

ORDINARY MEETING

OF

COMMUNITY HEARINGS PANEL

MINUTES

Time: 10:45am
Date: Wednesday, 16 March 2022
Venue: Virtual Meeting

PRESENT

Mayor Foster (Deputy Chair) (via audiovisual link)
Councillor Day (Chair) (via audiovisual link)
Councillor O'Neill (via audiovisual link)
Councillor Paul (via audiovisual link)
Councillor Young (via audiovisual link)

IN ATTENDANCE

Councillor Pannett (via audiovisual link)
Councillor Woolf (via audiovisual link)

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 10:47am and invited members to stand and read the following karakia to open the meeting.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

Moved Councillor Day, seconded Councillor Young

Resolved

That the Community Hearings Panel:

1. Accept the apologies received from Cr Foon and Cr Calvert for absence.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

There were no previous minutes to confirm.

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There were no requests for public participation.

2. General Business

(Mayor Foster joined the meeting at 10:50am.)

The meeting adjourned at 11:30am and returned at 11:40am with the following members present: Councillor Day, Mayor Foster, Councillor O'Neill, Councillor Paul and Councillor Young.

2.1 Trading and Event Sites on Wellington Town Belt and Reserves

Moved Councillor Day, seconded Councillor Young

Resolved

That the Community Hearings Panel:

1. Receive the information.
2. Hear the oral submitters and thank them for their submissions.

Carried

Attachments

- 1 Daniel Spector
- 2 Lorraine Griffin

Secretarial note: the following members of the public spoke to their written submissions:

Name	Submission page number
Daniel Spector	11
Helene Ritchie	14
Jan Voss (A.C.E. Dog Training Ltd)	27
Cameron Battley	28
Beverley Abbott (Ōtari Wilton's Bush Trust)	34
Robin Buxton (Friends of the TB)	35
Angela Rothwell (Mt Vic Residents Assoc)	37
Lorraine Griffin	40
Cathi Napp	41
Ellen Blake (Living Streets Aotearoa)	42
Rachel Hamilton-Williams (Central Allbreeds Dog Training School)	48

The meeting concluded at 12:10pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

ORDINARY MEETING

OF

COMMUNITY HEARINGS PANEL

MINUTE ITEM ATTACHMENTS

Time: 10:45am
Date: Wednesday, 16 March 2022
Venue: Virtual meeting

Business

Page No.

2.1 Trading and Event Sites on Wellington Town Belt and Reserves

- | | |
|---------------------|----|
| 1. Daniel Spector | 3 |
| 2. Lorraine Griffin | 12 |

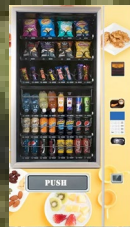
Exclude the Town Belt
(and the 30 named reserves)
from the new Trading and Events Policy.

New threats to the town belt: the expressway, and the city council

July 5, 2011 11 comments









STARBUCKS



STARBUCKS
COFFEE



FARM GIRL

LOCAL CRAFTS
AND MORE

100%





Makara Peak
Mountain Bike Park

Main entrance / carpark

FOOD TRUCK
FRENZY

McDonald's

TOYOTA

TOYOTA



Councillors, staff and submitters

Thank you for allowing me to speak, to the proposed commercial activity on the inner Town Belt. We request The Town Belt is removed from The Trading and Events in Public Places Policy.

Throughout the history of the Wellington Town Belt there have been many alienations of land and many attempts from commercial operators to profit from the Town Belt. The Town Belt Deed, largely protected the TB from commercial activity. The Town Belt Bill, sponsored by Grant Robertson, was promoted as providing more protection for the inner Town Belt, not less.

The City Council holds the Town Belt on behalf of the beneficial owners, the citizens of Wellington, as land held in trust.

In spite of this, public consultation on the proposed commercial activities would appear to have been very limited. The document 'Survey Responses' lists a mere 125 visitors to the site, with 35 contributors and 43 responses.

The Town Belt Foundation document refers to the Town Belt as a public recreation ground. The inner Town Belt has strong historical significance and allowing any commercial activity on the inner Town Belt sets a clear precedent, and is against the intent of The Town Belt Deed.

Much of the wording of the Town Belt Act is open to interpretation. The Act does not define minor and temporary, which can be interpreted in different ways.

A camp ground for example, where vehicles come and go, could be interpreted as temporary use with minor impact.

Previous applications for commercial use include a Camping ground on Town Belt land near Tanera Park Brooklyn operated by commercial operator Contiki Campervans (subsidiary of Chase

Corporation) which was designed for overnight stay prior to heading to the South Island.

Other proposals include a revolving restaurant on the top of Mount Victoria, a gondola (requiring closure of a link road to the Mt Victoria lookout) and a second restaurant on Mount Victoria with an associated tourism venture including a luge.

Public opinion, and the Town Belt Deed prevented these and many other projects proceeding.

The principal purpose of the Town Belt is to provide free accessible open natural space for unstructured passive recreation. A previous WCC survey was reported to find the majority of use of the Town Belt was for passive recreation, largely walking.

One submitter proposes commercial dog walking of packs of 15 dogs with one walker, that is not recreation except perhaps for the dogs. Many walkers may feel intimidated by packs of dogs and one wonders how the waste would be managed with a single dog walker. How will large commercial groups of runners coordinate with commercial tours and commercial groups of mountain bikers? Will bookings be required, scanning in perhaps? How does that fit with the concept of free and accessible to the public?

Commercial food carts will inevitably generate rubbish and food waste which may impact on wild life and encourage vermin. There are many reserves and parks that are not on the Town Belt that are more suitable for the activities proposed

Proposed commercial dog and bike cleaning will require large amounts of water and runoff and likely require concrete pads and plumbing.

Unencumbered open space is rare and precious in a city environment.

Predictably, there will be ever increasing pressure for more commercial activities, as groups and individuals push their own agendas, at the expense of the general public. Permitted activities will be at the discretion of council officers who inevitably come and go over time. Personal interpretations of objectives for the Town Belt will vary. It is proposed consents will be streamlined with no public input.

Large scale regular events are proposed which will require appropriate support structures unlikely to remain temporary over time.

We request The Town Belt is removed from The Trading and Events in Public Places Policy.

Just as amendments to the Town Belt Act could remove restrictions, we would hope consideration would be given to amendments to strengthen the protection of The Town Belt

Many Wellingtonians that have gone before have fought to protect and prevent alienations and encroachments and to have alienated land returned to The Town Belt. This proposal may well undo much of their hard work.

Survey Responses

28 March 2019 - 28 February 2022

Trading and event sites on Wellington Town Belt and reserves

Kōrero mai | Wellington City Council

Project: Trading and event sites on Wellington Town Belt and reserves



1987

Mt Vic proposal 'marvellous'

The plan to build a revolving restaurant on the top of Mt Victoria is a "marvellous" and "exciting" idea, chairman of the Wellington City Council's town planning and traffic committee Gavin Wilson said today.

Wellington restaurateur Uwe Kruger yesterday invited city councillors to his restaurant, Le Normandie, where he unveiled his proposal for a revolving restaurant alongside Mt Victoria's northern-most lookout, on council-owned land.

The restaurant would be on the top floor of a two-storey building with a kiosk and coffee shop on the ground floor. Mr Kruger plans to glass in the lookout and provide a 30-vehicle carpark and public toilets.

Idea not new

Mr Wilson, who is also deputy-Mayor, said the idea was not new. It had been floated, but to his knowledge never seriously considered, over the past 20 years. Previous proposals had not been favoured because they were planned to be sited at the top of the mountain and "people believed the top was sacrosanct."

Mr Kruger's proposed site is about 100 metres to the north and down from the peak, "where there is a very grubby and under-used lookout and water tanks."

Mr Wilson said the council would first have to decide whether it should lease the land, zoned open space, at all. The council was unlikely to discuss it until later this year or early next year.



If the council decided to lease the land the next step would be for council to allow others to apply for the lease. This had already been done with council-owned land, such as the site of the Skyline Restaurant and the new Bank of New Zealand site.

Zone change

Should Mr Kruger be the successful tenderer the council would have to consider either changing the land zoning or granting a specified departure. While kiosks were allowed on open space zonings, restaurants were not.

Mr Wilson said council had previously changed land zonings

for private developments, such as the Skyline Restaurant and Nicholson's Restaurant on Oriental Parade.

Mr Wilson said one of the major attractions of Mr Kruger's proposal, which will cost about \$4 million, would be the glassing-in of the lookout and the provision of public toilets and a coffee shop.

Mr Wilson estimated half of the city's 18 councillors were at yesterday's unveiling.

President of the Mt Victoria Residents Association, Mrs Myra Giese, said that the group had not yet had a chance to study the proposal but in general the association preferred that the open space zone remain.

Mt Vic lookout 'city treasure'

A Wellington woman believes allowing plans for a revolving restaurant on top of Mt Victoria to go ahead will rob the public of panoramic views in tranquil surroundings.

The Wellington City Council last month called for objections and submissions on a proposed

Many visitors to the lookout went there to enjoy "the magnificent views from an open space which provides a feeling of tranquility, away from city and buildings," she said.

The restaurant building would cut back the 360 degree view presently available to the public, she

DOM 4-7-86

Brooklyn camp plan must go — councillor

PLANS for a camping ground in Brooklyn appear likely to be abandoned by Wellington City Council because of public objection to the idea.

"I just do not think it is worth the council's time to pursue it," Cr Helene Ritchie said yesterday. "The council would be beating its head against a brick wall."

At a public meeting last week more than 300 residents protested at council plans for a privately-run camping ground on town belt land near Tanera Park.

A council report on the plan is due to be presented to the parks committee on Tuesday but Cr Ritchie said the council must

By **COLIN WILLIAMS**
Civic Reporter

start looking elsewhere.

She suggested two sites at Kaiwharawhara, controlled by the Railways Corporation and Wellington Harbour Board.

"But the priority and choice site for a ground has to be Karori reservoir," she said.

Land at Karori reservoir is closed to the public and controlled by Wellington Regional Council.

"The whole area should be opened up, and a small portion of it used as a camping ground. And

any camping ground should be run by the council, or jointly run with the regional council," Cr Ritchie said.

The regional council's assistant general manager, Mr Harry Bayly, said the Karori land was not likely to be open for camping or other uses till 1991.

"It's unlikely because it's seen as being an emergency source of water," he said.

However parts of the area could possibly be made available.

The regional council would have to prepare a management plan for the park and look at who would control the land.

Councillor wants OK for Town Belt tourism

By **LIDIA ZATORSKI**
Civic reporter

A \$1 million venture involving a luge (a wheeled toboggan) and a four-wheel-drive bus tour through the Town Belt to a summit restaurant at the Lookout are being proposed for Wellington's Mt Victoria.

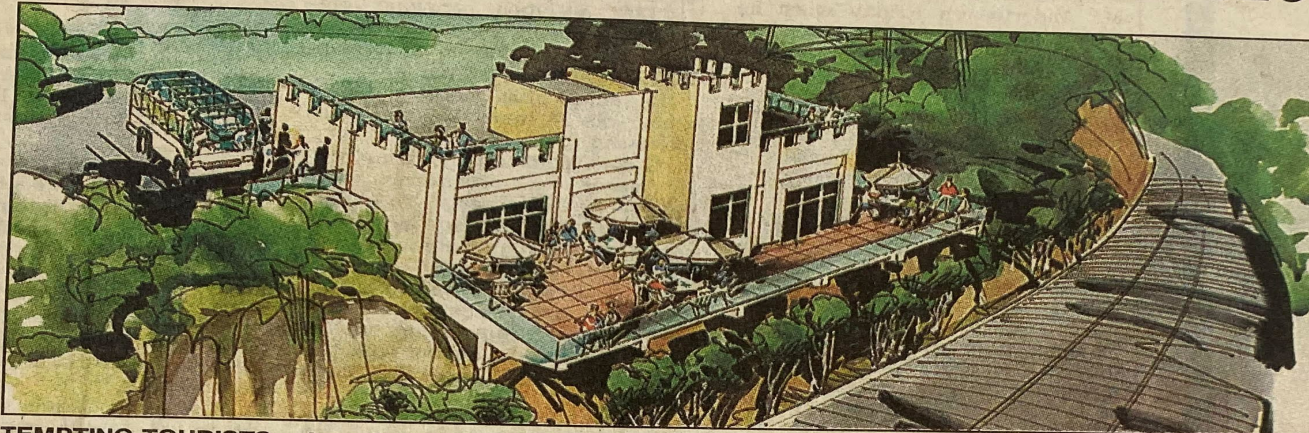
Wellington city councillor Rex Nicholls said the tourism venture could be running by the end of next year provided it got city council planning permission.

But the proposal has already drawn flak from residents who object to the use of the Town Belt for commercial ventures.

Mt Victoria Residents Association president Craig Palmer said "it's another case of entrepreneurs wanting to capture a beautiful asset for their own gain".

"The Town Belt should be available to everyone," he said.

Eighteen months ago, Wellington City Council quashed hopes of a gondola on Mt Victoria, or virtually any other inner-city vantage point, by



TEMPTING TOURISTS - An artist's impression of the summit restaurant proposed for Mt Victoria.

setting strict new rules protecting the Town Belt.

The Town Belt Management Plan does not allow any new buildings or structures on the skyline as seen from the central city, and has tough new controls on its use for commercial purposes. It does not specify

gondolas or any other major development. The council is owner and trustee of Town Belt land.

Cr Nicholls and business partner Phil McGaveston have tried since late 1993 to get permission for an \$18 million gondola climbing from an Oriental Tce property across

Town Belt land to a prominent conical seashell-shaped terminal near the Mt Victoria Lookout.

Civil engineer Ian Stewart has also tried unsuccessfully since 1978 to get a separate \$7 million gondola running up Majoribanks St to Mt Victoria.

Cr Nicholls said the council's management plan for the Town Belt was "extremely restrictive".

"At some stage Wellington has to decide to use this area for the occasional tourist venture."

He believes the latest proposal, which could be run by a consortium including gondola advocate Mr Stewart, would boost the Capital's tourism opportunities.

There were few attractions, apart from the new National Museum, which set Wellington apart as a tourist destination, he said.

The proposal involves a bus travelling from Courtenay Pl up a hillside track, hidden by the tree canopy, to the top of Alexander Rd.

The BCNZ-owned building under the transmission tower would be converted into a restaurant with viewing platform on the roof and balcony.

A luge would operate on the grass area above St Gerard's Monastery. It would need a chairlift.

Mr Stewart said residents had to realise they were "holding up some important and pleasurable things" in the area.



Weather

Call in the cat and pack the broly again. Cloud increases, northerlies turn southerly and bring showers.

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Changeable

Knew the blue bits wouldn't last.

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