narrow bits, cars passing feel like they are only about 20-30cm away.

27. Little comfort is taken from these examples of roads with similar traffic volumes.

Footpath from the development site to Miramar Ave

28. The RC, the consultation material for the land sale/lease and the Councils own report on infrastructure by Calibre Consulting (commissioned by City Shaper, 1 September 2016) is mixed on whether cyclists are intended to be on the 1.0-1.5m footpath or share the road space. Certainly, our road cyclists would never use such a path, and it would be dangerous for them (and any pedestrian they meet) to do so.

29. It is noted that Mr Spence's assessment accepts this.

Road Widening

30. It is understood that some widening will occur to achieve a minimum of 6.0m at all parts. There is no detail on this, so we would like clarification whether it is proposed for the road to be widened to 6.5m or even 7.0m?

31. From what we have heard so far, we are not hopeful. The carriageway is at or nearly at that measurement (ie 6.0m) now so we question whether there will be any change to the physical dimensions of the carriageway at all. Our concern is that the first priority will be to allocate space to construct the 1.0-1.5m footpath and that even if there is room to increase the carriageway (above the minimum of 6.0m) that there will not be funding available within the \$20M allocated for all infrastructure (given the other considerable demands of the project).

32. It is noted that the Wellington Company (as reported by the Dominion Post on Saturday 12 August 2017) appears to take no responsibility for the roading issues beyond the site. It is concerning that the key Development partner is a reluctant participant in any road widening. Refer:

Earl Hope-Pearson, from the Wellington Company, said it was the council looking at road widening and developers would be happy with no widening.

33. The Calibre Consulting report (1 September 2016) states that were this to be a new/greenfields development it would require a 14m carriageway under the Council's Code of Practice (plus footpaths and berms). This obviously would have significant environmental effects and create a highly urbanised environment and is not being proposed (or requested) here.

34. But it does give an indication of a 'text book' safe road environment and how far short this is. It raises doubts as to whether the intensity of development is appropriate given the existing physical environment and its current use.

35. The Calibre Consulting report states:

...the various options and alternatives [referring to road widening and footpath/cycle path] will all provide roading infrastructure that will adequately service the scale of the development proposed. Whilst the finished result may not

be fully compliant with standard Code of Practice requirements or 100 percent satisfactory to all parties, it will be of a scale and standard that sufficiently and appropriately caters for the development proposal.

36. This statement gives little comfort that there has been an appropriate assessment of the significantly undersized carriageway and its ability to accommodate the traffic generated by the development, current traffic volumes and existing and projected cycling use. This is particularly the case given that the author of this report appears to assume that cyclists will be on the 1.0-1.5m wide pedestrian/cycle lane.

Traffic through the actual development

37. The applicant states in its application that the realigned road and the angle park arrangements will be much like Oriental Parade.
38. When the boys were asked “where the worst places to cycle in the City are” – they said Happy Valley and Oriental Parade (travelling from the City) particularly when it’s a nice day.
39. Council’s traffic engineer (Mr Spence) refers to the carriageway being widened (through the development) from 6.0m to 6.5m to enable coaches and trucks to pass cyclists. He states that a reduced speed limit (the same as all other Suburban Centres of 30km/hr) will ensure that cyclists will coexist with other traffic and a busy pedestrian environment.
40. This area will not be too much of an issue for our early morning training – but it will affect weekend and after school rides and the bulk of other cyclists who use the road (and not the cycle path).
41. We suggest that the Council reviews this area as to whether the proposal will mitigate the impacts and create a safe environment.
42. We also ask that should this proposal go ahead that the angle parking within the development is very strictly enforced so that it is not able to be used as overflow parking overnight (eg by staff working at the hotel, aged care facility or other commercial uses and residents with more than one car). Drivers making reverse movements to exit these angle parking spaces early in the morning (to avoid parking enforcement) will be a hazard to cyclists (who they may not be expecting to see at such an early time of day).

Parking in the development

43. The development is understood to have ‘under catered for’ for parking, which at one level is a good thing.
44. However, we do question if this will mean that cars will park on the road (thereby taking up carriageway) in and to the north and south of the development site. On busy ‘activity and trip generating’ days, then parking will be at a premium. We have to be very careful when cycling around Scorching Bay on busy summer days as cars park anywhere they can.

Speed

45. The current speed limit of 40km/hr is not enforced - and our riders observe that cars regularly travel above this speed.
46. Enforcement will be required particularly when traffic volumes increase in order for cyclists and traffic to co-exist. We understand this is a police resource issue – but measures such as feedback speed signs and potentially more speed cushions (but designed so they work for cyclists) would be important.

Timing of road widening works/conditions

47. It is noted that the proposed carriageway widening (if it is to happen) and footpath do not (obviously at least) appear as a condition of the resource consent and that consequentially there is no detail on the timing of construction and requirement regarding its commissioning.
48. Further, the Council in its own Q & A consultation material even suggests that what is proposed will need to be reviewed and may need to be improved:

QUESTION 14. How will you maintain safe, comfortable access to the coast road on foot or by bike, with the increase in traffic and years of heavy trucks during building?

It is proposed the road from the Miramar Avenue intersection to Shelly Bay be six metres wide (as it is now) for vehicles and cyclists, with an additional 1.5 metre adjacent pathway. The Council would be responsible for the construction of the road and would monitor the road during construction and after it is complete to make sure it is safe and suitable, and improve it if required. A traffic management plan will be in place during construction.

49. This with respect is in the wrong order. A full and proper assessment needs to be done before the proposal proceeds.
50. Furthermore, we trust that provision will be made to maintain road access (with preferably a suitable surface for cycling) around the Peninsula at all times – in particular when the road is realigned within the development site.

Construction traffic

51. The condition of the road will be made worse by increased vehicle movements and in particular construction vehicles. The Council is urged to fund road improvements to ensure the condition of the road is improved.
52. There are no conditions on the resource consent re vehicle movements for construction vehicles (e.g. avoiding morning and evening peak and avoiding weekends). This (as is the usual practice) is left to a Construction Management Plan approval process. It is suggested that a way is found to consult the cycling community on this plan prior to approval.

Interface with the RC

53. Normally, for a development of this scale and on such a site of significance, the Council and the wider community could be confident that the RC process has identified and explored all issues fully and put in place appropriate mitigation.
54. As illustrated by the extracts from the RC process (refer above) we are concerned that the streamlined RC process followed in this case has meant that this has not occurred – certainly insofar as it relates to cycling.
55. We therefore ask that Council, resource consent aside, re-opens this issue (as part of this decision) so that it and the community can be confident the effects on cycling are acceptable.

CONCLUSION

56. The Council is the enabler of this project. As decision-makers, you hold the key to whether it is appropriate for the development to proceed. In considering its decision we ask that the Council takes responsibility now for understanding the impacts fully and ensuring the safest and most effective cycling environment possible.
57. To achieve this we ask that before agreeing to allow the lease/sale that Council obtains an independent review of the effects cycling environment and if the effects are not acceptable, the available mitigation measures (along with full costings).
58. Failure to address this now will leave it to chance and be an opportunity lost. If road improvements are required they will be solely the Council's responsibility (once the \$10M cap of contribution is exhausted).
59. Or worse still, an unsafe environment may be created that rules out this route as a safe place to cycle. Such an outcome would be a bad outcome for our cycling programme and a very significant erosion of the recreational values of the Miramar peninsula.

Date: 14 August 2017

John Christopher Horne
28 Kaihuia Street
Northland
WELLINGTON 6012
Phone 475 7025

14 August 2017

Wellington City Council
PO Box 2199
WELLINGTON 6140
ShellyBay@wcc.govt.nz

To whom it may concern

SUBMISSION: SHELLY BAY DEVELOPMENT – PROPOSED SALE AND LEASE OF COUNCIL LAND

Thank you for the opportunity to comment on the proposal, and for making hard copies of the document available at WCC reception.

I wish to speak in support of this submission.

Background

I am a long-term resident of Wellington. My outdoor interests centre on tramping, walking, native plant communities, indigenous ecosystems, natural landforms, and the pre-European and post-settlement associations with them.

On Friday 11 August, I alighted from the no. 24 Miramar Heights at the first stop on Akaroa Drive, Maupuia. I walked the entire length of the Maupuia Walkway from there to Shark Bay, then walked along Shelly Bay Rd to Shelly Bay. (Total walk time c. 40 minutes). I spent time walking around the entire Shelly Bay site. I noted the dilapidated state of some of the buildings, and the long-decommissioned above-ground pipe-tracks. I also noted the vegetation on the steep slopes behind the site. The plant communities include a substantial proportion of typical Wellington, regenerating native-forest species.

To reach the no. 24 Miramar Height bus route, I walked up the old military road (Russian threat 1880s vintage, and World War 2 vintage) from Shelly Bay, passing the ten historic munitions magazines, and up to the bus stop at the former Mt Crawford Prison. (Total walk time c. 30 minutes).

I understand that Treescape Limited has a contract to fell pine trees above Shelly Bay. I believe that the pine trees are on LINZ/Defence land. Is the felling in any way related to the proposed development of Shelly Bay? If so, in what way is it related?

Non-notified resource consent for the proposed development

I regard all Wellingtonians as parties likely to be affected by this proposal, whether they can see the site from their homes, or not. Thus I fail to see how Wellington City Councillors could vote to accept the application for resource consent as non-notified.

Submission

I support the provision of a village green and walkway/cycleway.

I oppose the proposed sale and lease of Council land in its entirety.

Reasons for my opposition:

1. The proposed development would produce a suburb which would be largely car- and motor-bike-dependent, contrary to Wellington City Council's policy of fostering walking, cycling, and the use of public transport;
2. The proposed development would be contrary to WCC's objective of becoming a carbon-neutral capital, and contrary to complying with NZ's ratification of the 2015 COP21 Paris Agreement which requires us to slash greenhouse-gas emissions;
3. The scale of the proposed development is out of keeping with the semi-rural setting on the flanks of Miramar Peninsula, sometimes known as Watts Peninsula;
4. The volume of traffic – 4700 vehicles per day - that it is predicted would be generated by the proposed development would far exceed the capacity of the winding, narrow, scenic drive that is Shelly Bay Road, The traffic would make travel along Shelly Bay Road from the Miramar Cutting most unpleasant and hazardous for walkers and cyclists;
5. If a footpath were to be provided from Miramar Cutting to Shelly Bay, it would have to be 1.65 m wide, as required by the NZ Transport Agency's *Planning and Design Guide*. The 1.5 m width as cited in the document is not acceptable;
6. If the proposal were to proceed, provision would be required to prevent cars being parked on the path used by walkers and cyclists;
7. The route of the no. 24 Miramar Heights bus service is too far from Shelly Bay to be any use, except for recreation purposes – walking and running – either to and from the Maupuia Walkway, or to and from the former Mt Crawford Prison;
8. The provision of a ferry service to and from Queens Wharf would probably require the purchase of another vessel, and would be dependant on the weather;
9. If the impact of the proposal were such that Shelly Bay Road had to be widened by cutting back into the already steep slopes of Carter Reserve and other land above the road, it could destabilise the slopes, so widening on the seaward side of the road would be required. This would involve Greater Wellington Regional in the consent process, because the widening would be into the Coastal Marine Area.
10. Widening Shelly Bay Road into the Coastal Marine Area could destroy burrows of kororā, the little blue penguin, and make more hazardous their trip across the road to habitat in Carter Reserve, and other lands, above the road;

11. Any road works at the intersection of Shelly Bay Road and Miramar Avenue must not interfere with the two historic tunnels in the Mapuia ridge;
12. I do not support having ratepayers contributing to the large estimated cost of increasing the capacity of the storm-water network, and waste-water network for the benefit of Shelly Bay Limited;
13. I do not think that the necessary changes to Shelly Bay Road from Miramar Cutting to Shelly Bay would be fully consistent with Wellington City Council's Great Harbour Way project;
14. I am not aware of any Environmental Impact Assessment of the project as described in the document.
15. If the already consented proposal for 280 apartments, 58 town-houses and 14 stand-alone homes proceeds, I believe that the result would be a somewhat soulless suburb, rather more up-market than Grenada North.

Yours sincerely

Chris Horne



14 August 2017

Thomas Wutzler, Chair
Miramar Business Improvement District
c/- Y Legarth
P.O. Box 11060
Wellington

Wellington City Council
PO Box 2199
Wellington 6140
New Zealand
info@wcc.govt.nz

Dear Sir / Madam,

[This is a submission on the proposal to sell and to lease land at Shelly Bay](#)

M BID **does not support** the proposal to sell public land, or to provide a long-term lease of public land at Shelly Bay for housing. M BID consider that the sale and lease is not in the public interest. While M BID oppose the sale and lease of the land, if it is to be sold, then the council should only dispose of the land on the open market, and should obtain full market value.

We consider that the land should be retained in public hands, because

- the sale and long term lease proposal limits the future opportunities for the local business and wider community in the public interest.
- the lack of affordable housing in the development proposal calls into question the public interest aspects of the proposal to sell and lease land.
- there is no assurance of on-going right of access for the public to land that becomes privately owned 'village green'.
- the amount of publically owned flat accessible open space coastal land should not be reduced.
- the proposal has the potential to set a precedent, using public land to fund private development.
- the infrastructure costs and responsibility for on-going maintenance are unknown at this stage. The Council's share of the costs and their expenses are un-capped. New and replacement sea walls the length of North & South Bay protecting the development have not been taken into account.



Our concerns arise from the significant financial consequences from the cost of infrastructure; the loss of flat accessible land that has coastal access and recreational values; and the loss of opportunity to undertake a wider strategic planning approach to the use, development and protection of Miramar Peninsula. M BID consider that there are viable alternatives to the sale and lease of the public land and wishes to work with the developer and the council to identify an approach that is in keeping with the natural and recreational values of the area.

The council land should be retained in the public interest for legal road, open space, and for recreational access. The 50 / 50 split of the costs and responsibility for the infrastructure remains uncertain, and there is no contingency in the event of costs escalating over the 13 year plus life of the project. While the development on private land is not opposed, it should be in keeping with the district plan Shelly bay design guide principles and the existing open space zoning requirements.

The sale and long term lease of public land should only be considered where there is a clear public good. In this case, the Shelly Bay land should be retained to provide future opportunities for public recreational use of the peninsula; and to provide some resilience for managing climate change and to provide public owned recreational spaces; and commercial uses that provides public access and services to recreational users of the area.

Publicly owned open space is a critical component of the fabric of our urban environment which can make a substantial contribution to communities' quality of life. Equally, insufficient, inaccessible or poorly designed and integrated provision of open spaces can contribute to poor environmental quality, with consequent impacts on factors ranging from health to house prices. The Council should retain legal rights of public access in the community interest. Urban open spaces can play a key role in providing a range of benefits to businesses and the community, both living on the peninsula and visitors from the City and from some distance away.

The sale and long term lease could create a precedent; and the community should have the assurance that when land is not surplus; and where it also remains suitable for the purposes for which it was obtained; that council decisions provide for the retention and protection of that public asset for the public use, in the public interest.

M BID would like to make a presentation at the hearing about the sale and lease of the council land at Shelly Bay. Unfortunately, MBID are unable to provide a comprehensive response to the consultation on the sale and lease of the land at Shelly Bay in writing at this time, because of the difficulty obtaining information on our questions, first asked on the 23rd of December 2016.

M BID appreciate the recent efforts, and are still working through the documents that we received on 10 August 2017.

What are the issues with the sale of land.

The Government have a guideline that suggests that building consents should not be issued where land is lower than 1.9m from the high tide mark. The 2013 Tonkin Taylor report commissioned by WCC places South Bay under water at 1.6m above the high tide mark along with some parts of the Peninsula road.



Seawalls

The council will continue to be responsible for the road and these seawalls during the life of the development. At a sea level rise of 2.2m North Bay is under water and most of the peninsula road. Already under the right sea conditions, tide and wave action at North Bay results in the road being awash. South bay is more sheltered by the condemned wharf that currently reduces wave action.

Road costs

The road between Miramar Ave and Shelly Bay is too narrow for a development of this size at 6m wide. There will be very limited parking over this 2.5km stretch of road and the proposed pathway will be built out of crushed lime stone. Parking will only be placed where small bits of land jut out along the way. This impacts on 2.5km's of beaches being accessible to Wellingtonians. A green field carriage way for a development of this size should be 14m plus 8m of berm (Pathways & Parking). There is no public transport alternative.

Market value not assured

Council are to lease a strip of land for \$5.5M but at a fixed term rent of \$44k per year for the 125-year life of the lease. This equates to less than 1% of 5.5M per year. A second piece of land is to be sold for \$2.5M. The land includes buildings that will be used by the developer. In 2002, the council acquired the land for a cost of \$4.4M so that it could legalise the road and use the remainder for public open recreational spaces, in keeping with the area.

Infrastructure issues facing Miramar

The Council was required to consider if adequate infrastructure could be provided to service the development before it recommended Shelly Bay to the Minister as a special housing area.

To date the funding and maintenance of the total cost of the infrastructure necessary to support the consented development at Shelly Bay is uncertain. The council have only relied on the developers reports and this expense is capped at \$10M.

No analysis has been done on the impact of the Shelly Bay development on the already impaired infrastructure in the Miramar business area.

Council decisions on prioritising expenditure should be the subject of the public process set out in the 10 year Long Term Plan and Annual Plan. There are a number of issues facing Miramar that the MBID have brought to the council's attention over the past 3 years.



Traffic

Traffic entering and leaving via Miramar Ave. intersections, entrances to businesses, tree alignment/ vision issues, parking. Waste water and storm water. None of which have been addressed or budgeted for.

Construction traffic and increase vehicle traffic at the intersection Miramar Ave and Shelly Bay road. There will be a requirement for traffic lights to control this. Already the council are talking about lights at the intersection of Miramar Ave, Tauhinu Rd, Portsmouth Rd. If a major housing development goes ahead at Mt Crawford and Watts Peninsula there will be traffic lights required at the Maupuia Rd intersection. Parking will continue to be a problem in Miramar and all this fast-tracks the likelihood of residence parking.

Loss of future opportunities - MBID's Vision for the Miramar Peninsula

The MBID have the opportunity, as part of their submission to offer an alternative that could be broadly seen as an offer to enter into discussions with iwi and council to work towards an alternative that will work for all.

There's a fantastic opportunity here to be inclusive of iwi who really need support in making good business judgments for their future generations and to not look at Shelly Bay as cutting their losses. Why not include them for the long haul in recreation, sustainable commercial development and tourism. Watts Peninsula is the jewel in the crown for Wellington. With Weta's creative skills and energy linked to the museums and Matiu/Somes Island we could build something truly iconic for generations to come.

Yours sincerely,

Thomas Wutzler

Miramar Business Improvement District

I do wish to present my submission at a hearing.

My preferred method of contact is by Email: admin@miramarpeninsula.org.nz

Please refer correspondence to:

c/- Y Legarth

P.O. Box 11060

Wellington 6142

Yvonne cell: 022 0493300

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.**

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*:	<i>Miramar BID</i>
Your email or postal address*:	<i>Thomas Wutzler, Chair Miramar Business Improvement District</i>
You are making this submission:	
<input type="checkbox"/> as an individual <input checked="" 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*:	
	<i>c/- Yvonne Legarth 022 493300</i>

*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:

- 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 housing and 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?

Public land on the coast should be kept by the council, used for public purposes, and a strategy developed for public recreational use of all of the land on the peninsula; owned by the council for the free public use; as a destination for visitors and the 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?

The council land should be retained in the public interest for legal road, open space, and for recreational access. The 50 / 50 split of the costs and responsibility for the infrastructure remains uncertain, and there is no contingency in the event of costs escalating over the 13 year plus life of the project. While the development on private land is not opposed, it should be in keeping with the district plan Shelly bay design guide principles and the existing open space zoning requirements . The lack of affordable housing in the development proposal calls into question the public interest aspects of the proposal to sell and lease land. There is no assurance of on going access for the public to land that becomes privately owned 'village green', the amount of publically owned flat accessible open space coastal land should not be reduced. - see attachment

4. The Council is 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?

Long term leases should only be issued for the public good, and should assure future opportunities for commercial use that supports the public recreational use of the peninsula; and to provide some resilience for managing climate change and to provide public owned recreational spaces

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

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?

Publicly owned open space is a critical component of the fabric of our urban environment which can make a substantial contribution to communities' quality of life. Equally, insufficient, inaccessible or low quality provision can contribute to poor environmental quality, with consequent impacts on factors ranging from health to house prices. Public should have legal rights of access, and land ownership by the council provides those rights. Urban open spaces can play a key role in providing a range of benefits to businesses and the community, both living on the peninsula and visitors from the City and from some distance away.

8. What other comments or questions do you have?

The proposal sets a precedent of some concern, because the council has not undertaken a programme to classify land under the reserves act, so that the community can be assured that there are council policies that provide for its retention and protection for the public use and retention for uses that are in the public interest.

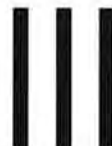
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Free Post Authority Number 2199

Absolutely Positively Wellington City Council

Me Heke Ki Pōneke



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

J003726

To all councillors

I am totally opposed to the sale of land and leased land.

There are various issues with this development. The grounds on which the SHA under HASHAA was granted is flawed and contestable in a court of law. The assumptions made by junior council officers that road links and infrastructure be classed as minor after using the developer's reports are also very contestable as is their +/- 30% estimates for costs which are estimates and not quotes that could be held to account.

Above all of this is the issue of Shelly Bays location and the exposure the council will have to sea level rise and any future claims after signing off building consents for areas like South Bay at Shelly Bay.

South Bay where the land is for sale and lease is under water at 1.6m above 2013's high tide mark. Govt now requiring councils not to sign off if the land is lower than 1.9m above the high tide mark. June 2016 request.

On top of this there are the existing seawalls that will all have to be replaced and upgraded before or during building. These do not form part of the current infrastructure report and costings and would be at a substantial cost to council.

Millions

In 2013 WCC commissioned Tonkin Taylor to report on sea rise and the effect on Wellingtons coastal areas. (T&T Ref:61579.002.R6) South Bay is shown underwater at 1.6m above 2013's high tide mark. North Bay at 2.2m. We already see North Bay road awash at times during high tide and the right sea and wind conditions making the Shelly Bay site incompatible with the development proposed. Too high risk for any council today or for Councillors to commit a future council too. Particularly if the future is connected to a 125 year lease.

I would also like to make a oral submission

Kind Regards

Tim Alexander
0272699078
Talexander@wetafx.co.nz

1089



1089



Geral Blunt (279)
Wellington City Council
P O Box 2199
WELLINGGON 6140

142 Sutherland Rd
Melrose
Wellington 6023
14 August 2017

SUBMISSION: SHELLY BAY PROPOSAL: sell/lease WCC land

This submission is made by Sunita Singh, and Gavin Dench from the above address.

We will not make an oral submission.

Proposal that WCC :

a) sell and lease part of its land at Shelly Bay to Shelly Bay Ltd that plans to develop housing and public space in Wellington, and

b) share 50/50 the cost of infrastructure improvement (including the Council's seawall and road) and public space development.

We OPPOSE the above proposals.

a) In particular we totally oppose both the sale of public land as well as the lease of public land in Shelly Bay to the above named party or any other private developers.

* Instead we strongly SUPPORT keeping this council owned public land so that it can be used for the benefit of the public.

* Shelly Bay is currently in a semi-natural state with a few scattered buildings. The contours of the hill behind the bays are in a natural state and are not obscured by the existing buildings. This creates a beautiful natural ambience in the bay. We submit that the proposed development will replace this with, in places, an almost continuous line of concrete and glass office-like apartment blocks will completely destroy the bay's natural character.

* In particular, the north end of the bay has a natural outcrop of weathered greywacke sandstone, still covered in the natural coastal plants that existed before human settlement, including the rare and endangered *melicytus obovatus*. As far as we can tell from the plan proposal, this area will either be destroyed or hidden behind apartment blocks.

* Our preference would be to see this area developed as a regional park with the military buildings restored and used by the community in various social capacities. We would like to see the soft landscaped areas retained as such, not developed into hard landscaped, concrete structured surfaces.

* We note the southern and eastern parts of Wellington do not have an adequate outdoor recreational space. Shelly Bay is the only site in this area that satisfies the requirement for such a space, making it a destination for visitors, especially Wellingtonians, to experience outdoor recreation. Its sheltered aspect means it is free from the northerly and cold southerly winds. It could become, like Days Bay, a venue that draws the public who picnic, walk, bike, swim at the beaches nearby and generally enjoy a day out .

* The protection of this area would complement the efforts of several local community and interest groups, such as Backyard Sanctuaries working towards making the Miramar peninsular pest-free, Te Motu Kairangi, or those interested in protecting Watts Peninsular for public use. The future possibilities for community involvement and the development of the wider Miramar peninsular remains to be realised and. This area is a vital resource for all of us Wellingtonians, especially those who are not able to drive long distances to experience the outdoors.

b) share 50/50 the cost of infrastructure improvement (including the Council's seawall and road) and public space development.

- * We totally oppose any Council contribution to this proposal. The purpose of the development is, in effect, to create a new suburb with similar attractions to Oriental Parade for the visiting public , or, it would create another 'destination' for visitors similar to the Oriental Parade 'destination'. We have argued above in favour of a outdoor recreation 'destination' that would answer a need that many Wellingtonians have, a destination that would offer more attractions for more people than this residential proposal offers.
- * We disagree with Council's intention to make ratepayers contribute towards the costs involved in developing the privately owned land in Shelly Bay. The development is a commercial project which will make large profits. It is fitting that they are not subsidised by public money, that we and other ratepayers do not have to keep paying into the future, maintaining these services for this private development.
- * It is deeply concerning that Council is willing to subsidise a private development scheme. The nature of the commitment means that Council is taking on a permanent responsibility to maintain elaborate infrastructure forever that is the result of the development but is not needed by the situation that exists now. The true cost of this contribution into the future is not made explicit and needs to be.
- * The increase in rates to be paid for this private, commercial development by Council and Ratepayers is totally unacceptable. Council needs to re-evaluate the limit to the rates' increases to ensure they do not exceed the means of ratepayers and that the increases remain on par with the annual increase in cost of living so that they are fair to all. The rates increase following a contribution to a development that benefits private commercial interests is not justifiable.

**MIRAMAR
PROGRESSIVE**



**MAUPUIA
ASSOCIATION**

Oral Submission – time allowing.

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

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

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

1601

Miramar Maupuia Progressive Association, 10 Torrildon Road

Miramar, Wellington

3266

14 August 2017 --Submission on Shelly Bay

To Wellington City Council
PO Box 2199
Wellington 6140

Email: shellybay@wcc.govt.nz

Submission on proposal to sell and lease land in Shelly Bay to redevelop the area

Contact: Judith Graykowski, 6/123 Austin St, Mt Victoria, Wellington 6011

Phone: (04) 977-1454

Email: jgraykowski@clear.net.nz

Summary

The development proposed by the Shelly Bay Limited consortium should never have been granted a non-notified Resource Consent: the Miramar Peninsula is a historic area with ecological, recreational, and community values which – if the developments go ahead—will be violated from the start.

The consent must be suspended until the Ratepayers of Wellington City – who are to be burdened with development costs—can consult and be convinced by an impartial peer review of the cost/benefit outlook for the project.

The peninsula's land near Shelly Bay has a complex history: ownership changing hands between government, iwi, and now a joint venture with Ian Cassell's Wellington Company. Nowhere to be seen, now, as the Shelly Bay segment is about to be irrevocably changed, is there a **Management Plan for the entire peninsula – not just Shelly Bay--**, encompassing the monuments, lighthouse, wilderness on Mt Crawford, the disused prison site, etc., aligned with appropriate residential and roading prospects. This cannot be acceptable under the good planning practices usually observed by Wellington City Council.

Excavating the Peninsula's vertical slopes for the proposed housing terraces should be re-evaluated in the light of NZ weather conditions. Slips, erosion, slope stability failures are inevitable given Climate Change effects. Modelled precipitation and frequency of storm events need impartial scrutiny; are the geotechnical predictions on which the resource consent is based to be calibrated with the "new normal"? or will it end in tears? **Can Wellington City's reputation withstand cost over-runs, failed ground assessments and the cumulative effects of catastrophic judgements by WCC planners and designers who are charged with signing off on the Shelly Bay community's well-being?**

Ian Cassell's CBD development **The Left Bank** near Cuba Mall has turned into a slum. If that is Cassell's testament—the Erskine housing in Island Bay is yet to be tested by time—I seriously doubt **Port Nicholson Trust** has found an architect and developer of repute to partner with for a landmark project with ecological and community values.

The development largely obliterates the significant historic heritage aspects of the site. From the proposal it appears only five out of the 25 existing heritage structures will remain, only two of them *in situ* and the other three moved from their current placement – but relocation cannot be supported from a heritage perspective.

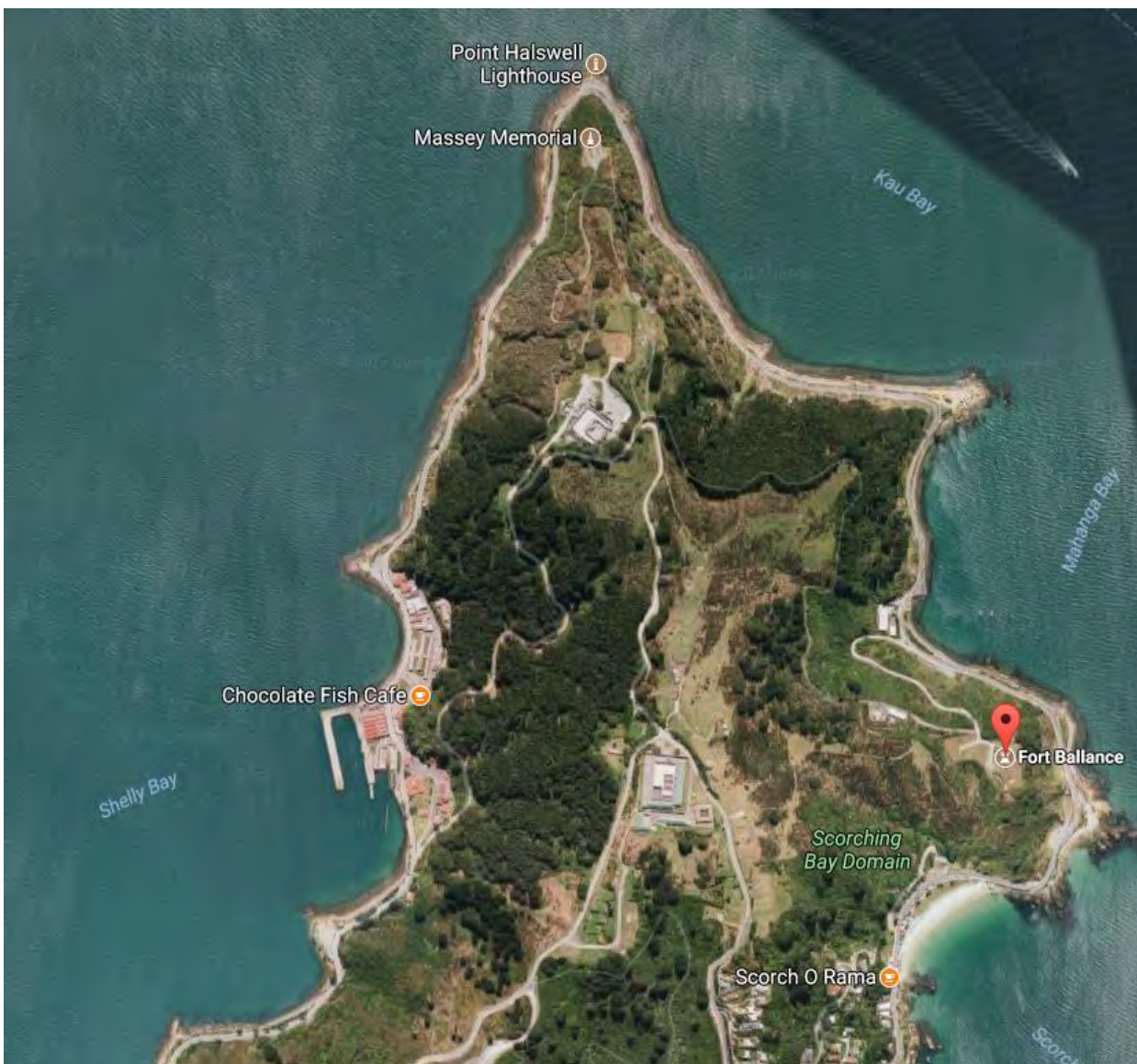
- Under section 2 of the Resource Management Act (RMA), the relevant parts of the definition of "historic heritage" means:
those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (ii) architectural: (iv) historic:

includes— (i) historic sites, structures, places, and areas; and (iv) surroundings associated with the natural and physical resources

Even if none of the heritage structures at Shelly Bay are listed in the District Plan or by Heritage New Zealand, the Shelly Bay site is clearly historic heritage within this RMA definition, and includes not only heritage structures, but also the surroundings associated with a heritage resource.

Current infrastructure is insufficient to support the proposed development. The road is too narrow to safely accommodate cyclists and pedestrians (separated from each other), and the expected 4700 vehicles a day. The only entrance and exit is via the intersection at Miramar Road which is already difficult to negotiate safely. It is highly questionable whether the Shelly Bay residents and hotel occupants will all be able to leave quickly in event of an emergency. There is no public transport service and no apparent proposal to have one, except perhaps a ferry service to the CBD. The development will also require a new reservoir and water supply pipework, replacement of the public wastewater network, and extension of the stormwater network. A more modest development would not put such pressure on existing infrastructure.

Illustration of the affected parts of Miramar Peninsula: not just the Shelly Bay Wharf areas.





Chief Executive Officer
Wellington City Council
PO Box 2199
Wellington 6140

8th August 2017

Dear Dr Kevin Lavery,

RE: Shelly Bay Development

We are writing in support of the advertised redevelopment of Shelly Bay. It is noted from various council documents that the present proposal will provide much needed new housing and redeveloped public spaces and infrastructure to an area that is currently dilapidated and underutilised.

At the present time, we understand that there is a sustained, pressing and projected demand for new housing in Wellington city. Shelly Bay is possibly the only large-scale development opportunity that is close to the central city and has the considerable advantages of a harbourside location.

We also understand that if Wellington City Council does not now consent to the proposed redevelopment, the rate payers will in fact simply incur a cost of circa \$5.5 million to repair some existing buildings and utilities and leave the resultant privately owned land lying fallow.

It is apparent that this is a once in a lifetime opportunity for Wellington City Council to ensure a substantive redevelopment now finally takes place in Shelly Bay. We strongly advise Wellington City Council not to falter at this point.

Yours sincerely,



Ian Sweetapple

General Partner, Endeavour Capital Limited

Do you have ideas for improvements to our city and suburbs?

You might want to tell us about

- the quality of service you received from Wellington City Council
- the range of services Wellington City Council provides

Or such things as:

- abandoned vehicles
- road sealing
- streetlights
- water leaks
- road markings
- footpaths and kerbs
- rubbish collection
- street signs
- slips

If you want to talk to someone about this, please call 04 499 4444. You can also visit our website wellington.govt.nz

What is your suggestion, problem, compliment, request or question?

1. Please give a full description

Re Shelly Bay Proposal

I am against the present plans to develop Shelly Bay into an overcrowded & overbuilt territory.

The area should be developed into a recreational park - with leisure pursuits - Mini Golf - Barbecue pits - volley ball courts etc. Wellington desperately needs more park like areas. Use the Odlin Trust gift to help pay.

2. Tell us the location, if appropriate (please be as specific as possible)

Shelly Bay

Street

Shelly Bay Road

Suburb Miramar

Other (eg beach frontage, park)

3. Please include your contact details so we can get more information if necessary

Name Mrs Olive J Hancox

Street address 85A Marine Parade

Suburb Seaborn

City Wellington

Postcode 6022

Phone (home) (04) 923-1807

(Mobile) —

Email

Fax —

Today's date 10/08/14

Any contact details provided will be recorded by Wellington City Council and you may request access to, or correction of, information about you by contacting us during business hours. We will not disclose your contact details to any third party except as required or permitted by the New Zealand Privacy Act 1993 or other applicable laws.

After filling in this form, please hand it to a Council staff member, or seal and post, or fax to 801 3138.

Thank you for your feedback!

For Council use only

Received by _____ on _____ Acknowledged by _____ on _____

Actioned by _____ on _____ Customer contacted by _____ on _____

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.**

Privacy statement - what we do with your personal information

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Section 1 – your details

Your name*:	NICKY CHALKER
Your email or postal address*:	5 HILLVIEW CRESC, PAPARANGI
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 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

<p>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</p> <p>1. It is proposed that the Council enters into an agreement with Shelly Bay Ltd that involves these main elements:</p> <ul style="list-style-type: none">• 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 housing and 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. <p>Overall, what is your level of support for the Council entering into an agreement with Shelly Bay Ltd to develop Shelly Bay?</p> <p><input type="checkbox"/> Do not support at all <input type="checkbox"/> Not really supportive <input type="checkbox"/> Neutral <input type="checkbox"/> Supportive <input checked="" type="checkbox"/> Very supportive</p> <p>What are your main reasons for supporting/not supporting this agreement?</p> <p>I would like to purchase within the new development.</p>
<p>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</p> <p>What is your level of support for that proposal?</p> <p><input type="checkbox"/> Do not support at all <input type="checkbox"/> Not really supportive <input type="checkbox"/> Neutral <input type="checkbox"/> Supportive <input checked="" type="checkbox"/> Very supportive</p>

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

Utilising an amazing area in WWh,

4. The Council is 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?

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?

8. What other comments or questions do you have?

I think this is a marvelous initiative.

2nd fold here

Free Post Authority Number 2199

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



J003726

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

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Section 1 – your details

Your name*:	Gırol Karacaoglu
Your email or postal address*:	girol.karacaoglu@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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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 a great idea that's going to improve that 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?

More housing in Wellington - great idea

4. The Council is 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

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8. What other comments or questions do you have?

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

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Section 1 – your details

Your name*:	Angela Karacaoglu
Your email or postal address*:	angelakaracaoglu@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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

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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's a fair proposal. This development will be an attractive asset 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?

There is a shortage of housing in Wellington. This proposal is addressing this issue.

4. The Council is 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

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- 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?

A great use of the area.

8. What other comments or questions do you have?

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Me Heke Ki Pōneke



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

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Section 1 – your details

Your name*:	L. M. & B.J. BURRELL
Your email or postal address*:	38 MAREWA ROAD HATAITAI WELLINGTON 6021
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
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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 loss of Public owned Open 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?

There are 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 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?

N/A

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?

8. What other comments or questions do you have?

Any development would require considerable improvements to the infrastructure ie roading (especially at the Miramar^{AVU}/Shelly Bay Road intersection), water, sewerage. This will put further strain on the cities finances.

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Absolutely Positively Wellington City Council

Me Heke Ki Pōneke



J003726

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

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*:	<i>S. Caroline Williams</i>
Your email or postal address*:	<i>12A Byron Street Miramar, Wellington 6022</i>
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

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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 50/50 split and sale and leases between Council contribution and to private developer allows the risk to be spread, and yet allows the public to enjoy the use of this stretch of coast.

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?

It's not council business to develop private housing - best left to developers, but with the lease of part of the land, control does not pass entirely out of council control.

4. The Council is 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

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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?

As of question 3

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
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- Very supportive

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

As the population grows in Wgtn and more people live in denser housing, green spaces will become more necessary

8. What other comments or questions do you have?

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Wellington City Council**

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

received
25/07/17

1100

C103/5 Kemp Street
Kotuku Flats
Kilbirnie
Wellington 18 July 2017

Dear Gerald Blunt,

I am writing re. the proposed work at Shelly Bay. I saw an article in the Dom Post and artists drawing of the proposal.

I suggest there be a public park and a place for overseas & local visitors who are travelling around in camper vans. Currently the tourists in their vans are staying at the Evans Bay marina. I think that's not bad BUT I think Wellington could do better in the hospitality for these people.

I propose an area for them, with better facilities such as a number of showers ~~and~~ and toilets of a good standard + a laundry, and a room for them to congregate. I think it would need a WCC supervisor so it could have a small shop with the things they need (just the basics) It would mean Wellington could lead in terms of providing hospitality to these tourists, and it would mean there was an interesting mix of people in the area. I walk past the Evans Bay area 3 x per. week and notice they are well behaved and don't leave any rubbish. - not like Kiwis

The park would be good because many people like myself can't afford to get out of town, and Shelly Bay would be well within reach for many ordinary people for a picnic etc.

I hope that ordinary people do not feel shut out by what looked like a plan for the well-off. (Dom Post)

Yours sincerely
Stephen Cotterall

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Section 1 – your details

Your name*:	STATHIS MOUTOS
Your email or postal address*:	125 ELIZABETH ST, MT VICTORIA WELLINGTON
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*:	

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

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

IS A GOOD DEAL FOR RATEPAYERS AND WELLINGTON AS A WHOLE, WILL ALLOW THE REDEVELOPMENT TO PROCEED.

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?

WELLINGTON NEEDS ALL THE HOUSING IT CAN GET TO ALLEVIATE THE SHORTAGE.

4. The Council is 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

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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?

TO FIT IN WELL WITH THE OVERALL DEVELOPMENT OF THE BAY IN A MORE COHERING MANNER.

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?

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

THIS WAY THE PUBLIC CAN STILL BENEFIT FROM THE LOCATION & FACILITIES, NOT JUST THE RESIDENTS.

8. What other comments or questions do you have?

PLEASE JUST GO AHEAD ASAP.

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J003726

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Section 1 – your details

Your name*: Grant Corleison

Your email or postal address*: gcorleison@gmail.com

You are making this submission:
 as an individual on behalf of an organisation. Your organisation's name:

I would like to make an oral submission to the Councillors: Yes No
 If yes, please give your phone number so that a submission time can be arranged*:

*mandatory field

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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 land has been underutilised for 30yrs + and is an eyesore. Private enterprise is required to develop this land. However, any JV should be based on competent valuation advice and should be transparent.

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

Subject to above covenant on valuation.

3. What do you see as 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 is an opportunity to provide an attractive use and amenity for the benefit of 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 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?

subject to competent valuation advice and transparency

- 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?

As in 3 above - subject to valuation establishing the parameters of a deal.

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.

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

As above

8. What other comments or questions do you have?

Any deal must be on commercial terms and transparent.

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Section 1 – your details

Your name*:	YVONNE CLARKE
Your email or postal address*:	13 TREASURE GROVE HATAITAI
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
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- 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 over the years has gone from being well kept to infrastructure being left to disintegrate. It is a waste of good 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?

Benefit - new housing, mixed use of dwellings.

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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?

Good for the development of wghn city & Miramar.

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
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- Very supportive

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

Must have a decent road, good public transport, user friendly for all not just cyclists & pedestrians.

8. What other comments or questions do you have?

Re-develop the wharf as it used to be a good fishing spot.
Keep the likes of Chocoble fish cafe.
Make a serious commitment & get on with the re-develop in our lifetime.

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Section 1 – your details

Your name*:	John Clarke
Your email or postal address*:	johnclarkeNZ@hotmail.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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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What are your main reasons for supporting/not supporting this agreement?

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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?

Economic benefits to the city Additional housing. Developing an area of the city which is currently run down and a blight on the 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 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

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

Economic stimulus, potential tourism opportunities

8. What other comments or questions do you have?

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Section 1 – your details

Your name*:	RICHARD STUBBS
Your email or postal address*:	349 KARAKA BAY RD
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
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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 in need of development and upgrade. This is a perfect way to do that. Maintain public spaces to the extent one can, redevelop the wharf, connect to City with Ferry. Car parking for visitors essential

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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1105

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

Justify further development & upgrade to infrastructure.
Take advantage of the developer contribution.

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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?

Public car parking is crucial. Ferry access to city very desirable.

8. What other comments or questions do you have?

This brings forward the inevitable further development and utilisation of the West side of the Peninsula. What about looking at Miramar wharf area as a ferry (East by West) connection to city & link with bus services.

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

J003726

C Ward

Wellington

14.8.17

RE: Sale and lease of Council land at Shelly Bay

Dear Elected Representatives,

I am opposed to the proposed development and sale of public land at Shelly Bay, based on the following concerns:

1. Loss of public space
2. Pollution/construction process
3. Coastal erosion
4. Special Housing Area (HASHAA)
5. Road use/cycle safety
6. Parking
7. Native species habitat
8. Penguin habitat

I will elaborate on each of the above areas in more depth below. I do not wish to present this submission in person.

1. Loss of public space

The proposed development does not have a mandate to provide space for the Wellington public to utilise, for example, public toilets, community meeting rooms or a boat ramp on the southern beach of the base. It is essential that open public access for Wellington residents be prioritised in this development.

2. Pollution/construction process

During the demolition/construction phase of the development, it is to be expected that Shelly Bay Road will be used by heavy trucks removing building waste materials, and delivering construction materials. This raises the following concerns:

- heavy trucks causing damage and erosion to the road and fragile coastline
- construction workers leaving waste, rubbish, cigarette butts to be left to be blown into the sea
- construction traffic on the road operating during penguin crossing times (dawn and dusk) increases the risk of penguins being hit.

3. Coastal erosion

Currently the southern beach of Shelly Bay is eroding under the row of trees lining the seaward side of the road. During storms the sea washes up onto the road and is actively wearing down the land, washing it into the sea.

The planned development does not take into account the long-term interaction between the sea and the coast. The existing sea walls are to be replaced, but will need to be able to withstand the changing sea level, and tidal extremes

and any storms. Not to mention provide base-level road protection from tsunamis.

4. Special Housing Area (HASHAA)

This development provides no affordable housing. It is unfair of the Wellington City Council to push through the HASHAA legislation in order to increase the housing stock for Wellington, to meet housing demand, without seeking to meet the needs of the population who are unable to afford to buy their first home.

As stated in WCC's consultation document 'Have your say Shelly Bay Development', *"the development would add 350 homes to Wellington's housing stock, providing more choice in housing"*.

Unfortunately the type of housing proposed by the developer is not going to meet the needs of those struggling to buy their first home, even those on middle incomes with two earners.

5. Road use/cycle safety

"It is expected that traffic would increase from 1200 vehicles a day to 4700. The speed limit at Shelly Bay is 40 kilometres an hour. Roads of similar width but higher speed limits around Wellington cope satisfactorily with this sort of traffic capacity"

The current traffic levels using Shelly Bay Road have been given in vehicles, but neglected to mention the numbers of pedestrians and cyclists using this road for leisure and exercise.

Having the level of cars using Shelly Bay Road increase almost four-fold (although I suspect the actual figure will be much higher) creates an unsafe environment for cyclists to have to share the road. In the interest of cycle safety, the road needs a full cycle lane around the whole peninsula.

Due to the relatively low level of foot traffic along Shelly Bay Road, a safer option, and one that would work with the current road development plans, would be for cyclists and pedestrians to share a wider footpath (see example below).



(Above: Shared path with buffer to the kerb, Auckland. Source: NZTA website)

6. Parking

"After construction, more than 100 people would work full time in Shelly Bay creating an additional \$7.5 million in wages and salaries."
However only 128 limited time parking spaces are provided.

More public/visitor parking is required for this development.

7. Native Species Habitat

Known species currently in Shelly Bay (within Council land) include geckos, skinks and native invertebrates.



Greater Wellington Regional Council's Lizard Strategy for the Wellington Region 2012-2020 states that one of the primary threats to Wellington Region's lizard (gecko and skink) population is "*habitat destruction of forests, scrub and coastal vegetation*" (source: <http://www.gw.govt.nz/document-library-2/detail/1137>).

The development in Shelly Bay will put pressure on coastal lizards and their habitats. A way to mitigate the loss of habitat for coastal flora and fauna is to create a dedicated reserve on the northern coast of Shelly Bay peninsula. This sanctuary will need specific elements to protect coastal habitats of species that have been compromised by the Shelly Bay development.

8. Korora Little Blue Penguin Habitat

"Adult birds come ashore between May and June to prepare nests. They may waddle up to 1.5 km from the sea, and climb 300 m to find the perfect nest site.

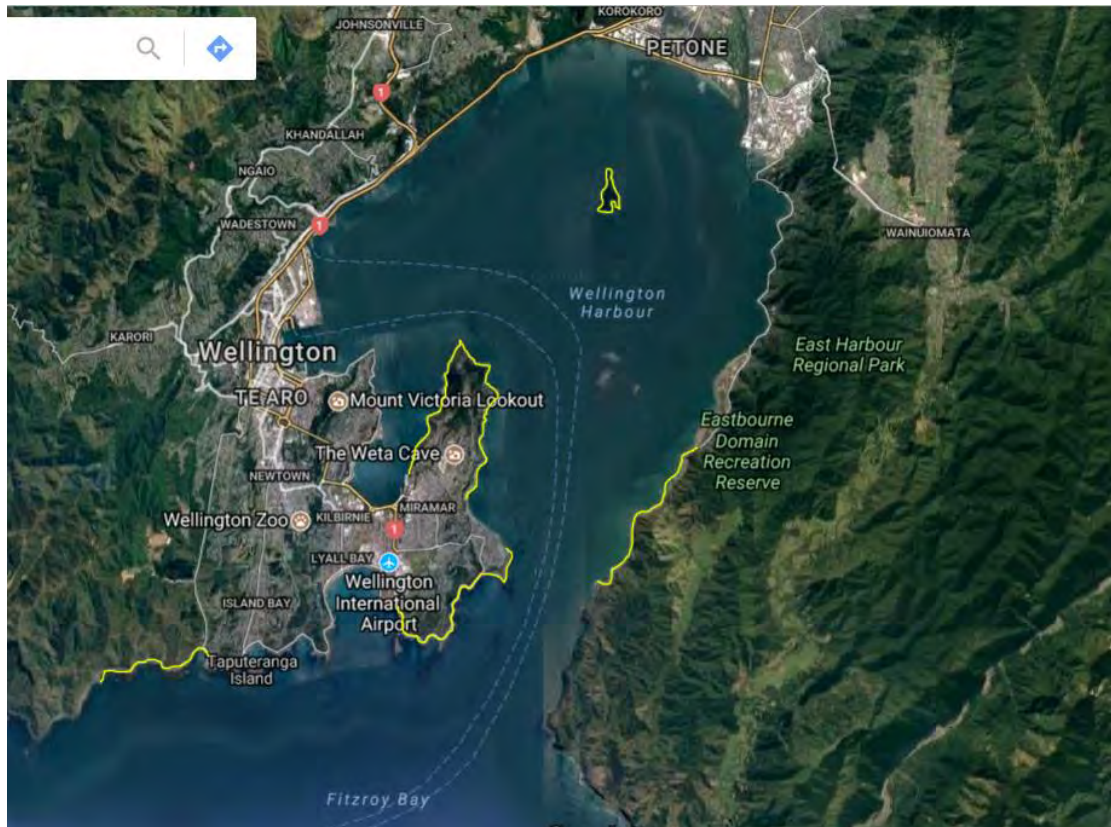
Traditional nests are in underground burrows, under vegetation, in crevices, between rocks or in caves. Since people came onto the coastal scene, little penguins have also taken to nesting under houses and boat sheds, in storm water pipes, and stacks of timber.

Adults also come ashore to shed their feathers and grow a new waterproof coat. This moult period lasts about two weeks and can happen any time between November and March. The penguins are especially vulnerable at this time as they cannot swim."

- Source: Department of Conservation website (<http://www.doc.govt.nz/nature/native-animals/birds/birds-a-z/penguins/little-penguin-korora/>)

Working with stakeholders such as Department of Conservation, Victoria University and Forest and Bird, the site at Shelly Bay can be developed skillfully to accommodate human as well as penguin needs.

Shelly Bay Road is a relatively safe road for penguins to cross at dawn and dusk due to low-traffic volumes. Other areas in Wellington harbour that have low-volumes of traffic and are known korora nesting areas are illustrated in the map below, marked out with a yellow line:



This map demonstrates the impact of human development on penguin habitat. For Shelly Bay Road to become an area of high-density housing is a major

threat to the population of korora in Wellington.

Nesting sites

Removing the current buildings at Shelly Bay will expose the nesting penguins at Shelly Bay to risk of predation.

Safer road crossing

In known penguin crossing areas, underground tunnels from the sea to nesting sites have been successful in preventing penguins from having to cross busy roads.

In Oamaru a special underpass has been built under the road for little blue penguins to use.

"Waitaki District Council roading manager Michael Voss said construction on the underpass would begin on Monday, with several organisations collaborating in a "perfect storm".

"Basically we are excavating into the road a culvert, the pipe being supplied by Hynds." "

(Source: <http://www.stuff.co.nz/timaru-herald/news/84043136/Oamaru-to-build-first-underpass-in-country-for-little-blue-penguins>)

This would be an easy way to make the road safer for the penguins at Shelly Bay.

Predators

Domestic cats and dogs are a major threat to nesting penguins. The developers need to have a covenant for residents that exclude these predators from the development.

Conclusion

If the above points are taken into consideration with integrity on the part of the developers, the Shelly Bay development has the potential to be an asset to Wellington. Unfortunately the plans that have been granted resource consent by the Council, without public consultation, are ignoring the unique coastal environment, its existing inhabitants and the recreational use of the area by the Wellington public.

It is a wasted opportunity to allow Wellington City Council to sell the land to private developers without giving full thought to the ecological value of the area, or giving Wellingtonians input into a collaborative vision for the site that can create something that is for the public good, not just something that is for the developers pockets at the expense of a precious ecological taonga.

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

Sent: Tuesday, 15 August 2017 3:07 PM

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

Subject: Shelly Bay submission

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

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

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

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

Much appreciated / nga mihi nui

Ron Beernink
Chair Cycle Aware Wellington
027 9367557

The Councillors
Wellington City Council
Wakefield Street
WELLINGTON

Dear Councillors

Shelley Bay - Submission in SUPPORT of the proposed sale and lease of Council land

I am a Council ratepayer, and a proud and passionate Wellingtonian.

I note that:

- with neither a clear use nor a motivated owner Shelley Bay has steadily declined since the Air Force vacated 22 years ago; and
- Shelley Bay Ltd's use of the land it owns is not the subject of this consultation (i.e. that company holds resource consents for its land and could proceed with a slightly smaller development without the proposed Council land).

I **support** the proposed sale and lease of Council land to Shelley Bay Ltd on the terms outlined in the Council consultation document for the following reasons:

1. Enhanced recreational and amenity value for all – huge recreational and amenity value will arise for all Wellington citizens and visitors from a re-developed Shelley Bay – particularly on the seaward side of the road - and this value will be realised at minimal cost to ratepayers by the proposed sale/lease (*i.e. Shelley Bay will become a great place to visit for all*)
2. Economic benefits - the economic benefits during and beyond construction have a high level of certainty and will be significant for the Council, for workers, and for business owners - and these benefits will be realised by the proposed sale /lease (*i.e. everyone's a winner from the proposal*)
3. Tolerable environmental impacts - the impacts on the natural environment of the proposed sale /lease of Council land and the development of that land by Shelley Bay Ltd appear low and can be mitigated. The more general environmental impacts seem negligible (*i.e. environmental consequences do not justify standing in the way of the proposal*)
4. Spreading the benefits of the Shelley Bay re-development - by incorporating the council land the Shelley Bay re-development will be significantly enhanced for all users, and in particular the general public visiting Shelley Bay (*i.e. this is not a proposal to enable wealthy people to reside in Shelley Bay to the detriment of others*).

In supporting the proposal I wish to state that in my view:

- To avoid road congestion, ferry and cycling should be encouraged as the primary means of access for visitors and residents to the re-developed Shelley Bay , and therefore:
 - Priority should be given to the construction of a new wharf by the appropriate party - ie. Shelley Bay Ltd or WCC/GWRC
 - The new wharf must be mostly enclosed to provide weather protection, and could consequently include some retail activity – café, bike/kayak hire etc.
 - Council should not over-invest in roading improvements, but should provide for safe cycling.

Finally:

- the PNSBT, the Wellington Company and Council should be commended for taking the initiative to redevelop Shelley
- any objections from those who resent the financial rewards that might arise for the shareholders of Shelley Bay Ltd should in my view be disregarded
- likewise any objections from those who resent the inclusion of some 'up- market' housing in the re development should be ignored as any such objections are largely irrelevant to Council's proposal.

Philip Crampton
102a Homebush Road
WELLINGTON

The Councillors
Wellington City Council
Wakefield Street
WELLINGTON

Dear Councillors

Shelley Bay - Submission in SUPPORT of the proposed sale and lease of Council land

The Citizenship Trust supports the proposal on the basis that it may give rise to an appropriate space in which our Trust may establish the Citizenship Centre - a unique accommodation and learning facility for school groups and others participating in citizenship education programmes 'on location' in their nation's capital city.

As many Councillors are aware the Citizenship Trust (and its predecessor the Kidz Hotel Trust) has for many years sought a suitable location for the Citizenship Centre - most recently but unsuccessfully on Site 9 at Queens Wharf.

The Citizenship Centre must be safe, easily accessible and affordable for it's predominately school age users. Our research over many years has confirmed huge demand for the facilities the Centre will offer and significant economic and other benefits for Wellington.

Although the primary purpose of the Centre will be to deliver citizenship education programmes (in partnership with other stakeholders including Council) the Centre will also be available to provide safe and affordable accommodation for groups of young new Zealanders visiting Wellington to participate in other educational programmes, cultural events and sporting events.

The proposed sale /lease of Council land to Shelley Bay Ltd will enhance the prospect that Shelley Bay may yield an appropriate location for the Centre (subject to the provision of a fast and convenient ferry service to and from Queens Wharf. An upper level within existing buildings on the Council's Shelley Bay land could readily accommodate the Centre without diminishing the commercial potential of those buildings.

The inclusion of the Citizenship Centre within Shelley Bay would add vitality to the development.

Both the Wellington Company and PNSBT are aware and supportive of the goals of the Citizenship Trust.

Philip Crampton
Chair
The Citizenship Trust
PO Box 23 294
WELLINGTON

Wellington City Council

Shelly Bay Development – Proposed sale and lease of Council land Submission

Ann McCrone
13/1 Tasman St
Mt Cook
Wellington 6021

Below is my submission on Shelly Bay Development – Proposed sale and lease of Council land

Overall, I do not support the development proposals as they currently stand.

Would you like to present your submission in person at a hearing?

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

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?

Not really supportive

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

I am not very supportive of the sale of public lands. The peninsular is a special place and has the potential to be a significant public asset/regional park and biodiversity hot-spot – its’ a iconic peninsular cycle & drive and recreational space.

I am concerned about the 50/50 split between the Council and Shelly Bay Ltd. If a sale of land does not cover more than, all, or most of the costs of the project infrastructure required to support the private venture – which could well benefit significantly from the project, I am not supportive of using rate payer’s money to cover the short fall. If the venture is not commercially viable then it should not be supported.

One of my main concerns is the impact on the coastal marine area. The development of the road and seawall will impact on coastal marine life (including penguins) and current recreational users. The peninsula attracts a diverse range of recreational use (including runners, bikers, fishers, the scuba dive community etc). What will have to the pohutukawa trees and flax and other vegetation on the seaward side of the road as well as numerous small beaches – will all of this will be destroyed in order to widen the road? Little blue penguins nest all around the peninsula and widening the road will destroy their habitat. Impacts will occur both for the time of the development and after development has finished. Reduced access for wildlife and increased traffic will pose a danger to both humans and wildlife using the peninsula. The significant increase in vehicle traffic will have a

serious impact on wildlife – especially penguins. Protection of these species and mitigation measures needs to be assured.

Alternatives such as ferry transport or other public transport options will be used to minimise traffic of residents and visitors to the peninsula, but the increase of traffic created by the project will be significant. I am concerned about the increase in traffic to and from the peninsula, Cobham Drive, and subsequently to other main roads/routes that are already congested (e.g. Mt Victoria tunnel). There is very few details about the widening of the road from Miramar Cutting to Shelly Bay which would be required to handle the increased traffic.

How much room will there be for public parking and residents only parking?

How has climate change such as vulnerability to sea level rise, been incorporated into the development & project planning to improve and ensure resilience on the peninsula. How will the provision of services following a big quake/tsunami be supported? This is of serious concern.

I do not have much faith that any aspirations to include 'Special Housing Areas' at Shelly Bay will be realised.

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?

Not really 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?

I support the Wellington Underwater Club's comments – "Wellington lives of its reputation of green and blue spaces close to town for all Wellingtonian's to enjoy. Developments in intensification of housing in relative green areas and so close to sea need to accommodate wildlife & marine life in the best possible way. Specific considerations have to be made in the planning and design phase to ensure developments and future residents don't impact further on the marine and coastal environment (dogs on leash only, predator-free best practice, specific considerations for rubbish and recycle collection to avoid pollution of surrounding area, restoration of coastal environment if impacted or possibly impacted by increased number of residents and visitors to the area and around the development)."

Climate change – serious consideration needs to be applied to this project.

Impact of increased travel to & fro the peninsula – buses and ferries may help reduce travel, but there will no doubt be significant impacts, pressure and flow on increased expenditure onto other roading infrastructure resulting from the development. Is a Light Rail solution being considered too? Forecasts that the current traffic level of 1000 vehicles per day will increase to around 4500 is very significant. "4500 vehicles per day (assuming no one drives there at night), is 4500 over about 15 hours. That's notionally 300 per hour – which is 5 every minute, or one every 12 seconds (if spread

evenly). It's pretty obvious that there won't be an even spread, but instead there will be a couple of bunched times – i.e. morning peak heading into town and evening peak heading into Shelly Bay”
Increased vehicle traffic is a huge concern.
A ferry service will help but the road will remain important. Transport is like to be a massive issue. Making traffic flow one direction around the peninsular, while resolving some issues would not be practical and come at a huge price for the people in Karaka Bay etc, impose longer traveling times, increase carbon emissions (for now) 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?

Not 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.

Support Wellington Underwater Club comment – “Shelly Bay is one of the key dive sites in the harbour for the Underwater Club. We run an archaeology project at Shelly Bay documenting historic artefacts in the area around the wharf. What are the plans for developing the wharf and what will happen to the wharf structures and the artefacts? We would also like to see access ensured to be able to further document the artefacts and structures during the development phase and on ongoing basis. Will access along the road to other dive sites be compromised and how can this be mitigated during and after 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?

Not really supportive

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

Public spaces including walkways & cycle paths, open green spaces and parks, with public parking are worthwhile – though I encourage the WCC to support the local artisans and the local cafe and retain the character of an area that is open to families and other individuals and groups.
An issue will be the increased traffic and pressure on parking spaces.

8. What other comments or questions do you have?

As described above – there needs to be careful consideration and actions towards integrating marine and wildlife in any development plans together with the needs of recreational users of the space and greenery alongside the roads and coast. Design and implementation of the development needs to include mitigating actions to avoid impact on the coast and marine life during development and after. The increased numbers of residents and visitors to the area need to be addressed by specific actions towards protecting and restoring the marine and coastal environment that might possibly be impacted.

The impact of Climate Change needs to be considered carefully and included in the development design – should this project go ahead. I am not convinced of the full merit of this proposal. I would be more comfortable with a smaller more public open access & spaces, environmentally driven proposal – to ensure that the quality of the architecture and the public spaces of a completed development is of the highest sustainable quality. “The existing built forms, buildings and landscape elements have an aesthetic that is worthy of retention”. Shelly Bay has a unique character that does not exist elsewhere.

Commercialising the area with a high-density development for the gain of a few is not the best move for such a high value area and would be a lost opportunity for an area with potential to be a great public space.

The cost to ratepayers is much higher than it should be – both financially and environmentally.

Overall I do not support the development proposals as they currently stand.

Shelly Bay for as long as I have known has been an amazing hub of artistic activity. While the proposed designs take into account community areas, these seem limited in scope - being community slash something spaces ie. ferry terminal/childcare spaces. This development risks the gentrification and pricing out of individuals who contribute significantly to the vitality of the area.

No question that Wellington needs more housing my concerns are that this area developing into an elite neighbourhood that while potentially incorporating elderly will not have a great spread of different socioeconomic groups. Incorporating residential based artist residencies will ensure emerging practitioners are not continued to be pushed further out of the 'cultural capital' and continue to be valued within society.

The Shelly Bay Ltd takeover of the council owned buildings into commercial nature I imagine will take a purely commerce approach to the inhabitation of the arts. Including long-term subsidised artistic residencies into the commercial space will ensure practising artists and emerging practitioners are not pushed further out of Wellington.

NL

Nic Lane
64 21 250 8756

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.**

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*:	ROBIN THORNTON
Your email or postal address*:	1 Fettes Crescent, Seatoun
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:

- 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 housing and 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?

That the area is not suitable for high density development.
That the peninsula is the top Wellington recreational area for walking/running/Multi-Sport/Cycling & tourism - the development will compromise these activities.

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?

Only sell if Council gets a 'very substantial' premium & developer pays to upgrade all components for now & long term public advantage

4. The Council is 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?

Both Commercial & Public uses & access Must be vastly better than current road user standards.

6. The proposed public spaces and facilities e.g. ...; 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?

Traffic - Mixed road use - ensuring safety not well covered

8. What other comments or questions do you have?

Council far too willing to help develop & not gaining sufficient immediate & long term value.

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Wellington City Council
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Wellington 6140



J003726

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

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Section 1 – your details

Your name*:	Peter Ballinger
Your email or postal address*:	pg.ballinger@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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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 land definitely needs to be utilised for 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?

It will supply more housing for Wellington and tidy up the under utilised 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 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?

It will clean up what is basically a derelict looking area

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

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?

There may be insufficient parking as there is no positive public transport to this area

8. What other comments or questions do you have?

As attached.

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J003726

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Free Post Authority Number 2199

Absolutely Positively Wellington City Council

Me Heke Ki Pōneke

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

2. The proposal to widen the road from Miramar Cutting to the Shelly Bay development (by installing a 1.5 m wide pedestrian/biking path) would effectively **cut off parking access for people along the 3 km stretch**. This area is very heavily utilised at times for recreational use by wind surfers, fishermen, swimmers and picnickers.

This piece of road is also **an iconic part of the Wellington waterfront drive**, with the **natural beaches and access to these beaches**. The loss of parking would be a major issue.

We are advised that, to gain width for the road and pathway in some places, **some of the hillside would need to be shaved back**. Considering the current instability of the cliffs any further cutting back could **add to the erosion and slippage of the hillside**.

There is **conflicting information** by media sources and Shelly Bay Ltd as to exactly **what the overall cost would be to Wellington ratepayers** for upgrading Shelly Bay Road, installing all the infrastructure required (eg sewage, storm water, water, communication cabling etc).

Before final backing is given by WCC it is important that Wellington ratepayers are kept fully informed as to the true WCC's cost and this figure should be made available to ratepayers.

It would be extremely upsetting to see any of the existing coastal vegetation along the access road destroyed, particularly the pohutakawa trees.

Peter Ballinger

pg.ballinger@gmail.com

29 July 2017

Murray Stewart

Shelly Bay Submission Part 1

I am very concerned about a lack of awareness of this major iconic asset existing within only 6 minutes of the CBD! In any major city of New Zealand and the world such as asset so close to the city centre is highly treasured and preserved to enhance the essential and diverse recreational requirements for the health and well-being of a large urban population. So many people of so many ages and cultures have discovered and use this wonderful, accessible Wellington taonga.



<http://theatlasheart.com/2014/07/09/postcard-from-scorching-bay/>

What is this asset? People arriving from the airport or Wellington CBD are able, in a couple minutes, to experience a leisurely scenic drive through a classic kiwi experience of a native bush ecosystem including, pohutukawa, harakeke (flax), cabbage trees, karo, pittosporum and olearia to name just a few, uniquely growing right down to the very tidal mark. This provides a rich habitat which supports some of our wonderful native birds, including yellow-heads, tuis, bellbirds, piwakawaka (fantails) and introduced birds like sparrows and thrush and most important of all a sanctuary for our precious endangered Little Blue Penguin. In the early evening the air is alive with their wonderful calls as they greet each other from a short distance out to sea until they arrive at nesting sites along the rocky shore and the steep cliffs, where the jubilant singing speaks of a joyful family reunion. There are Forest and Bird Penguin nesting boxes in this roadside ecosystem, one of which is located 3 to 4 metres from the road. Over the years we have been privileged to witness the rearing of several penguin chicks, at one time seeing a large fat bundle of downy feathers made visible from the bush edge following an incident of vandalism when some miscreant child removed the lid of the box. It was a precious sight for the family to be able to witness this endearing creature at such close range. We liaised with these officers on many occasions, reporting on the numerous sightings and gaining invaluable insights into the life and habits of this remarkable, loveable bird.



<http://www.doc.govt.nz/pagefiles/50048/little-blue-penguin-1920-2.jpg>

My own family, from children to teenagers to students, have enjoyed this life-enriching experience at a highly attractive tree lined bay which we visit every Saturday of the year, located about a kilometre from the Mirimar turnoff and directly opposite Niwa, and about half a kilometre from the Shelly Bay turnoff.

After a day of swimming and barbecue tea alongside numerous other families (often as many as 7 family groups) all sharing the same small piece of coastline and beach. Groups of 4 or 5 divers have made their way out of the sea to partake of their successful gathering or fishing efforts from the plenty of the sea by way of an improvised barbeque in the rocks by the seashore. Many remarkable outcroppings of fascinating geometrically structured volcanic rock adorn this seaside haven, intriguing to behold, even more so on close inspection, and providing easy access at the top curve of the bay, out into the deeper fish-rich areas, which many fishermen of all cultures - Chinese, European, Samoan, Maori and others take advantage of. The classic kiwi outdoor dream is often enacted as swimmers and recreationalists gather wood to gain cheer from small heartening fires, with some reveller inevitably producing a guitar to entertain all and sundry and completing this shared communal experience. This curve of beach is also a favourite spot for windsurfers, both novice and experienced enough to venture all the way across the bay to *Seatoun*. Often as many as 8 or 9 sails can be seen scudding across the bay, and they use the little beach as a safe place to either stop and unpack or to assemble windsurf sail and board. The park at the point makes a great meeting and gear unloading point for these recreational sports people. This park is also at the meeting point of a substantial walkway up through a dense piece of native bush which creates a link with the housing nestled at the top of the hillside overlooking this wonderful bay. (##PHOTO##.) Scores of joggers and walkers of all ages traverse this winding path, which provides close access for all those residences to partake in many recreational and fitness activities in the bay below. It is the attractiveness - the trees, bush, rock formations and people-friendly environment in the bay that draws people to use wonderful, free asset.

Murray Stewart

Shelly Bay Submission Part 2

ROCKS, ROCKPOOLS :



Widening of the road would destroy these ecosystems. Its north-facing aspect creates a bay with a unique environment, sheltered from the wind and receiving nearly all-day sun. This allows the shallow beach to warm to a swimmable temperature, unlike Wellington's many other more exposed seaside locations. Its gradual slope from the shallows to deeper water provides a safe, welcoming place for small children's first ventures into the mysterious sea. Here I have witnessed many doting fathers and mothers pointing out and investigating (in an impromptu marine-biology lesson) around the abundant variety of marine life amongst the volcanic rocks and tidal pools. Excited children whiling away the languid hours searching the rockpools to find several species of crabs, jelly-like purple sea anemones, large prickly starfish, schools of minnows and "oo-ing" and "yucking" at the scores of large plate-like jellyfish strewn along the shoreline.



NEXT; The Road as it stands.

As a responsible Council I know that it will be of the utmost concern to you that you will invest these millions of dollars required to amend the infrastructure, wisely and with due diligence to all pertinent points-namely taking into consideration that most important of issues, future proofing. What is a major issue confronting all seaside developments? Rising sea levels. How counter it would be to build a road further out to the sea, rather you should be building in the other direction.

There is absolutely no need to create a substantially wider road with separate cyclist /pedestrian lanes. Bigger, wider road will only encourage faster driving and create a danger to the other road users. At the moment cyclists, walkers and traffic respectfully coexist (commonly uncharacteristic for kiwi's). In the 25 years I have been at Shelly Bay I have never observed a tussle between these varied road users. The winding nature of the road and the 40 km/h speed limit means that even the most impatient road users, boy racers (and sometimes myself) desist in trying to resist the leisurely ride and kick back and enjoy the passing vista of the many varied greens of the trees, the blue of the sky and the enticing glimmer of the sun bouncing off the blue/green waves.

Please don't destroy this invaluable iconic asset to create cycle/walk ways which would become unattractive to use – who is excited by a large road and the concrete sea wall.? This beautiful Bay, and other similarly attractive parts of this road are far too valuable to be lost, reduced to yet another bland urban road and concrete /stone sea wall, uninviting to both people and nature alike. This would be such a tragedy,

If you haven't visited it yet, please take the time to come and see it for yourself on a sunny day.

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.

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*:	ANDREW MUIR
Your email or postal address*:	a.muir@paradise.net.nz 86 Tio Tio Rd, Scentoon, Wellington, 6022
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*:	9340710

*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:

- 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 housing and 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 land should remain open space with rotten wharfs and buildings demolished

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?

It is also close to the sea - and too low - and will be inundated by sea level rise in the next 100 years

4. The Council is 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?

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?

There is no adequate infrastructure to support development and the cost will be expensive - if private land is to be developed then it should be at private cost only.

8. What other comments or questions do you have?

The Shelly Bay access is inadequate to support 350 units. The only access is restricted by the Airport. New Residential Development should be at least 10 metres above sea level. Rate Payers cannot afford to be involved financially - there are many more pressing needs - like Earthquake proofing existing infrastructure.

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al

Wellington

ncil

Julia

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Write a comment...

Kimberley Ebbett Totally support this and have put my submission of support in. However, I really hope the Johnsonville Mall takes priority for city council funding to support that development. Wellington North has been neglected for far too long and the Johnsonville area is in such a state yet has the potential to serve a much larger growing residential area than Wellington South. Looking forward to seeing updates on both projects
Like · Reply · 1 · July 16 at 1:58pm

Wellington City Council Hi Kimberley, we have given resource consent for Johnsonville Mall and it is up to the developers (Stride) who own the land to take action now.
Like · Reply · 1 · July 18 at 4:33pm

Kimberley Ebbett Wellington City Council oh awesome - good to know ... hope it happens soon, us locals locals are really looking forward to the upgrade ! Thanks
Like · Reply · July 18 at 5:37pm

Write a reply...

Wendy Yang It's important that people who support the proposals also make submissions to state their support. Often submissions are dominated by those against, because those who support have chosen to do nothing.
Like · Reply · 4 · July 16 at 11:48am

Steve Archer Rielly Great to check this out...what's the plan for traffic and parking on the days? There is going to be a lot of interest in this, and that tiny road there has already been highlighted as an issue for the development itself.
Like · Reply · 2 · July 16 at 9:47am

Kimberley Ebbett This covered in the development information on the link provided - they are going to improve the road and add a cycle/bike path
Like · Reply · July 16 at 1:46pm

Steve Archer Rielly Kimberley Ebbett That's for the development, I'm talking about the next two weekends when everyone who's interested floods in there to see.
Like · Reply · July 16 at 1:48pm

Write a reply...

Ann Privett I have concerns about this development. I don't believe that the traffic issue has been addressed especially the intersection at Miramar Wharf. I would love to see Shelly bay developed but with the environment in mind and with regards to more open spaces , parks and making it a wonderful place for wellintonians to visit . Lots of houses crammed together (to make the most financial gain)doesn't seem to be the best use of this wonderful area .
Like · Reply · 3 · July 16 at 9:20pm

Sean O'Kane Doesn't need to be developed. We need to preserve our green spaces .not build more empty apartments on them for rich folk to occasionally

The screenshot shows a Facebook interface for the Wellington City Council page. The browser address bar at the top shows 'ge_internal' and the page title is 'Wellington City Council'. The user's name 'Julia' is visible in the top right. Below the navigation bar, there are buttons for 'Liked', 'Following', 'Share', and a three-dot menu. The main content is a post with several comments:

- Ann Privett** (July 16 at 9:20pm): I have concerns about this development. I don't believe that the traffic issue has been addressed especially the intersection at Miramar Wharf. I would love to see Shelly bay developed but with the environment in mind and with regards to more open spaces , parks and making it a wonderful place for wellintonians to visit . Lots of houses crammed together (to make the most financial gain)doesn't seem to be the best use of this wonderful area .
Like · Reply · 3
- Sean O'Kane** (July 17 at 9:48am - Edited): Doesn't need to be developed. We need to preserve our green spaces, not build more empty apartments on them for rich folk to occasionally drop in to. Leave it alone!
Like · Reply · July 17 at 9:48am · Edited
- Elliott Brookes** (July 16 at 8:17pm - Edited): Where do residents go if there is a tsunami warning? Very high rock faces and only one small road in and out.
Like · Reply · 1 · July 16 at 8:17pm · Edited
- Paul Fredrickson** (July 16 at 10:44pm): My biggest concern is also traffic access both in and out.
Like · Reply · July 16 at 10:44pm
- Sean O'Kane** (July 17 at 9:46am): Mm. Thanks for the notice. Shame, I'm 12,000 miles away...
Like · Reply · July 17 at 9:46am
- Wayne Hunn** (July 17 at 7:38am): You can have your say but we will still do what we want.
Like · Reply · July 17 at 7:38am

Below the comments, it says 'Top Comments is selected, so some comments may have been filtered out.' and there is a text input field 'Write a comment...'.

Wellington Ci

Julia Hom

Liked Following Share

Write a comment...

Gregory Bradbury-Reardon Hmm 🤔... Firstly I think all the housing should be *real world* affordable (6-700k+ is not affordable nor sustainable for 95% of our population) & none of it should be catering to the rich (whom already have enough property to choose from) or investors (whom have been out of control pillaging first home buyer's housing stocks for years now, dramatically escalating the current housing crisis). Secondly, public transport MUST be focused on & development on the eastern peninsula (or anywhere else in the Wellington City fringes & suburbs) must not be used as a justification for more unnecessary roading - the people of Wellington have said they don't want more roads & that they want a walkable city, better public transport & increased safety for cycling - I know Wellington Airport are going to try & push even harder for the mt vic tunnel & basin flyover if this proposal were to go ahead but you as a council need to listen to your voters & not be pushed around by greedy corporates like the airport & private developers.

Key points:

- Truly affordable housing for owner occupiers.
- Infrastructure that is not car centric (we want light rail).
- Walkability/bicycle friendly.
- Architecture that blends with the natural environment whilst reflecting historic previous site use (i.e. not just developer driven rubbish like what the council keep allowing in other area's where even heritage zoning seems to have zero impact on what the council are allowing).
- Protecting greenspace.
- Uninhibited access to the foreshore.
- Minimising the impact of new architecture on the broader landscape of Wellington (i.e. the way the peninsula appears from accross Evans Bay - maintaining it's undeveloped appearance as much as possible & not over-developing).

In all honesty, we are talking about potentially thousands of extra private vehicles travelling to & from the peninsula every day - development on the eastern peninsula should likely be VERY limited, there are far more suitable area's out west that could be developed for housing with better access to arterial routes rather than focusing on an area that is accessed via an already flawed choke point - a choke point that has been majorly amplified through previous councils poor decisions around area's for development & intensification of housing i.e. Miramar, Kilbirnie etc. And what about the rising sea levels that WCC speak of all the time? I suppose we & future generations will all be expected to pay to protect these new private buildings whilst the developers & iwi walk off with their greedy pockets full of money? For all the councils revenue gathering red tape & hoops one has to jump through today to do the most simple things to our homes & the forced things like earthquake strengthening, i'd say it's about time some accountability was provided with developments like this for things like disaster mitigation, future planning, traffic, public transport, localised & regional impact etc... the public are not stupid, we know who stands to gain from this sort of development & we know who it is catering for & we're not prepared to be the losers in the equation anymore - this is not about being against development & growth, this is about being sick of being used, it's about the lack of foresight that leads to us all paying the price for poor planning every day, it's about ratepayers being sick & tired of the obvious manipulation of rules by developers, it's about the obvious lack of design nouce by the councillors & inspectors whom are allowing heritage buildings to be demolished & replaced with shockingly feeble attempts by

internal 🔍 🔒 🔄 Welling


Council 🔍 Julia

👍 Liked 📡 Following ➦ Share ⋮

flawed choke point - a choke point that has been majorly amplified through previous councils poor decisions around area's for development & intensification of housing i.e. Miramar, Kilbirnie etc. And what about the rising sea levels that WCC speak of all the time? I suppose we & future generations will all be expected to pay to protect these new private buildings whilst the developers & iwi walk off with their greedy pockets full of money? For all the councils revenue gathering red tape & hoops one has to jump through today to do the most simple things to our homes & the forced things like earthquake strengthening, i'd say it's about time some accountability was provided with developments like this for things like disaster mitigation, future planning, traffic, public transport, localised & regional impact etc... the public are not stupid, we know who stands to gain from this sort of development & we know who it is catering for & we're not prepared to be the losers in the equation anymore - this is not about being against development & growth, this is about being sick of being used, it's about the lack of foresight that leads to us all paying the price for poor planning every day, it's about ratepayers being sick & tired of the obvious manipulation of rules by developers, it's about the obvious lack of design nous by the councillors & inspectors whom are allowing heritage buildings to be demolished & replaced with shockingly feeble attempts by developers to blend into our heritage areas, it's about council not being serious when talking of affordable housing & not understanding what affordable housing ACTUALLY is, it's about council pandering to the likes of Wellington airport re the runway extension, the development of SH1 & exorbitant parking prices leading to the public parking long term in public streets & now the councils out of control parking wardens are going to throw fines at innocent people & force them to park at the airport - it's obvious that council is either getting pushed around or have golden handshakes going on everywhere... enough with the BS.

Like · Reply · 🗨️ 36 · May 2 at 9:29am · Edited

↩️ 12 Replies

 **Indu Kapoor** Would like to see the details of infrastructure development in these plans, eg how will one narrow road to Shelly bay cope with 4000% increase in residency and traffic!

Like · Reply · 🗨️ 23 · April 28 at 2:58pm

↩️ 4 Replies

View more comments 2 of 55

Wellington

Julia

Liked Following Share ...

Hide 12 Replies

Josh Dunn
Like · Reply · 2 · April 28 at 5:43pm

Andreas Heuser The developer will build something that people want to willingly exchange their hard earned money for, in addition to the public spaces guaranteed for all. East Berlin from 1945-1990 is an example of the wisdom of central planning and utopian vision.
Like · Reply · April 29 at 8:05am · Edited

Bridget Neylan You say 'we' want light rail. Actually, as a Miramar resident, what I want in terms of public transport is a ferry service from Shelley Bay to the city.
Like · Reply · 3 · April 28 at 9:08pm

Steve Archer Rielly Bridget Neylan Spot on, no one is going to put rail of any type from that area to the CBD...where on earth is it going to run, between the road and harbour? Gregory clearly isn't "we", or thinking.
Like · Reply · 4 · April 28 at 9:12pm

Bridget Neylan Why do you think it would only service a small number of people? If the infrastructure around it is done well (e.g. Park and Ride-type facilities, shuttles from the airport etc) it could encourage a large number of Eastern suburb residents and people f... See More
Like · Reply · 2 · April 28 at 10:01pm

Bridget Neylan Also, FYI it is not 'obvious' that you are referencing 'we' as in all of Wellington city and suburbs in your comment. This proposal relates to Shelly Bay so what has it got to do with public transport from, say, Island Bay or Karori? Your 'royal we' does not represent me or my views thanks very much.
Like · Reply · 3 · April 28 at 10:04pm

Bronwen Kelly I agree with Gregory
Like · Reply · 3 · April 29 at 8:49am

Vienna Aramoana I agree with Gregory too. Well said 👍😊
Like · Reply · 1 · April 29 at 9:20am

Bridget Neylan Jeez Greg, chill out man! "We" is used to refer to oneself and one OR MORE other people and is frequently used to refer to "people in general" so your suggestion that your use of the word "(obviously)" refers to ALL of Wellington city and suburbs (of w... See More
Like · Reply · April 29 at 10:34am

Gregory Bradbury-Reardon Andreas Heuser, please feel free to provide your own feedback/opinion etc directly to Wellington City Council on this matter via your own comment to their post - your commenting on my feedback to council is not qualified, wanted, justified or fair as this is not a debate - it is an opportunity provided by WCC to give direct feedback.
Like · Reply · April 29 at 11:04am

Gregory Bradbury-Reardon Steve Archer Rielly, please feel free to provide your own feedback/opinion etc directly to Wellington City Council on this matter via your own comment to their post - your commenting on my feedback to council is not qualified, wanted,

Wellington C

Julia Ho

Liked Following Share

commenting on my feedback to council is not qualified, wanted, justified or fair as this is not a debate - it is an opportunity provided by WCC to give direct feedback.
Like · Reply · April 29 at 11:04am

Gregory Bradbury-Reardon Steve Archer Rielly, please feel free to provide your own feedback/opinion etc directly to Wellington City Council on this matter via your own comment to their post - your commenting on my feedback to council is not qualified, wanted, justified or fair as this is not a debate - it is an opportunity provided by WCC to give direct feedback.
Like · Reply · April 29 at 11:05am

Gregory Bradbury-Reardon Bridget Neylan, please feel free to provide your own feedback/opinion etc directly to Wellington City Council on this matter via your own comment to their post - your commenting on my feedback to council is not qualified, wanted, justified or fair as this is not a debate - it is an opportunity provided by WCC to give direct feedback.
Like · Reply · April 29 at 11:06am

Write a reply...

Indu Kapoor Would like to see the details of infrastructure development in these plans, eg how will one narrow road to [Shelly bay](#) cope with 4000% increase in residency and traffic!
Like · Reply · 23 · April 28 at 2:58pm

Helen Richardson The congestion in the mornings and afternoons is hideous as it is
Like · Reply · 3 · April 28 at 6:29pm

Steve Archer Rielly Ferry is the most logical option. The local council wouldn't be upgrade that road. I've ridden the motorcycle around it many times, and there just isn't the room to widen it for buses, so it needs to be bypassed completely.
Like · Reply · 3 · April 28 at 9:15pm

Indu Kapoor An electric ferry or barge maybe 😊
Like · Reply · 1 · April 29 at 5:58am

Gregory Bradbury-Reardon You're sooo right Indu - we're talking about thousands of additional cars going to & from the peninsula every day. This in addition to increased traffic too & from the airport over time as they expand the runway etc. And then there's the potential for future development of prison land on the northern tip of the miramar peninsula.
WCC really need to provide a ratepayer & resident approved plan & timeline for infrastructure development before even contemplating developing anything out east given the current congestion & choke points.
Like · Reply · 3 · April 29 at 11:34am · Edited

Write a reply...

few more comments 2 of 55

Wellington

Julia

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Elizabeth Farrell-Webley Nope nope nope. I would love to see it developed, but maybe into an adventure park, with cafes, some shops, trails up the hills, and just some housing. This sadly looks as though it will take away all the beauty and character of that area.
Like · Reply · 17 · April 28 at 4:07pm

Louise Hull if that illustration above is what the development is to look like, then I say absolutely not, as that is hideous. Not one aspect of that design could be called anything positive by anyone other than a developer looking to minimise costs and maximise ... See More
Like · Reply · 6 · April 28 at 7:11pm · Edited

Ann Cloet Talked to Paul Eagle about this in the market this morning. It is not going to be an affordable housing development. From what I understand the public consultation is just about 1 ha of council land. The rest of the area to be developed is Iwi land a... See More
Like · Reply · 3 · April 29 at 2:40pm

Gregory Bradbury-Reardon No surprises there.
Like · Reply · April 29 at 2:47pm

Write a reply...

Ann Cloet Only when it is going to provide truly affordable housing. There is enough for the rich already. This picture does not inspire hope in me. Looks like more standard development.
Like · Reply · 4 · April 28 at 9:49pm

Erica Mangin I think this area is in desperate need of development and look forward to seeing this project move ahead. However if a sale of land or lease goes ahead I think it should be in line with market rates.
Like · Reply · 2 · April 28 at 2:43pm

Sean O'Kane Really? I like it as it is. Maybe with a few state houses to help people out. But no, I live round the corner and no one I know feels it needs desperately needs it 'fixed'. Well, unless you are rich and need a view. I would hate my walk up at Maupuia park to be ruined with butt ugly houses. Leave it alone.
Like · Reply · 3 · April 28 at 9:18pm

Write a reply...

Nicole Rush Please please please build in appropriate cycle lanes so people can continue to cycle around the peninsula safely. Ideally a cycle lane that's totally separate from the road as a minimum, not one where cyclists have to dodge opening car doors and bus passengers! Thanks!
Like · Reply · 5 · April 28 at 9:32pm

Samuel Huy How is the council planning on fixing the current infrastructure problem with surrounding the area? And will the new development going to ease or add on the already horrid congestion...?
Like · Reply · May 2 at 10:42pm

Nicola Hawkins That looks awful and devoid of any soul. Surely if you have to develop the area, you can come up with something better than that...
Like · Reply · May 10 at 10:02pm

Wellington Ci

Julia Hon

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develop the area, you can come up with something better than that...
Like · Reply · May 10 at 10:02pm

Sean O'Kane Oh great...more gentrification. Just what Mirimar needs. How about you just build some state houses, rather than pander to the rich?
Like · Reply · 12 · April 28 at 2:55pm

Andreas Heuser It's almost as if the housing stock was always there and vacant underutilised land wasn't developed to make way for housing. The city is growing and needs housing - a derelict site is being improved upon.
Like · Reply · 3 · April 29 at 8:03am · Edited

Sean O'Kane See the Paul Eagle reference above. This isn't houses for the masses, it's for rich people who want a nice view....
Like · Reply · April 29 at 9:20pm

Andreas Heuser Because the housing will be desirable (close to beach and with a nice view) it must be opposed? Sorry don't see the logic. This city needs more development and houses because of population increase - failing to do this will mean ever increasing house prices.
Like · Reply · April 29 at 9:26pm

Write a reply

Sean O'Kane No, please explain why you think it's dead in the first place? Or is it not busy enough for you? Let's keep preserve our green spaces - it's what makes Welly, Welly!
Like · Reply · 3 · April 29 at 9:44am

Anne Celia Mercer Hate it. Also when are we going to get a safe crossing for Cobham Drive.
Like · Reply · April 29 at 9:04am

Fiona Campbell guiding principle for this development should be that it enhances fulness of life for all citizens of Wellington.
Like · Reply · 4 · April 28 at 3:05pm

Frances De Gregorio How about dividing the area into sections and everybody builds their home not like those shoe boxes they build today.
Like · Reply · 1 · April 28 at 6:46pm

Katie Louise Martin Please ensure the development is cycle-friendly, it's really important - you have a chance to get it super right here
Like · Reply · 5 · April 28 at 7:55pm

Johnny Mills Is this some sort of roll call for neoliberal hucksters?
Like · Reply · April 29 at 12:19pm

H Ayden Wallace hehe first to float when the big one hits
Like · Reply · 2 · April 28 at 5:09pm

Michael Lowe Is there a new sand beach like oriental?
Like · Reply · 1 · April 28 at 4:26pm

Darren Young no more chocolate fish as we know it!
Like · Reply · April 28 at 6:38pm

Helen Richardson Totally agree with Gregory's earlier post.
Like · Reply · April 28 at 6:28pm

ef=page_internal

Wellington

ton City Council

Julia H

Liked Following Share

Leasa Fitzgerald-Leslie Ian Leslie looks hopeful.
Like · Reply · 1 · April 28 at 6:37pm

Bronwen Kelly Justine... check this out
Like · Reply · April 29 at 8:49am

Lyndon Hawk Will there be full disclosure and transparency ?
Like · Reply · April 28 at 10:35pm

Chrissie Elliot What about the narrow roads?
Like · Reply · April 28 at 8:02pm

Luke Ess Great idea - and excellent work in finding interested parties to bring Shelley Bay to life!
Like · Reply · 2 · April 28 at 8:17pm

Sean O'Kane It's already a lovely area. Why spoil it with an ugly development like this? Leave it alone.
Like · Reply · April 28 at 9:38pm

Luke Ess I'm sure we won't agree on this. No need to be a pest
Like · Reply · April 28 at 10:19pm

Write a reply...

Mark Smith Just get on and develop it, soon as.
Like · Reply · 2 · April 28 at 4:05pm

Samantha Clarke Get it done! Asap
Like · Reply · 2 · April 28 at 4:15pm

Mark Smith ASAFP!
Like · Reply · April 28 at 4:31pm

Write a reply...

Melinda Bastow So oriental parade minus the history.
Like · Reply · April 29 at 11:55am

Karli Goldsack Some good Tsunami viewing platforms.
Like · Reply · 1 · April 28 at 9:13pm

Jonathan Bibby Totally needs doing.
Like · Reply · 2 · April 28 at 3:39pm

James Li Build more houses.
Like · Reply · 3 · April 28 at 2:49pm

Bianca Pcp Iva 😞
Like · Reply · 1 · April 28 at 3:13pm

Iva Sajdi Oh we are fighting this c***!
Like · Reply · 1 · April 28 at 3:24pm

Bianca Pcp It's like they don't understand how bad the congestion into town is currently. Adding more houses out there isn't going to help, not to mention losing out on some really peaceful unpopulated spaces. Makes me really sad.

Wellington

City Council

Liked Following Share

Makes me really sad.
Like · Reply · 3 · April 28 at 3:48pm · Edited

Gregory Bradbury-Reardon They probably want it to get worse Bianca Pcp... that way we the public of Wellington can be forced into things like the basin flyover, 2nd Mt Vic tunnel, widening of roads between Mt Vic tunnel & the Miramar cutting... even the maintenance costs of the bay don't really add up to a justification for selling off a public asset whilst adding further pressure to the existing arterial chokepoint. 😞
Like · Reply · 2 · April 28 at 3:52pm

Write a reply...

Natalie Colville Hydir Behayaa watch this
Like · Reply · 1 · April 28 at 7:25pm

Hydir Behayaa massive!
Like · Reply · 1 · April 28 at 8:00pm

Write a reply...

Barry Minister only for the ubber rich then
Like · Reply · April 28 at 4:15pm

Brendan Miller Wonder if they will put a gate at the entrance....
Like · Reply · April 28 at 4:43pm

Barry Minister Probably
Like · Reply · April 28 at 4:48pm

Write a reply

Mary-Jane Callander 140 resident rest home will be appreciated ~
Like · Reply · April 29 at 3:44am

Sam Ross Jodi Melody
Like · Reply · 1 · April 28 at 4:09pm

Joanna Holden Alice Holden
Like · Reply · April 28 at 3:27pm

Morgan Taylor Matt Edmonds
Like · Reply · April 28 at 5:59pm

Russell Waltza Muziringa James Bragg
Like · Reply · April 28 at 10:37pm

Luke Dodd Joshua Joe-McIndoe
Like · Reply · April 28 at 11:39pm

Connor Morrison Mills Johnny Mills
Like · Reply · April 28 at 7:54pm

Laura Caccioppoli Richard Harrison
Like · Reply · April 28 at 5:40pm

Amy Amy Isaak Velasco Soto
Like · Reply · April 28 at 8:12pm

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Section 1 – your details

Your name*:	LUANA CAROL GARDINER
Your email or postal address*:	4 MAPLER ST KARAKA BAY 6022
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*:	

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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?

Disruption to native habitats and natural beauty
Increase in traffic is not acceptable

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?

Destruction of land which should be used for recreation sport and walking

4. The Council is 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?

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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?

This is not area that should be use for commercial development

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

Maintaining beauty of area including the history of the site

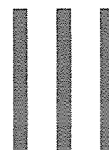
8. What other comments or questions do you have?

This area should be maintained and buildings upgraded. wharf rebuilt to ~~enable~~ enable ferry to berth. Encourage tourists.

2nd fold here

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

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Section 1 – your details

Your name*:	<i>Jillian & Gerald Phillips</i>
Your email or postal address*:	<i>8 Napier St, Karaka Bays, Wellington</i>
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
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What are your main reasons for supporting/not supporting this agreement?

We feel it should be left as a nature reserve to encourage wild life ie Little Blue Penguins and other native birds. This area should be part of the Town Belt. A place for the public to walk and 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

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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?

No benefits. It is a relatively isolated area and should be kept that way. Once started, development will spread. The land belongs to the ratepayers 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 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?

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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?

So long as it is very limited to the number of shops e.g. Cafe, Restaurant, Art shops & studios

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?

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

Public spaces are in need of old building removals without bars, brewery, Hotel and too many shops

8. What other comments or questions do you have?

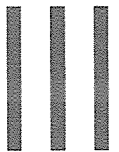
What affect would the proposals have on the Prison and Defence area above?
The wharf area needs removal of Wharf & Buildings and semi covered Jetties for Cafes in its place

2nd fold here and tear downs

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Wellington 6140

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Section 1 – your details

Your name*:	<i>Deryn Hardie Boyd</i>
Your email or postal address*:	<i>deryn@paradise.net.nz</i>
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
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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?

*Existing buildings need to be upgraded / taken care of
Public benefits for Wellingtonians & to 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?

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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?

More housing needed BUT local people should not be excluded by prohibitive pricing and 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 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

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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?

Upgrade necessary.

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?

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- Very supportive

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

Concern that there is insufficient parking for popular destinations eg. Chocolate Filk cafe.

8. What other comments or questions do you have?

2nd fold here

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Your name*:	Amanda Smith
Your email or postal address*:	213 Darling Point Rd, Miramar
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
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- Do not support at all Not really supportive Neutral Supportive Very supportive

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

Traffic congestion & construction traffic
environmental - Blue Penguins etc
lost public space for the general population
Ugly plan using cheap substandard materials

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

1121

3. What do you see as the benefits and/or issues with the proposal for the Council to sell the area of land so it can be developed as housing?
issues I see are a public ~~beach~~ natural beauty spot now being used for several recreational activities no longer available to general public/residents. Spouting of the 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 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?
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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?
Environmental issues, traffic issues, infrastructure issues, annihilation of a pristine spot that all can enjoy


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?
too small. no parking. Environmental issues

8. What other comments or questions do you have?
We are once again being bullied by a few for their own personal gain. A Pristine peninsula being absolutely annihilated for the benefit of a few. Shame on you Wellington city Council.

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

1122

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*:	K. J. LINNEY
Your email or postal address*:	patlin@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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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.....

.....

.....

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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

1122

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

YOU HAVE UNDERESTIMATED THE AMOUNT OF VEHICULAR TRAFFIC THAT WILL USE THE ROADS

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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?

THE WHOLE SCHEME IS OVER DEVELOPED YOU HAVE TRIED TO BE ALL THINGS TO ALL PEOPLE

1st fold here - fasten here once folded

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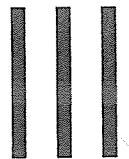
DONT SEE MUCH BENEFIT EXCEPT IN THE REMOVAL OF GROSS BUILDINGS

8. What other comments or questions do you have?

LOSS OF ACCESS TO BEACHES FOR FAMILIES
NO PARKING ON ROAD INTO SITE
YOU MAY PROMISE PARKING BUT YOU MAY NOT BE ABLE TO DELIVER.
PARKING IN FRONT OF BUILDINGS - BETWEEN BUILDINGS AND VIEW OF HARBOUR IS QUOTE UGLY

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Your name*:	Bridget Stubbs
Your email or postal address*:	349 Karaka Bay Rd, Wellington 6022
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
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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?

Support but not ~~as~~ ~~it~~ as it stands in the consultation document.

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 with council to support a development but NOT this development as it stands with the provided sketch. I believe a much more carefully thought out plan with less density ugly high rise apartments could 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?

The entire area for development including the council land will become a "private" area. Oriental Bay is high density but still allows parking for public and recreational activities to take place. As long as parking etc isn't minimal then it would be ok.

4. The Council is 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
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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?

The public will be not welcome in this area if the council land is leased out to developer.

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
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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?

Green Space will be a postage size area & will also be used by cafe patrons. So how will everyone fit onto this small space?

8. What other comments or questions do you have?

The sale of the land was quietly pushed through all under the radar. Council is a law unto themselves and there should have been much more transparency & advertising about what was happening.

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PO Box 2199
Wellington 6140

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Your name*:	DAVE MC MEEK
Your email or postal address*:	58 DARLINGTON ROAD MIRAMIA WELLINGTON 6022
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
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- 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 needs help to develop this area but also needs to ensure that any development is fully costed out so will benefit 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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The number of houses planned for this area is too much.

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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?

Good area to develop amenities attractive to the public & encourage the public to visit the area.

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.

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

We need much more public space in this proposal. More parking facilities need to be provided too.

8. What other comments or questions do you have?

Road access is vital to this proposal, especially a better walking system at the cutting. Public transport needs to be provided too.

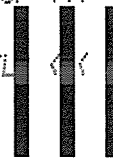
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Section 1 – your details

Your name*:	Christine Winstanley	
Your email or postal address*:	winstanley@xtra.co.nz	31 Ring Lane Paparangi Wgtn 6037
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*:	

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

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

The buildings in this area have been steadily deteriorating for many years. Reaching the point where there is a viable plan for development is to be encouraged

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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 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?

Wellington desperately needs more housing. Our increase of housing stock has not kept pace with population growth. This land has the extra benefit of being close to the city.

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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?

Housing alone is not enough - People need places of work + places to shop as well

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.

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- Very supportive

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

This is a great public area with an attractive seascape. Improving the current walkway + cycleway is important.

8. What other comments or questions do you have?

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Section 1 – your details

Your name*:	William Bullock
Your email or postal address*:	23 Signaller's Grove - Strathmore 6022
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
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Do not support at all Not really supportive Neutral Supportive Very supportive

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

Like to see an improvement in area as long as the buildings are quality / not the future slums of Wellington (no hardies or poly)

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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I see not enough Parking will be a problem and Congestion of cars.

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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?

good as long as theres enough parking

1st fold here - fasten here once folded

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

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- Supportive
- Very supportive

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

Looks good as long a w.c.c. dont go over budget. I dont believe the "QS's" !!

8. What other comments or questions do you have?

The wharves seem to have been forgotten & I hope the developer is responsible for these, because if w.c.c get involved it will be a huge cost to us rate payers (over)

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all the plans show the wharves as they are, you will know they are not in good shape, and will have to have large money spent on them.

My guess is the developer will want them pulled down and not replaced.
Don't let this happen.

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Your name*:	GRAEM COLGATE
Your email or postal address*:	colgate@clear.net.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
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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 magic area has been desolate for far too long and is a disgrace. The plans for it are progressive and a wonderful idea

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?

Housing is needed so close to the CBD and also a destination for visitors 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 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

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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?

Income for the council plus retail and commercial activity and interest

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?

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

Making the most of a scenic area rather than the run down eyesore it is at the moment.

8. What other comments or questions do you have?

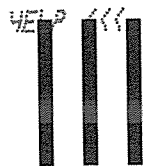
We need some 'drive' in Wellington. The Basin Reserve & Airport are being stopped by minorities - we need to move forward and grow wght

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Your name*:	<i>Liza Cousie</i>
Your email or postal address*:	<i>58 Kairi Road Wellington 6021 Hataitai</i>
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
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What are your main reasons for supporting/not supporting this agreement?

*Improve a popular public space
Provide more housing in 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?

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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?

Resulting increase in ^{commuter} traffic

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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?

Improvement of buildings and spaces will be a benefit for the area.

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.

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

The public space will be popular at weekends. There needs to be enough parking and road widening so cyclists and motor cars can use.

8. What other comments or questions do you have?

Improved cycling space on the road in from Miramar should be a priority - the more cars we can keep off the road the better it will be. Cobham Lane traffic already bad at commuter times.

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Your name*:	<i>Janice Humphries</i>
Your email or postal address*:	<i>407A Broadway Miramar erandstinghot.co.nz</i>
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
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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?

The plan is conceptual & fragile - could end up very different to what is being presented today. I support the development of a public space, but NOT HOUSING. We need improved access to the airport & Eastern Suburbs before putting further pressure on existing facilities. There does not appear to be any plans to allow for the increased traffic.

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?

Housing would turn the area into a place for the wealthy & elite, who knows how long before it becomes an exclusive, possibly gated, community. Housing is not appropriate or necessary in area being developed ostensibly for recreation.

4. The Council is 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 Can income from rates really compensate for the ongoing need for improvements to infrastructure & traffic access.

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? and Housing!

13 years of construction, heavy traffic, inadequate infrastructure. I see a failure to deal with bigger picture of increased traffic through mt. vic tunnel, Cobham Drive & Shelly Bay Road.
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?

In the plan presented, public spaces are overshadowed by the housing. People should still be able to dive, fish, and swim in the area. I like to see progress but it must benefit those already in the area & not just cater for an influx of wealthy homeowners & tourists.

8. What other comments or questions do you have?

I like the idea of a ferry, but it should operate from Miramar wharf to cater for airport users & commuters with space for park & ride facilities. Shelly Bay could be developed for recreational use, along with some commercial use such as cafe, art studios and child friendly areas.

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Section 1 – your details

Your name*:	Carol O'SULLIVAN
Your email or postal address*:	Carol.osullivan@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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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*mandatory field

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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 THE ONLY OPTION WE HAVE AND I DON'T THINK IT IS THE BEST OPTION FOR WHAT IS A UNIQUE PIECE OF WELLINGTON REAL ESTATE. ONE DEVELOPER IS MONOPOLISING WHAT IS BUILT.

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?

No BENEFITS. TRAFFIC IS BAD ENOUGH FROM EASTON STREET TO CITY WITHOUT ANOTHER 2,500+ CARS PER DAY.

4. The Council is 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

WHY SHELLY BAY LTD - WHAT ABOUT SHIPPARD COMPANY?!

What is your level of support for that proposal?

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

TO DEVELOP COUNCIL OWNED PROPERTIES

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

More proposals please.

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?

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- Very supportive

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

I THINK THE AREA IS CEILING OUT FOR RECREATIONAL, PUBLIC SPACES ETC - NOT DENSE HOUSING.

8. What other comments or questions do you have?

I FEEL THE PROPOSED PLAN BY THE DEVELOPER IS NOT ENHANCING THE SITE AS MUCH AS TO ITS FULL POTENTIAL. LETS SEE SOME ARCHITECTS COME UP WITH SOME PROPOSALS - PUT IT OUT THERE!

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1003726

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Wellington 6140

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Section 1 – your details

Your name*:	ANTHONY STEVENS
Your email or postal address*:	tonykaraka@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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Do not support at all Not really supportive Neutral Supportive Very supportive

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

NO OTHER PROPOSALS HAVE BEEN TABLED SO HOW CAN THIS BE REFINED AS THE BEST OPTION FOR THIS SITE? THE COST OF INFRASTRUCTURE IS LIKELY TO COST RATEPAYERS FARMORE

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?

AGAIN, NO OPTIONS HAVE BEEN TABLED. THE PREVIOUS DEVELOPMENTS IE WESTBANK ARE APPALLING AND BADLY BUILT. CONGESTION 2,500 VEHICLES WILL ALSO IMPACT TRAFFIC FLOW AND REQUIRE TRAFFIC LIGHTS

4. The Council is 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

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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?

URTS SEE MORE PROPOSALS TO UTILISE THIS SPECIAL SITE AND NOT SIMPLY ALLOW THE EXISTING PLAN TO PROCEED.

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

AGAIN, INFRASTRUCTURE AND PARKING BECOME AN ISSUE. ROAD WORKS WILL AFFECT A DIMINISHING BLUE RING IN POPULATION WHICH I HAVE SEEN DECLINE OVER THE PAST 40 YEARS

8. What other comments or questions do you have?

NOTHING HAS BEEN MENTIONED ABOUT THE INEVITABLE NEED FOR TRAFFIC LIGHTS AT MIRAMAR CUTTING. WHO WILL PAY FOR COST OVERLUNS FOR INFRASTRUCTURE?

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Section 1 – your details

Your name*:	WILLIAM NIGEL BULLOCK
Your email or postal address*:	bullock buildings @ 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 type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

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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?

INFRASTRUCTURE - LACK OF PUBLIC PARKING -
COST OF UPGRADES CONCERN IT WILL COST
(ROAD - SERVICES etc) MUCH MORE

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?

THE PRESSURE ON THE PENINSULA THAT IS ALREADY HAS TOO MUCH TRAFFIC OUT OF AREA (MIRAMAR CUTTING)

4. The Council is 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

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- 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?

NOT ENOUGH GENERAL PUBLIC SPACE AND PARKING.

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. NOT HOUSING.

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

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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?

DEVELOP FOR WELLINGTONIANS - A PLACE TO VISIT AND ENJOY THE AREA NOT A HIGH RISE BUILDING AREA

8. What other comments or questions do you have?

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Section 1 – your details

Your name*:	IRONE DANIELS
Your email or postal address*:	90 IRWELLREST HOME, IRWELLST, ISLAND BAY
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 type="checkbox"/> No
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<p>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</p> <p>What is your level of support for that proposal?</p> <p><input checked="" type="checkbox"/> Do not support at all <input type="checkbox"/> Not really supportive <input type="checkbox"/> Neutral <input type="checkbox"/> Supportive <input type="checkbox"/> Very supportive</p>

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NO BENEFIT TO ELDERLY VISITING AREA
PARKING 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 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

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- Neutral
- 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?

NONE WHY NOT MAKE IT A PLACE FOR
ALL WELLINGTONIANS TO ENJOY

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?

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.....

8. What other comments or questions do you have?

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Section 1 – your details

Your name*:	Robin Lea Hefford
Your email or postal address*:	19/45 Childers Terrace Kilbernie Wellington
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
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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 this as it will ruin the bay completely for cyclists and pedestrians. I do not want tourists using our facilities. This should be a reserve.

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?

I do not see any benefits. Short term gain for a long term loss. I don't want my rates used for this development.

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Permanent loss of sea frontage and a safe cycle way, which there is at the moment

1st fold here - fasten here once folded

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

The only people who use it will be tourists they damage the environment.

8. What other comments or questions do you have?

Who exactly will benefit? The property developers + a few businesses who pay lousy wages to people.

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Section 1 – your details

Your name*:	Jack Tully
Your email or postal address*:	4 Bussey Rd, Hataitai, Wellington
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
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- the lease of a plot of Council land and two buildings to Shelly Bay Ltd to enable the development of housing and 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 always been my retreat from the chaos of the city. I can appreciate it could do with development but not at the expense of its character, which is its pebble beaches with crystal clear water.

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?

If your going to do it, do it right with solar panels and the latest environmentally friendly designs

4. The Council is 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

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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?

Keep it arts and crafts and hospitality funk.

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?

do not import sand and all will be good. It is shelly bay keep it as such.

8. What other comments or questions do you have? big car walkers park at the cutting? this will encourage

the main road from Miramar Cutting to shelly bay should have a focus on walkers and cyclists, many a good reason for this such as to enjoy the fullness of the peninsula and to reduce cars on the road keeping the noise down and the relaxed nature of the place relaxed.

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Me Heke Ki Pōneke



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

1135 279 280

J003726

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*: Grace
Your email or postal address*: grace.h.tully@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 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

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

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

Its refreshing to have underdeveloped spaces in a city. Shelly bay is peaceful and those that currently venture to it enjoy that. I feel the proposal would change the personality of Shelly bay rather than looking to freshen/enhance what it is. Im also not looking forward to heavy traffic in 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?

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

Green space could be nice. If bars and cafes go through - just a couple would be preferable. I don't feel supportive of too much retail spaces.

8. What other comments or questions do you have?

It would be nice to see refurbish go in a very subtle way - freshening up the feel of what Shelly Bay is. - A space to be enjoyed by people walking cycling, enjoying nature and free space. I'm not opposed to a few cafes/brewery. The retail at Shelly Bay currently is a couple of small galleries - maybe the retail element could rather be a hub of

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

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Section 1 – your details

Your name*:	TERESA BULLOCK
Your email or postal address*:	tels@paradise.net.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 type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	

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

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

INFRASTRUCTURE ~ PRESSURE ON EASTERN SUBURBS
RUINATION OF A LOVELY PLACE

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

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USE RATE PAYERS MONEY TO UPGRADE AND DEVELOP FOR COMMUNITY NOT EXPENSIVE HOUSING

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NOT ENOUGH IN YOUR PLAN FOR VISITORS PARKING AND OPEN SPACES - MUCH MORE THERE NOW

8. What other comments or questions do you have?

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Section 1 – your details

Your name*: <i>Micah Rickards</i>
Your email or postal address*: <i>micah.rickards@gmail.com</i>
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*: <i>027 309 9743</i>

*mandatory field

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

*Has the potential to become a vibrant community
and provides much needed expansion for the city.
Have concerns, however; see below*

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

see comment

but see comment

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

I'm in favour of expanding our housing stock & this does so in an attractive & contained manner. BUT I am concerned about an exclusively up market focus. There must be affordable housing allocation here.

4. The Council is 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

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see above — no mention of affordable or social housing. I don't believe it acceptable for this development to benefit only the wealthy. Follow the European model!

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

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

public spaces appear well conceived. The master plan must be rigorous & well respected.

8. What other comments or questions do you have?

I am concerned about the effect on cyclists of large increases in traffic on the road. The road is frequented by cyclists on weekends. A ferry service to connect with CBD is essential for equal access to the bay and encourage discourage traffic on the road.

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Wellington City Council
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Wellington 6140

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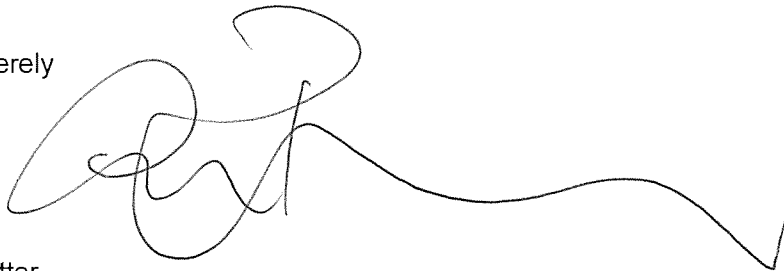
Monday 14 August

Shelly Bay Submission

I did not know that Wellington City Council owned any of the land at Shelly Bay until I visited last Sunday at the public consultation. The new village green is too small and mean spirited. The council seem to be getting very little money for the land and buildings, and are going to spend another \$13 million on roading and drains.

I do not want to see the land sold. I would like the city to demolish all buildings on their land and give us a large, increased public space for all Wellingtonians.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chrissy Potter', with a long, wavy horizontal line extending to the right.

Chrissy Potter
12A College St
Wellington
6011

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

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Section 1 – your details

Your name*:	Faye Bishop
Your email or postal address*:	Unit R, 44 Roxburgh Street, Mt Victoria, Wellington 6011
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*:	04 384-2369

*mandatory field

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

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

Cost to ratepayers. Private business should fund own project
Loss of Council land.
Roading. Shelly Bay road not adequate to manage increased traffic volume
East side of Shelly Bay open space for families, picnics, parkers.

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?

No benefit to general population. Issues with roading. Too large a number of dwellings for 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 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

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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?

No benefit to general population of ratepayers. Issues with roading and water and sewage infrastructure

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.

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

Rising sea level - does this fit with other research by WCC?

8. What other comments or questions do you have?

This is one area of open space suitable for people to relax and play in Evans Bay. For families an outing without great expense as it currently is.

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

12 Calgarry Ave
Wellington 6011
anna@purr.cc
14th August 2017

Wellington City Council
Shelly Bay development proposal

Dear Sir / Madam

Please find enclosed my submission on the Shelly Bay development proposal. I tried to submit this online but for some unknown reason I could not log into my account and are therefore not sure if my submission was indeed submitted.

Thank you for opportunity to have my say over the redevelopment.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Anna Campion'.

Anna Campion

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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](#)

[Introduction](#)

[Back to open consultations](#)





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.

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Submitter Details

Clear Details

First Name: *

Anna

Last Name: *

Campion

Organisation:

On behalf of:

Postal Address:

12 Calgary Avenue

If your address is not found please enter your full address for service below.

Suburb:

Thorndon

City:

Wellington

Country:

PostCode:

6011

Daytime Phone:

Mobile:

02074023323

0220503009

eMail: *

anna@purrr.cc

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



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 Not really supportive
 Neutral
 Supportive
 Very supportive

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

This site is particularly visible from many vantage points but the proposed development is ordinary and visionless. Most cities with beautiful harbours want to attract architects that will show their city off. The following architects have built incredible buildings of heritage renown in these cities; Jorn Utzon / Sydney Opera house, Frank Gehry / Guggenheim Bilbao, Adu Dhabi, The Sydney Business School - (we could have had a Frank Gehry Te Papa, which would have made the city special but instead we have a completely unremarkable building by an architect nobody can remember the name of). Renzo Piano/ The Shard London, Zaha Hadid /London Aquatics Centre - These architects notch a whole city up not down. We are a small city who is maybe not that rich but is it really as poor as these designs? Money. Not only is the developer getting the site for a pittance but the ratepayers are being asked to foot the bill for his infrastructure, normally developers develop their own infrastructure than is meaning of development. To lease the land so close to the water means the council is responsible for climate change possibilities in the future... What is the legal situation with 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

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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?

The brochure is written as if from the Developers perspective. Where as none of the houses will be affordable to young professionals, first time buyers or to people who need state help. The benefits are all on the side of Shelly Bay Ltd who stand to make something around \$500 MILLION - Surely a company who stands to make so much money can afford its own development or the council shouldn't be selling them anything in case they go into liquidation.

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

3379

1141

If the council continued its ownership and refurbished the existing buildings, the renting out of those buildings would provide a better revenue to the council over the 125 years. The leasing of the land is literally bending-over to the developer where the council participates in all the aggravations but none of the profits. Basically by granting the lease and selling the land you are not maximising true commercial value for your ratepayers. Leasing has other problems like rising water levels, leaving rate-payers doing what? A potential leaking building syndrome. The council should be aware of every possibility.

//

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 benefits are almost exclusively for those living there. This is a fantastic site, I would like the whole area re-created for everyone's benefit. I would like the first solar heated swimming pools a properly designed space that even tourists might enjoy. As it is the project isn't bringing anything new, it brings town-houses, more town-houses, a hotel, another cafe. It benefits the very, very, few and is bland. Most importantly there are no public buildings, so issues are clear, there should be no special \$2.5 million special prices with special leases. Shelly Bay Ltd can either raise all the capital itself with iwi or not. The idea that the ratepayers' of Wellington should be servicing a private development company is wrong as they won't be directly participating in the profits.

//

8. What other comments or questions do you have?

The traffic and water supply are big deals not just incidentals - this is a very gentle site that's why so many Wellingtonians love it. From every which way this is a pretty boring for profits but not for ratepayers development. You have to have real vision in a city buildings that are talked about like the Beehive, The Oriental Parade Promenade, Freyberg Pool, things that stand out are a bit dangerous at first like the Sydney Opera House but this development has unfortunately none of those.

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