

10/01/2018

Dear Jillian,

I enclose my submission in relation to the hand Exchange at St. Gerard's.

You will also have a submission which I submitted online, before discovering that it was the wrong form.

Would it be possible for my submission to be the last heard on the day?

I ask that since I would like to be able to respond to any hostile submission so that the Council has a complete understanding of the issue.

With all good wishes for 2018.

# Proposed District Plan Change 82 Submission form

Absolutely Positively  
Wellington City Council  
Me Heke Ki Pōneke

Seven minor zone changes and two associated text changes to District Plan maps and text  
Form 5, Clause 6 of First Schedule, Resource Management Act 1991

## Submissions can be:

**Emailed to:** district.plan@wcc.govt.nz

**Posted to:** District Plan Team  
Wellington City Council  
PO Box 2199  
Wellington 6011

**Delivered to:** Ground Floor Reception  
Civic Square/101 Wakefield Street  
Wellington

**We need your submission by Friday 9 February 2018 at 4.30pm**

## Your name and contact details

Full name: Institute for World Evangelisation - ICPE Mission

Full address: (New Zealand Branch)\*  
75 Hawker Street, Mt Victoria,  
Wellington, 6011

Address for service of person making submission: b4c Totara Road, Miramar,  
Wellington, 6022.

Phone: [REDACTED]

Fax: N/A.

Email: [REDACTED]

## Trade competition - please complete the following declaration

I could gain an advantage in trade competition through this submission.  Yes  No (please tick one)

If you ticked yes to the trade competition question above, please complete the following step:

I am / am not directly affected by an effect of proposed District Plan Change 82 that:

- (a) adversely affects the environment, and  
(b) does not relate to the trade competition or the effects of trade competitions.

## The specific provisions of proposed District Plan Change 82 that my submission relates are as follows

(Give details below - please continue on separate sheet(s) if necessary.)

This Submission relates to the St Gerard's Monastery Land Exchange. This Plan Change will give the Council ownership of an existing pathway which provides access from Oriental Terrace to the Reserve known as Open Space B. This pathway is coloured blue in the map provided.

When the land, which is now Reserve (Open Space B), was purchased by the WCC in the 1990s from the then owners of St Gerard's Church and Monastery, it included an access pathway from the Reserve to Oriental Terrace. That pathway is coloured red on the map.

However it quickly became apparent that the surveyed pathway - in red - could not be constructed since it is at the top of a small cliff! To overcome that problem the Council then began discussions with the new owners of St Gerard's - International Catholic Programme of Evangelisation (New Zealand Branch), (ICPE) - and an agreement was reached in October 1998. That agreement allowed the Council to build a pathway - in blue - over land owned by the ICPE, together with a fence along the Monastery side of the path. No charge was made by the ICPE for this land since they agreed that the path was vital to the ability of people to walk through the Reserve from McFarlane Street to Oriental Terrace. The Agreement does however allow either party to terminate by giving 6 months notice.

\* NB. Name changed in 2006



**My submission is that**

*(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)*

The land between the blue and the green pathway areas continues to be owned by the ICPE but is stranded, because of the fence between the Monastery and the blue pathway. This is unfortunate since it, together with the red "path", has become overgrown. ICPE also own 1 Oriental Terrace but intend to sell it to provide funding for the earthquake strengthening of St Gerard's Church and Monastery. This work will be in the \$ millions and will also require significant public fundraising.

Via the land exchange the ICPE will be able to enlarge the area of 1 Oriental Terrace prior to its sale, thus enhancing its value, which in turn will assist the earthquake strengthening of Wellington's most iconic historic landmark; namely St Gerard's Church and Monastery.

The advantages of this land exchange are therefore 3 fold. The WCC acquires ownership of the pathway to the Reserve, ICPE will be able to enlarge its 1 Oriental Terrace for sale to include, both the currently stranded land and the red pathway land, before sale. This in turn will benefit the people of Wellington both by assisting the strength of St Gerard's and the tidiness of Oriental Terrace.

**I seek the following decision from the Council (Please give precise detail.)**

1. That the Plan Change be made as submitted.
2. That the Reserve Exchange Agreement and Grant of Easement between the WCC and the ICPE, already agreed between the Parties, be advanced forthwith.

**Please indicate by ticking the relevant box whether you wish to be heard in support of your submission**

- I wish to speak at the hearing in support of my submission.  
 I do not wish to speak at the hearing in support of my submission.

**Joint submissions**

If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

**If you have used extra sheets for this submission, please attach them to this form and indicate this below:**

- Yes, I have attached extra sheets.  No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter):

Jordan Pelanca, Date 08/01/2018  
 pp Institute for World Evangelization - ICPE Mission  
 (New Zealand Branch)  
 Notes: Personal information is used for the administration of the submission process and will be made public. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

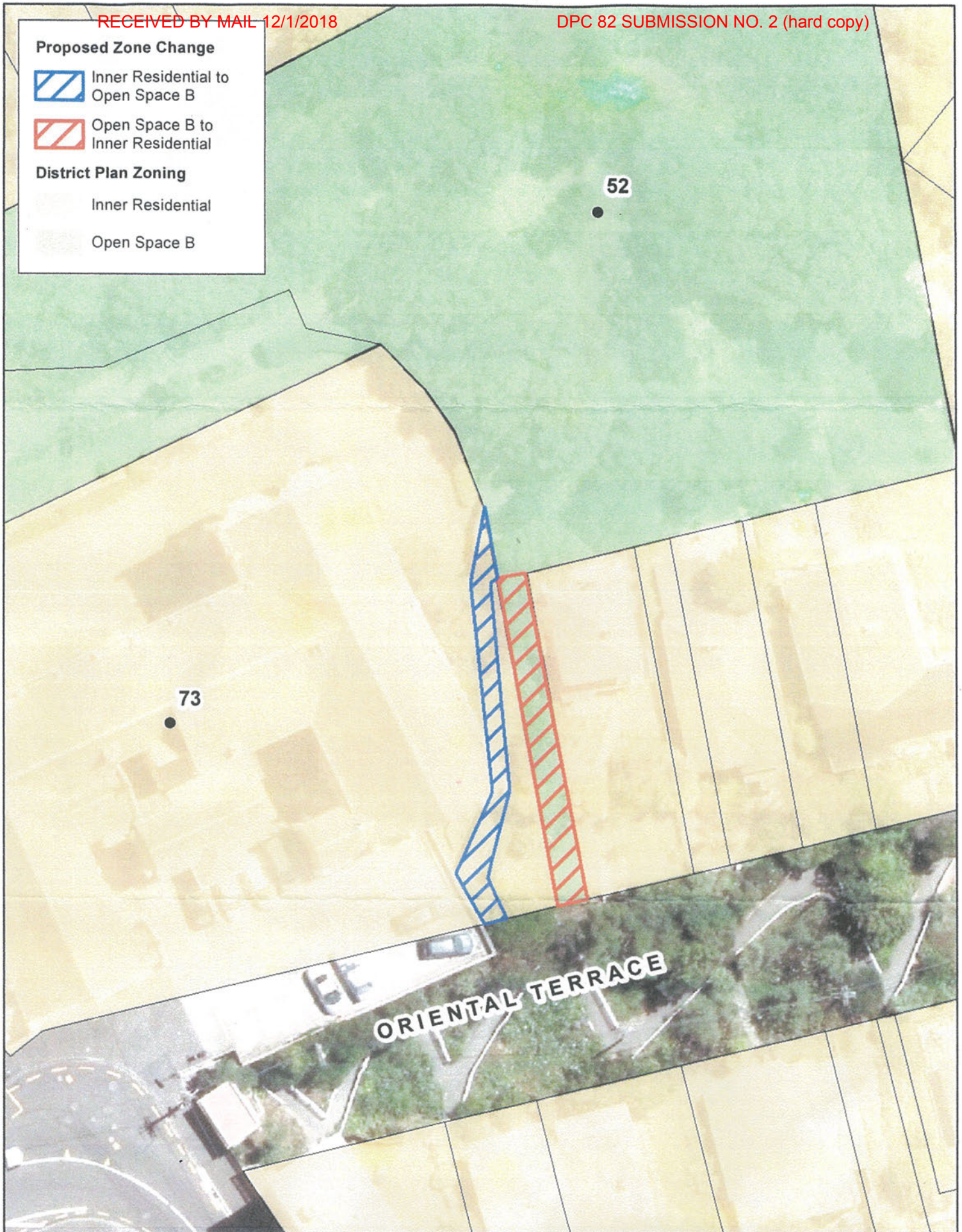


**Proposed Zone Change**

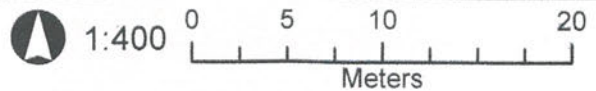
-  Inner Residential to Open Space B
-  Open Space B to Inner Residential

**District Plan Zoning**

-  Inner Residential
-  Open Space B



**Location of Proposed Rezoning**  
 52 McFarlane Street/73 Hawker Street, Mt Victoria



Property boundaries, 20m contours, road names, lot line, address & lot points sourced from Land Information NZ (2016). Contours are 10m intervals. Property boundaries accurate to the urban area - 10m in rural areas. Contour data sourced from Splatbook NZ. Districts shown are 2016 District. All rights reserved. Warrant and disclaimer information shown is approximate and should not be used for detailed engineering or other purposes. The City of Wellington may vary the information shown without notice.