

Proposed District Plan Change 17 – Rezoning of Evans Bay Patent Slip Area

SUMMARY OF SUBMISSIONS

Submissions on Proposed Plan Change 17 are categorised into two main issues:

- § the type of land uses and appropriate zoning to be applied to the land that is to be sold by the Council; and
- § the proposed heritage area

1. TYPE OF LAND USE AND DISTRICT PLAN ZONING ON LAND TO BE SOLD BY THE COUNCIL

Submission No. 1	Wellington Tenth Trust and Palmerston North Maori Reserves	Morris Te Whiti Love Executive Officer PO Box 536 Wellington	Did not specify whether or not they wished to be heard at the hearing
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SUPPORT

The Wellington Tenth Trust supports Proposed Plan Change 17 with the proviso that, if during earthworks or excavation of the Evans Bay Patent Slip, artefacts are unearthed then work should stop immediately and the appropriate authorities informed. The Trust notes that any ceremonies will be conducted in a timely manner allowing work to recommence.

Submission No.2	Jamie and Jill Delich	27A Treasure Grove Hataitai Wellington	The submitter DOES NOT wish to be heard at the hearing
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SUPPORT

The submitters support Proposed Plan Change 17 to rezone land from Open Space A to Suburban Centre as it allows appropriate use of the existing land while protecting the city's heritage (maritime) and public access to the foreshore. However, any development or change must consider any detrimental effects on existing residents, views and access. The submitter seeks that the Council investigate options outside of the District Plan to address concerns relating to the protection of views for residents, specifically a memorandum of encumbrance on the land title that restricts the height of buildings structures to achieve the protection of views.

Submission No. 3	Arthur Shirer Radford	Matapouri Road RD 3 Whangarei	The submitter DOES NOT wish to be heard at the hearing
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OPPOSE

The submitter opposes the plan change relating to the rezoning part of Lot 47 DP 66508 from Open Space A land to Suburban Centre as this will allow developers to build high-rise, internally concentrated buildings that are unsightly and block the view of the shore. The submitter seeks that the Council limit any residential development to 2 storeys only and to allow plenty of open air, space and vegetation between the buildings.

Submission No. 4	Wendy Drew	37/305 Evans Bay Parade Hataitai Wellington	The submitter did not specify whether she wanted to be heard at the hearing
<p>SUPPORT</p> <p>The submitter supports the redevelopment of Evans Bay Patent Slip Areas, particularly the re-alignment of Evans Bay Parade inland. The submitter is concerned about personal safety walking along the footpath on the sharp corner. The submitter uses the foreshore for recreation and is concerned about the bird and marine life if there is a build up of traffic.</p> <p>The submitter requests a better traffic safety barrier, planting and seats. The submitter also asks the Council to consider a pedestrian crossing near the crèche on Evans Bay Parade.</p>			

Submission No. 5	Rosemary Knight	87/305 Evans Bay Parade Greta Point Wellington	The submitter DOES NOT wish to be heard at the hearing
<p>SUPPORT</p> <p>The submitter supports all aspects of Plan Change 17 stating that population increase and increasing use of the area by cyclists warrants planned rather than haphazard development of the Evans Bay foreshore. The submitter also values historic places and applauds the Councils foresight in rezoning land in favour of establishing a heritage area.</p> <p>The submitter requests that the Council place interpretative information at the site regarding the history of the slipway and flying boats.</p>			

Submission No. 7	Johann Kummer and Alison Mary Kummer	33B Treasure Grove Hataitai Wellington	The submitter DOES NOT wish to be heard at the hearing
<p>OPPOSE</p> <p>The submission relates to the area that is to be rezoned from Open Space to Suburban Centre. The submitters seek that the area be zoned residential rather than Suburban Centre together with the area south/east currently zoned Suburban Centre. This would make this small area of land more compatible with the residential area of the new Greta Point subdivision and homes currently in the Evans Bay Parade cul-de-sac and above on Treasure Grove. This will limit the chance of commercialisation or industrialism encroaching on this particular small land area.</p>			

11	Hataitai Residents' Association	Roy Glass PO Box 14276 Kilbirnie Wellington	The submitter would like to be heard at the hearing
<p>SUPPORT with conditions</p> <p>The submission relates to the entire plan change. The submitter supports the specific provisions with one exception, being the proposal to rezone the land currently zoned Open Space A to Suburban Centre. The Association accepts that this piece of land is needed to make the project viable but is concerned the Suburban Centre zoning could lead to development that could adversely affect the visual appearance of the area or otherwise negatively impact on local residents' quality of life. In particular, the submitter is concerned that the possibility of high rise development could impact on the views currently enjoyed by existing residents. Similarly, there is concern that certain developments could result in excessive noise to local residents or other disruptions such as a lack of parking facilities.</p>			

The submitter proposes that the Council could retain the Suburban Centre zoning but impose conditions on the purchaser regarding the development of the land. Such conditions would include the height of any buildings or structures and the nature of the activity associated with the development.

The submitters also requested that with any future developments greater consideration should be given to parking requirements so that overflow into Evans Bay Parade is avoided and safer access for pedestrians across Evans Bay Parade in the vicinity of Cog Park.

2. THE PROPOSED HERITAGE AREA

Submission No 6	Greater Wellington Regional Council	Tami Woods Greater Wellington Regional Council PO Box 11-646 WELLINGTON	The submitter would like to be heard at the hearing
<p>OPPOSE</p> <p>The submitter opposes Plan Change 17 with respect to the identification of a Heritage Area with the coastal marine area in the Wellington City District Plan. The submission states that the description and the co-ordinates of the heritage area include objects and land that are within the coastal marine area. As such, these objects are outside the jurisdiction of the Wellington District Plan. The submitter argues that while the proposed text does include the words “for information purposes only”, it does not state why this is the case or provide any information about which authority does have jurisdiction over the coastal marine area. The submitter states that the plan change implies that the Evans Bay wharf and jetty are identified by the Regional Council as a heritage area and this is not the case. The Regional Coastal Plan lists the slip, jetty, and wharf as “Structures of Historical Merit”, and refers to heritage values and historic sites in some of the policies and objectives, but does not offer that same level of protection as this plan change.</p> <p>The submitter seeks the following amendments:</p>			
Location	Area	Map Reference	Symbol Reference
Evans Bay Parade	<p>Evans Bay Patent Slip Area.</p> <p>The Evans Bay Patent Slip area s the area including any objects above and below ground associated with the former patent slip shipping activities that are included within the following NZ Map Grid co-ordinates:</p> <ul style="list-style-type: none"> § A: 2660815.3mE and 5987682.6mN § B: 2660831.7mE and 5987687.1mN § C:2660888.2mE and 598679.7mN § D: 2660857.8mN and 5987663.0mN § E: [insert correct coordinates for Mean High Water Springs] § F: [insert correct coordinates for Mean High Water Springs] <p>The Greater Wellington Regional Council has jurisdiction over land that is below mean high water springs. The Evans Bay slip, jetty and wharf are identified in the Regional Coastal Plan as Features of Historic Merit.</p>	7	22

The submitter also seeks that the maps (labelled Appendix 3 and Map 1) be amended to remove the heritage area from the coastal marine area and the following explanatory text be included on both maps: "The Greater Wellington Regional Council has jurisdiction over land that is below mean high water springs. The Evans Bay slip, jetty and wharf are identified in the Regional Coastal Plan as Features of Historic Merit."

Submission No. 8	Maritime Archaeological Association of New Zealand Inc.	Malcolm McGregor President MAANZ PO Box 893 Wellington	The submitter would like to be heard at the hearing
OPPOSE			
<p>The submission relates to the specific changes that may reduce or subdivide the historic Patent Slip site, including Slips No 1 and 2, the area above the winding house and base plate and the area below mean high water spring that still includes the rail systems for both slips. The Association opposes any reduction in the area of the historic Patent Slip area. The submitter states that the length of Slip No. 2 cannot be reduced in any way and that any remodelling of the road should be designed to accommodate a vessel on No. 2 slip. Further subdivision of the site should be resisted – unless for a commercial use such as a tavern or similar. Residential property encroaching further onto the site would have detrimental effects on the future of appropriate interpretation of the Patent Slip area.</p> <p>The submitter seeks the full retention of the existing historical Patent Slip site as an historical park with provision for future development as an active tourist attraction that could include active machinery and a slipway to demonstrate to visitors the elements of the historic Patent Slip industrial activity.</p>			

Submission No. 9	Andrew Hollings and Patent Slip Restoration Group	111 Cockayne Road Ngaio Wellington 6004	The submitter would like to be heard at the hearing
SUPPORT AND OPPOSE			
<p>The submitters support the legal recognition of Slip No. 2 in the District Plan with the proposed status of a Heritage Area. The submitters also support the rezoning of land in the Heritage Area from Suburban Centre to Open Space A as this will allow the space for the slipping and repair of the Heritage vessel Hikitia on the slip.</p> <p>The submitters oppose parts of Plan Change 17 for the reasons summarised below and seek the following relief:</p> <ol style="list-style-type: none"> 1. Oppose the plan change with respect to Slip No.1, specifically rezoning that part of Open Space A land to Suburban Centre as this would significantly devalue their proposed restoration on the proposed heritage area due to buildings being allowed to be built cutting off visual and physical link to the water. 2. Give legal recognition to No. 1 slipway as part of the Heritage Area. The submitters seek that the boundary for the proposed Heritage Area encompassing No 2 Slip be moved approximately 30 metres east to encompass No 1 slip. 3. The submitters oppose the boundaries of the Heritage Area in the water as being too restrictive because it does not include underwater No 1 slipway artefacts. The submitters seek that recommendation on boundaries and features to the Wellington Regional Council for an amended Heritage Area extend into the coastal marine area to include all features of No. 1 slip underwater, pile features and dolphins as well as the No 2 slip and slip jetty. 4. The submitters oppose the new road reserve zoning as it does not recognise the heritage values of the underlying No. 1 slipway. The submitters seek that the present road over No 1 slipway to mean high water springs which is to be relinquished and rezoned Open Space A become part of the proposed Heritage Area. Also, it is not clear if the road 			

allows for rights of way for the slipways as these require legal access to the sea. The submitters seek that a right to pass and repass across the road for both slipways is implemented when the road is re-designated.

5. The submitters seek the amendment of the District Plan rules or Heritage Area provisions to allow restoration activities.

The submission also contains supporting information on the international historical significance of Slip No 1 and the Patent Slip area in general.

Submission No. 10	Maritime Archaeological Association of New Zealand Inc.	Malcolm McGregor President MAANZ PO Box 893 Wellington	The submitter would like to be heard at the hearing.
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SUPPORT AND OPPOSE

The submitter endorses the thrust of the submission by Andrew Hollings and the Patent Slip Restoration Group (Submission no. 9 was attached). The site's retention as an historic precinct would allow a possible future reassembly of the major historic elements back on to the site and allow the use of the existing slip No. 2 as an occasional lift out facility for historic ships such as Wellington's Hikitia or visiting tall ships. Retention of the site would allow for future development of an industrial archaeological park that would be a future visitor and tourist attraction for the city. Subdivision and reduction of the area in any form would negate that possibility. The submitter seeks that the site should be kept intact and not subdivided.

