
ORDINARY MEETING

OF

REGULATORY PROCESSES COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9:30am
Date: Wednesday, 18 April 2018
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

Business

Page No.

1.4 Public Participation

- | | |
|---------------------------------------|----|
| 1. Donna Sherlock | 2 |
| 2. Felicity Wong | 3 |
| 3. Claire Bibby (handout) | 16 |
| 4. Claire Bibby (presentation slides) | 22 |

4/18/2018

Papers Past | Page 1 Advertisements Column 1 (Evening Post, 1885-05-06)

Danna
Sherlock

See Advertisement in another column.

NOTICE.

ALL persons Trespassing with dog or gun
on the property known as Ivy Bank,
Sections 29 and 31, Porirua, will be prosecuted. Dogs destroyed.

WILLIAM NOTT.

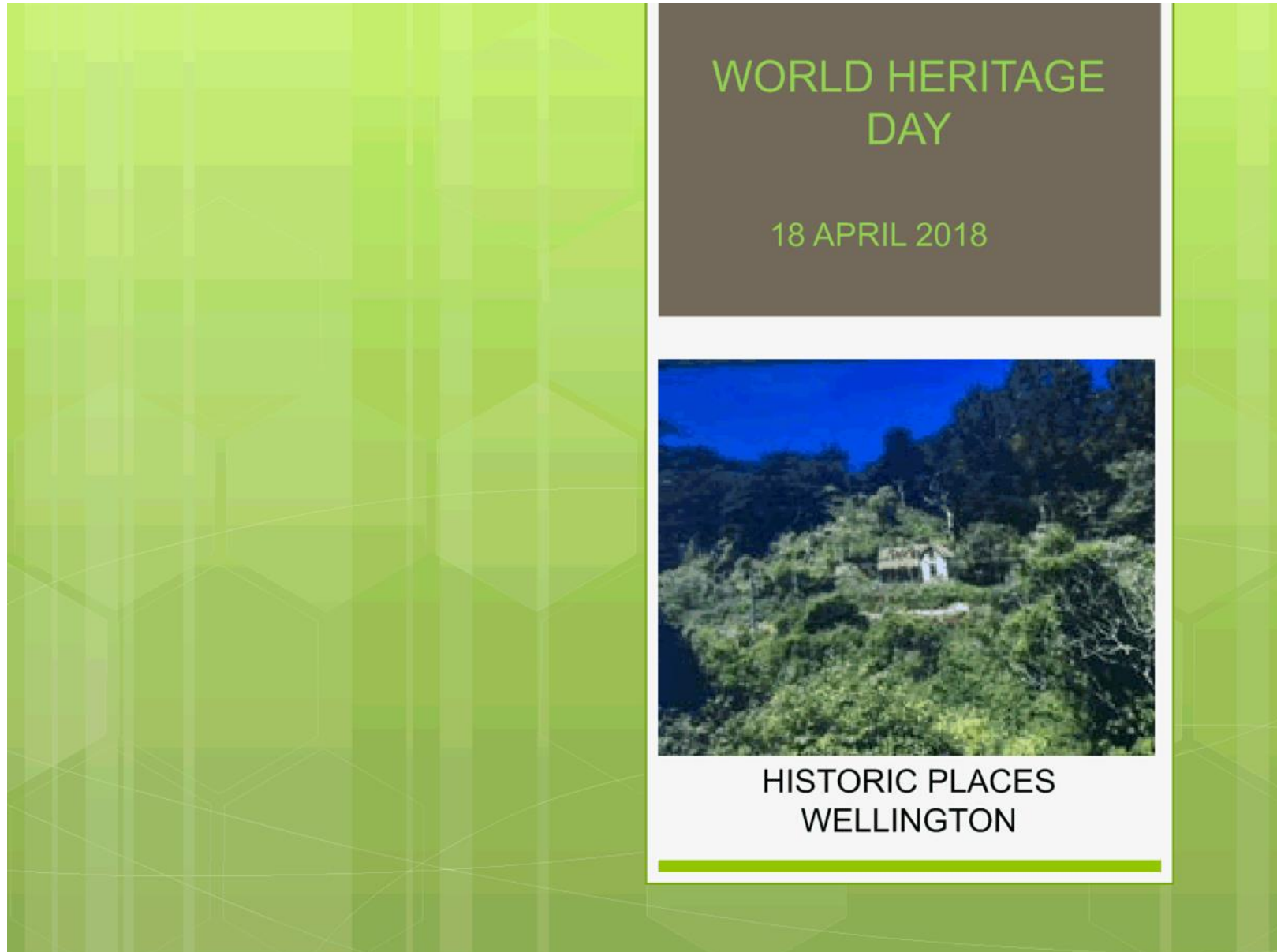
This article displays in one automatically-generated column. [View the full page](#) to see article in its original form.

Page 1 Advertisements Column 1

EVENING POST, VOLUME XXIX, ISSUE 105, 6 MAY 1885

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The image is a vertical poster for World Heritage Day. It features a green geometric pattern background. At the top, a dark brown rectangular box contains the text "WORLD HERITAGE DAY" in large, light green, sans-serif capital letters, with "18 APRIL 2018" in smaller, light green, sans-serif capital letters below it. Below this box is a white rectangular area containing a photograph of a small, white, historic building with a gabled roof, partially obscured by dense green foliage on a hillside under a clear blue sky. At the bottom of the white area, the text "HISTORIC PLACES WELLINGTON" is written in black, sans-serif capital letters. A thin, horizontal green bar is positioned at the very bottom of the white area.

NOTT HOUSE (c.1860)

- 5TH OLDEST STRUCTURE
- LISTED ON DISTRICT PLAN
- CATEGORY 2 HISTORIC PLACES (DEFICIENT REGISTRATION)



NOTT HOUSE (c.1860)

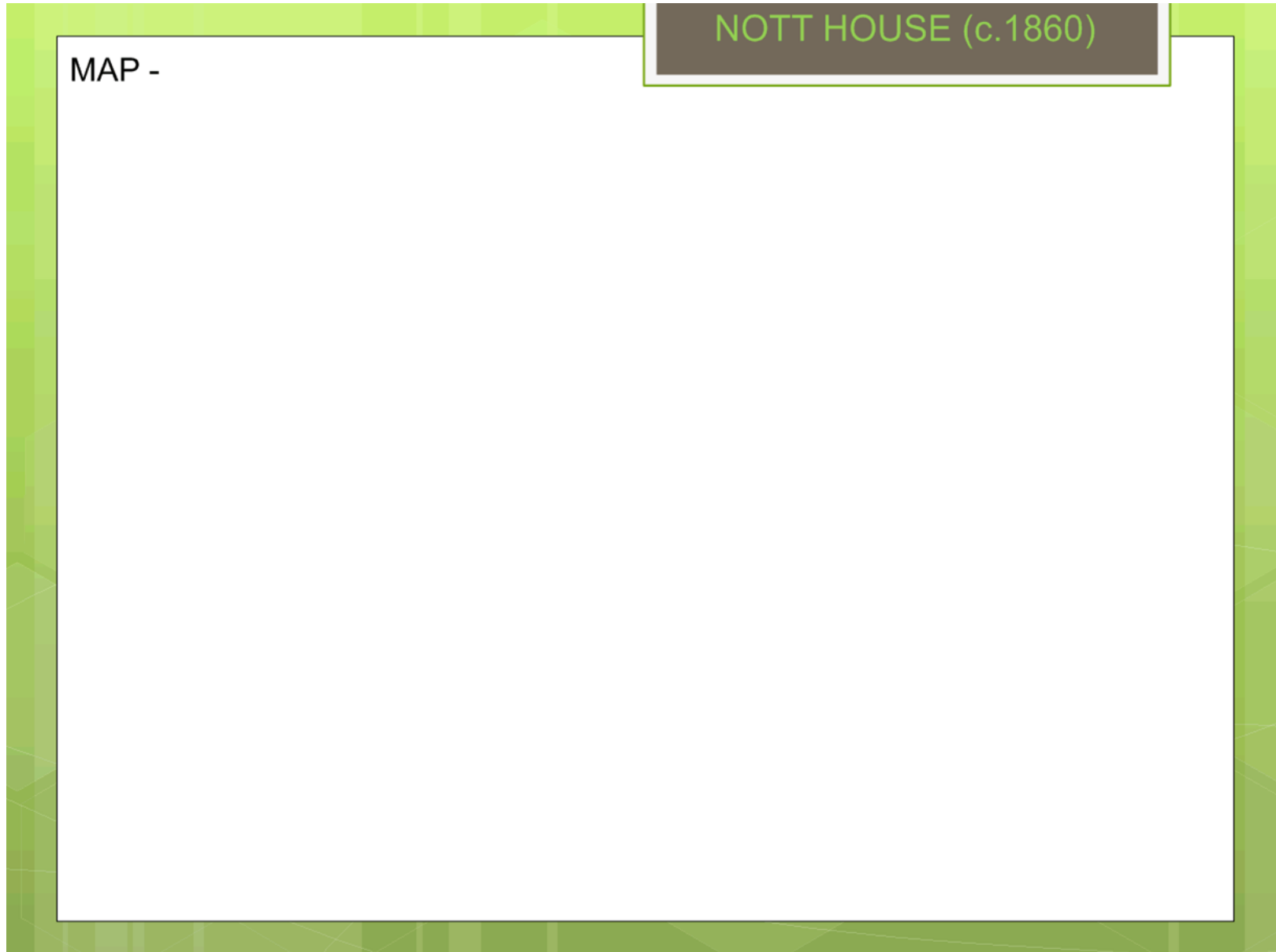


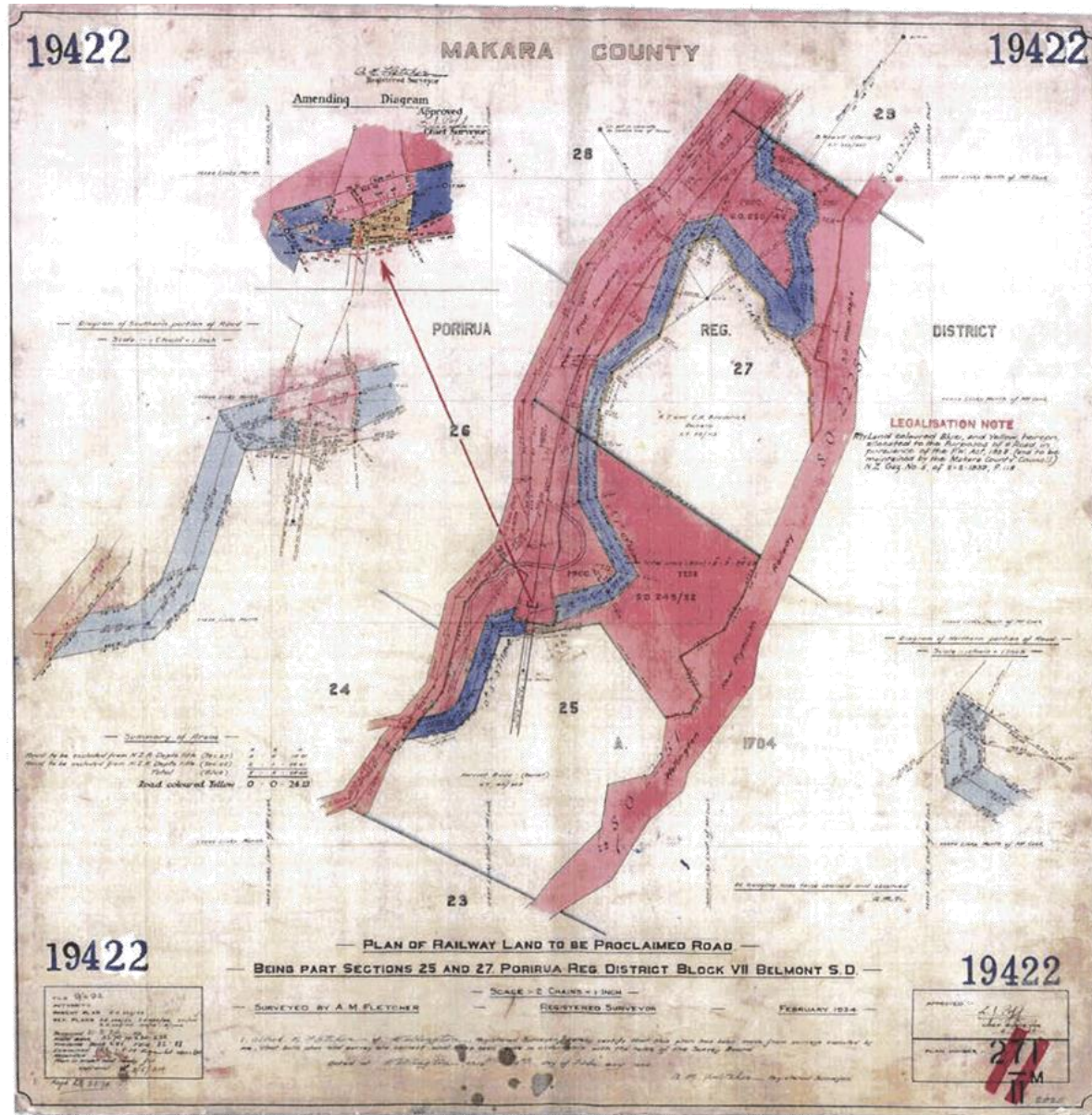
- URGENT STABILIZATION NEEDED
- \$30,000 OFFERED BY WELLINGTON CITY COUNCIL
- PRIVATE PROPERTY

NOTT HOUSE (c.1860)



- HISTORIC MILK STAND (ALSO LISTED)
- 2 POSTS REMAINING.





NOTT HOUSE (c.1860)

- OLD PORIRUA ROAD – MIDDLETON ROAD
- NZ COMPANY 100 ACRES RURAL LOTS
- WELLINGTON'S PRIMARY RURAL + MILITARY HISTORY
- 1931 ROWELLS ROAD DECLARED FOR RAILWAY PURPOSES (SO19147)
- 1934 SURVEYED
- 1995 VESTED IN WELLINGTON CITY COUNCIL FOR LOCAL PURPOSES + ESPLANADE
- ADJACENT LAND BELONGS TO THE RAILWAYS

NOTT HOUSE (c.1860)

WELLINGTON CTY COUNCIL ENCRICHMENT + SALES POLICY
(SEP 2011)



“ROAD STOPPING: WHERE THE STATUS OF THE LEGAL ROAD IS CHANGED INTO FREEHOLD LAND IN SITUATIONS WHERE THE LAND IS *SURPLUS TO THE COUNCIL’S OPERATIONAL REQUIREMENTS*”

NOTT HOUSE (c.1860)

DECLARE SURPLUS NOW

OR

CONSIDER IN LIGHT OF THE
SUBDIVISION CONSENT PROCESS
FOR 400 MIDDLETON ROAD

6 NEW LOTS PROPOSED AND
ASSOCIATED ACCESS
EARTHWORKS

NOTT HOUSE (c.1860)

HERITAGE TRAIL

LAND IS:

- FLAT
- ACCESSIBLE
- SHELTERED
- TREES / STREAM



HERITAGE PRECIENT

- HALFWAY HOUSE
- NOTT HOUSE
- GREER HOMESTEAD

NOTT (c.1860)

PLANNING PROCESS :

RANDOMLY PRIVATISE PIECES OF PUBLIC ACCESS NOW

OR

ENGAGE COMMUNITY, NEIGHBOURS
AND TRANSRAIL
ON VISION

HERITAGE TRAIL

NOTT HOUSE (c.1860)

FROM HERE



NOTT HOUSE (c.1860)

..... TO THERE



Presentation to Council's Regulatory Processes Committee, 18 April 2018

Claire Bibby, 1 Westchester Drive, Glenside. Phh (04) 4788209



Image 1. Entrance to Ivy Bank Farm aka Nott House,2004.

Note the good turning area on the sealed carriageway at that time

1. Introduction

- 1.1 My name is Claire Bibby and I am objecting to the road stopping of part of Rowell's Road as outlined in the application before us today. This oral submission supports and should be considered with my previous submission of 15th November 2017 and following a site visit, my second submission on 16 March 2018.
- 1.2 I was friends with Gwen Sylvester nee Rowell (1920-2011) who was born and raised in Nott House and with Max Dorset (1917-2011) who bought the house from the Rowell family. Max was one of my best friends and I visited him nearly every week. I know the property and its history quite well.
- 1.3 Original access to the property was from a bridge to the north side of the house from the Porirua road – now called Middleton Road. That is why the house address is 400 Middleton Road.
- 1.4 The Government took this access out when they build the existing railway between c1926-1936. Rowell's Road was developed down to the house for vehicle access in compensation. There was an area for turning medium sized vehicles in front of the gate (See Image 1).
- 1.5 This turning area was cut into and reduced by the Railways in 2007 when they were upgrading the railway, making it very difficult for people to turn at the road end. Railways treated Mr Dorset very badly, at this time, encroaching on his property, cutting into his land

and damaging up to 100 metres of fences to form an access track and dumping railway iron and rubble on his farm. Mr Dorset dictated his letters of complaint to me in 2008 and I have copies.

- 1.6 When the Government removed the original access across the stream back in c1926-1936, a footbridge was built in compensation to enable the Rowell's to take their milk from the dairy sheds across the railway line and stream to their milk-stand, and to get their mail deliveries. The footbridge was used until a year or so before Max Dorset's death in 2011. Railways removed the footbridge access against Max Dorset's wishes. It was arranged by his daughter and Max was very upset about the loss of access, as were members of the public who used it for a loop walk and to visit Max.
- 1.7. Therefore, I shouldn't have been surprised to learn from the applicant, at our first site visit, on 16 March, that when she originally sought an encroachment licence for a gate across the road, it was KiwiRail who was pushing for it, and it was KiwiRail who installed the gate before the encroachment licence process was approved.
- 1.8 When their big gate went across the road, it upset some people in the community, and resulted in the gate being removed and relocated to its present location, on the legal boundary of 400 Middleton Road.
- 1.9 I have reservations about KiwiRail's intent in this process.



2007, Police and Max Dorset discussing illegal dumping of refuse at 400 Middleton Road.

2. Rubbish

- 2.1 The applicant has said that the road should be stopped, to prevent rubbish being dumped or disposed of down the bank. This is not reasonable for stopping Rowell's Road.
- 2.3 Glenside is a semi-rural area and people dump rubbish here. They have always dumped rubbish along the roadsides and they continue to do so.

- 2.4 In 2007, the former owner of Nott House, Max Dorset, had a gate onto his property but it didn't stop a truck driver getting through the gate and dumping a load of rubbish.
- 2.5 In 2010 I have correspondence with Paul Denton of the Greater Wellington Regional Council discussing the on-going issue of roadside dumping on Middleton Road and Rowell's Road.
- 2.6 In 2011, a Rowell's Road resident copied me into an email to Wellington City Council CEO Garry Poole, where two young males had been illegally dumping rubbish only 100 metres up Rowell's Road, including mattresses, old drawers and bags of rubbish.
- 2.7 Rowell's Road runs along the lip of a steep bank for its entire length and people can dump rubbish anywhere along its length, and do.
- 2.8 Stopping the road is not the solution to preventing the dumping of roadside refuse.



3. Security

- 3.1 The applicant says she needs the road stopped for reasons of security. She thinks moving a gate 50 metres along the road will make her property more secure.
- 3.2 It won't make any difference to security. People access the property by:
 - Walking up the stream
 - Walking along the railway line
 - Stepping over the chain at 110 Rowell's Road and climbing the fence to 400 Middleton Road.
 - People can access the property from the motorway and there is a layby and access way for Council to get onto the property to check the effluent pipes that come from the landfill beneath the motorway, across the farm to the sewerage pipe on Middleton Road.
 - If people want, they can cross over the railway bar-gate, which is next to the proposed road stopping-end, and walk down the access way to the railway, to get access 400 Middleton Road.

- On our site visit, it was noted that the applicants own property, which is 110 Rowells Road, is not fenced.
- 3.3 There is already a gate on the legal boundary of the property and moving it 50 metres up the hill won't make any difference to people wanting to access the property lawfully or not.



Image taken 17 April, 2018

- 3.4 I would like to make another point about security and that is the deterioration of the house, which looks uncared for and is potentially attracting undesirable attention. Mr Dorset died in 2011 and in 2013 the house was sold to the applicant.
- 3.5 Nott House, or Ivy Bank Farm as it is known, is listed as a Heritage Building on the City Council District Plan. Map Reference 26 Symbol Reference 211
- 3.6 I asked the Council, to clarify what the Heritage Listing entails protection of. They responded:
- The exterior of the Nott house is what is protected by the provisions of the District Plan this means that modifications (beyond repairs and maintenance) to the exterior, including the roof, require Resource Consent.*
- 3.7 I noted in a report dated 9 December 2013, titled Heritage Buildings receive Council Contribution Link: <https://wellington.govt.nz/your-council/news/2013/12/heritage-buildings-receive-council-contribution> that \$30,000 was allocated to Nott House, 400 Middleton Road, Glenside for structural works and restoration. I asked for the status of this grant. Council replied:
- In December 2013 the Nott house was awarded a grant of \$30,000 from the Council's Built Heritage Incentive Fund (BHIF) for restoration related work to the house. The funding was subsequently declined and the Funding Agreement cancelled.*
- 3.8 I don't know why this was cancelled however I hope that the applicant reconsiders applying for the grant, as the house has potential for a bed and breakfast heritage type accommodation along a heritage trail, potentially linking up with the Te Araroa trail.



4. Road safety

- 4.1 The applicant has raised a concern about road safety. I agree with her. The current gate is not visible to genuine visitors to the address, or any other visitor until they reach it. If they discover that the gate is locked, they cannot turn around and have to reverse back up the hill.
- 4.2 In 2006, at Max Dorset's request, I arranged for Council to install a "no turning beyond this point" sign.
- 4.3 The sign has been removed and replaced with a private driveway sign, even though this is not the legal boundary of the private driveway.
- 4.4 Council need to reinstate the "no turning beyond this point" sign so that people know they can't turn on the road, if they venture beyond this point.

5. Recommendations

- 5.1 **Recommendation:** Reinstate the "No turning beyond this point" sign.
- 5.2 **Recommendation:** Approve an encroachment license to allow the gate to be brought forward to behind the power pole, so that drivers can see the gate from the turning area. The benefit of this would be:
 - the power-pole can be accessed on public road by relevant authorities without any impediments, and without the need to engage with anyone to have any gate unlocked.
 - the road user can clearly see the gate is closed from the turnaround area, and can see there is no turning. Warning signage would provide additional notification, as is customary in other Council locations.
 - WCC retain public ownership of the road, which may be beneficial for future planning i.e. best not to prevent future public benefit potential, particularly in light of proposed future development/potential development.
 - People walking for health and fitness would still retain public access to more than half this part of the public road.

- At our site meeting in March, I noted the applicant was worried that an encroachment can be undone with only four weeks notice and this is partly a reason why the applicant is pushing for a full road stopping. I trust there is some reassurance that could be written into an encroachment that would alleviate the applicant's concerns.

5.3 Recommendation: Dispense with the road stopping as premature, as it pre-empts any future integrated Council and community planning approach for the east side/Rowell's Road side of Middleton Road. Secure the road for the potential of future public benefit.



Paekakariki escarpment trail, Te Araroa walkway

Trails and trains alongside each other



Item 4 Attachment 4





*Image 1. Entrance to Ivy Bank
Farm aka Nott House, 2004.*

*Note the good turning area on the
sealed carriageway at that time*



2007, Police and Max Dorset discussing illegal dumping of refuse at 400 Middleton Road.





Image taken 17 April, 2018



Recommendation:

- Reinststate the “No turning beyond this point” sign.
- Approve an encroachment license to allow the gate to be brought forward to behind the power pole, so that drivers can see the gate from the turning area.
- Dispense with the road stopping as premature, as it pre-empts any future integrated Council and community planning approach for the east side/Rowell’s Road side of Middleton Road. Secure the road for the potential of future public benefit.



*Paekakariki escarpment trail,
Te Araroa walkway
Trails and trains
alongside each other*

