

## Shelly Bay Oral Hearings 8 September 2017 | Schedule and Submissions

Time	Submission No.	Name, First	Name, Last	Organisation	Page No.
9:30am	95	Craig	Boyes		1
9:35am	402	Mark	Shanks		5
9:40am	916	Jennifer	McDougall		22
9:45am	355	Jim	Mikoz		26
9:50am	676	Mary	Varnham		32
9:55am	BUFFER				
10:00am	691	Morris	Love	Wellington Tenth Trust	36
10:05am	691	Morris	Love	Wellington Tenth Trust	36
10:10am	1076	Mike	Mellow	Living Street Aotearoa	40
10:15am	16	Lalita	Kasanji		42
10:20am	735	Anita	Lowcay		46
10:25am	792	Richard	Shea		50
<b>10:30am-10.45am</b>		<b>MORNING TEA</b>			
10:50am	1082	Paula	Warren	Environmental Reference Group	54
10:55am	1082	Paula	Warren	Environmental Reference Group	54
11:00am	1026	Scott	Figenshow	Community Housing Aotearoa	58
11:05am	1026	Scott	Figenshow	Community Housing Aotearoa	58
11:10am	857	Sarah	Crawford		64
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11:20am	989	Ken	Phillips		68
11:25am	1085	Stephen	Satherley		72
11:30am	957	Lucia	Bercinkas		74
11:35am	45	Kate	Pointer		78
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11:50am	BUFFER				
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12:25pm	842	Dana	Carter		87
<b>12:30pm-1pm</b>		<b>LUNCH</b>			
1:05pm	148	Luke	Bonjers		91

### 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: **Craig**  
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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](http://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 wish to preserve public access by motor vehicle to the Peninsular. I enjoy driving around it. I enjoy fishing from the shore. There are a number of important areas from which to fish. I enjoy launching my kayak from it. These are all things that are part of what makes Wellington such a great place to live in. I think it's one thing to allow someone to use the land is part of the old airforce base. It's quite another to take away from Wellingtonians their access to these wonderful amenities. I think you should modify your plans to respect these uses or send the developers somewhere else.

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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](http://wellington.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 provided you don't change access rights to the coastal road, access to the

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](http://wellington.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 supportive provided you don't change access rights to the coastal road, access to the beaches and the walkway that already exist.

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 provided you don't change access rights to the coastal road, access to the beaches and the walkway that already exist.

8. What other comments or questions do you have?

Comments

I am concerned that you have not thought through who uses the Peninsular and how it is used by so many Wellingtonians.

Attached Documents

File

File  
No records to display.

**95**

**Need Help?**

**Privacy Statement**

### Introduction



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### Submitter Details

First Name: **Mark**  
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eMail: **mrwshanks@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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- Neutral
- Supportive
- Very supportive

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

This development will destroy the natural aesthetic of Shelley Bay. There is too much liability for the ratepayer in the agreement proposed with the developer The development is elitist and it reinforces inequality

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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](http://wellington.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 selling price does not reflect the true value of this land The housing propose is elitist This development is about profit not people

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

Shelly Bay Development - Proposed Sale and Lease of Council Land from Shanks, Mark

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](http://wellington.govt.nz/shellybay)

402

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 development is about profit not people The natural character of this area will be lost Café culture is a cancer

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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- 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

Café culture is a cancer The peace and quiet of this coastline will be lost forever Congestion will destroy the ambience

8. What other comments or questions do you have?

Comments

Attached Documents

File
Coffee Industry
How green is your coffee
Reinforcing Inequality

Need Help?





## How green is your coffee?

Our taste for coffee has hit forests and biodiversity, but efforts are afoot to make production more sustainable. The main environmental impact of coffee results from the production of the beans – but it can be done sustainably.

George Blacksell for Ecologist, part of the Guardian Environment Network

Tuesday 4 October 2011 11.49 BST

The world's second most tradable commodity after oil; coffee growing and processing has proven itself to be a lucrative industry. The burgeoning coffee culture that sprang up over the last few decades has led to overwhelming success for handful of coffee franchises and a massive spike in supermarket sales. Of the high street coffee chains, Costa, Starbucks and Pret A Manger have cornered the lion's share of the profits. While no one is denying their right to a buck, the big question is whether the profits these franchises are making are trickling down to the people actually growing the beans? And how green are they really? Is the high street coffee industry one we should buy into or should we be avoiding it altogether?

Traditionally, complexities within the supply chain have meant that the 100 million people growing coffee around the world have been excluded from the huge profit making potential of coffee. On average, third world coffee farmers receive a paltry 10 per cent of the eventual retail price. As competition among growers - 70 per cent of whom are smallholders - has stiffened; a combination of price reductions and undercutting has left them exposed to the fluctuations of the volatile coffee market. Along with the negative effect this has had on living conditions, the drive for increased output has had a knock-on effect on the environment as well, with monocropping and sun grown coffee now the norm. And given that most coffee growing regions are also home to some of the most delicate eco-systems on earth; the potential for serious damage is strong.

So where does the UK consumer come in? Despite our dedication to tea and our low global ranking (47th) in the coffee consumption per capita stakes, last year, British consumers spent over £730 million on coffee and swilled down approximately 500g of the black stuff each each. What's more, our dedication to the coffee bean has seen the number of high street coffee outlets quadruple over the last 10 years. Along with greater coffee consumption has come greater awareness of the problems, with more than 6.4 million cups of Fairtrade coffee consumed each day, according to the Fairtrade Foundation. Organic coffee sales are also increasing and a whole host of brands, from Clipper to Good African, have sprung up to provide an ethical alternative. Nevertheless, the Fairtrade six million cups pales in comparison to the overall total, which comes in at approximately 70 million cups of coffee drunk per day. The message is clearly getting through but, just as obviously, it's not getting through to everyone. So what does conventional coffee production mean for the planet?

The biggest source of environmental damage where coffee is concerned comes during the production of the beans themselves. The global surge in demand has had a profound effect on the growing methods used with massive implications on sustainability. Coffee grown by traditional means has been cultivated under a shaded canopy of trees, which provide a valuable habitat for indigenous animals and insects as well as preventing topsoil erosion and removing the need for chemical fertilisers. But thanks to market demands, this innocuous form of agriculture has been

superseded by 'sun cultivation'. Originating in the 1970s, sun-grown coffee is produced in plantations, with no forested canopy, which has resulted in fertilisers becoming a necessity and has had a seriously detrimental effect on biodiversity. Farmers have been positively encouraged to replace their old, and supposedly inefficient, farming methods with sun cultivation and as a consequence, 2.5million acres of forest in Central America alone have been cleared to make way for coffee farming. This link between coffee growing and deforestation was recently highlighted by the WWF, who pointed out the fact that 37 of the 50 countries in the world with the highest deforestation rates are also coffee producers.

But can Fairtrade and organic coffees make a difference? Certification standards differ in their focus and each comes with their own strengths and weaknesses. Starbucks focus on Fairtrade, while Costa source their coffee from Rainforest Alliance certified growers. So what's the difference? Fairtrade is one of the most widely applied sustainable systems in the coffee marketplace and represents approximately 27 per cent of the overall market share. '[The Fairtrade] Foundation's mission is to reduce poverty through trade and it is unique in offering a structured minimum price and premium guarantee for producers,' explains Kate Lewis, Business Development Manager at the Fairtrade Foundation. 'This guarantee acts as a security blanket for the farmers of a crop that is otherwise prone to price volatility.'

Fairtrade also cuts out the middleman, which gives farmers' cooperatives the chance to deal directly with the retailers and ensure that coffee is bought at a price commensurate with the cost of production. The extra proceeds received by farmers then go towards investment in social and business development projects such as scholarship programmes, healthcare services and quality improvement training. What's more, Fairtrade also provides a buffer against market fluctuations and ensures that farmers' get a living wage regardless of market conditions. 'Standards have been adapted over the years to ensure that they remain relevant and beneficial to producers,' adds Lewis. Most recently, this has meant an increase in the Fairtrade minimum price, which now stands at \$1.31 per pound for Arabica coffee plus the Fairtrade premium of 10 cents.

Despite the proven benefits, some critics have questioned the effectiveness of Fairtrade while the presence of the in-house collectives operated by some of the bigger brands has also caused disquiet. 'Fairtrade is a starting point but not an end in itself,' says Cafedirect's Whitney Kakos. 'Our business model is to go over and above those requirements.' Cafedirect, a brand born during the coffee crisis of 1989 when prices hit rock bottom, is a pioneering company that was the first brand in the UK to carry the Fairtrade mark and pursues a Producer Partnerships Programme (PPP) in conjunction with its Fairtrade guarantee. The brand currently reinvests over 50 per cent of its income into the coffee growing communities. In terms of fresh coffee for the home Cafedirect is one of the best brands out there for the environmentally and ethically conscious. But if you can go above and beyond the standards expected by the Fairtrade Foundation, what about the next biggest coffee certification scheme: the Rainforest Alliance?

While the Fairtrade Foundation focuses on the ethical side of coffee production, the Rainforest Alliance is more preoccupied with environmental concerns. There is no guaranteed price for the growers; instead, the organisation aims to 'conserve biodiversity and ensure sustainable livelihoods by transforming land use practices, business practices and consumer behaviour.' To be certified, growers need to achieve a standard set by the Sustainable Agricultural Network (SAN) and adhere to

a set of ten guiding principles. The SAN, for instance, forbids deforestation, and no farm is certified if there is evidence of deforestation after 2005. Those qualifying for the certification 'embark on a programme of re-forestation, developing both shade grown coffee and foresting non-productive areas of their farms.'

The Rainforest Alliance certification system has been the choice of the key game players in the coffee industry with companies such as Costa, the high street coffee chain with the largest market share in the UK, and Kenco now both sourcing 100 per cent of their beans from Rainforest Alliance certified farms. The seal has itself, on occasions, been branded as misleading due to its usage on products containing just 30 per cent certified coffee beans. In response to such criticisms, Stuart Singleton-White, Senior Communications Manager at the RA, says that if a company uses the seal at the 30 per cent level, they do so under two conditions: 'First, they are required to be fully transparent and second, that they have made a commitment to move to 100 per cent within an agreed time period.'

So what about the third of the three big coffee chains - Pret A Manger? According to Pret's David Brown, the company is doing their best to achieve its goals of sustainability and a fair price for the farmer, but adds that although they 'would ideally like to achieve all these goals from one certification, but it doesn't yet exist.' To date, the solution the franchise has come up with is to operate a three-way approach to certification, choosing coffee beans that are organic, Fairtrade and Rainforest Alliance certified.

When asked what changes she would most like to see in the coffee industry in years to come, Cafedirect's Whitney Kakos replied that she would like the 'decision making process of business to match their rhetoric they use in the public eye.' With that, she's hit the nail on the head. As it stands, many of the big coffee brands have convoluted supply chains, which make it impossible for them to have any real idea of what's going on down the line – a fact that makes a mockery of ethical and green claims. The bar has been set high by pioneering coffee retailers such as Cafedirect, but it remains to be seen whether the remainder, including coffee giants, Nescafe, will follow. 'One day, certification will be the norm and not the exception,' thinks Stuart Singleton-White. Will it? Given the changes that have taken the coffee industry by storm over the last few decades, it's certainly a possibility but there is still a long way to go for the UK's coffee drinking habit to prove itself a truly sustainable one.

## Coffee Industry's Ethics Leave a Bitter Taste in Consumers' Mouths

Posted By Carissa Wyant On May 18, 2012 @ 5:00 am In Nation,News | 7 Comments

(MintPress)– Drinking coffee may have a benefit, besides the usual “pick me up” that many rely on to get their day started. But many who partake in the beverage have no idea of the impact that their caffeine habit has on coffee farmers across the globe.

A new study published this week in the New England Journal of Medicine has found that drinking coffee may lead to a longer life. But for those who grow coffee in countries across Latin America and Africa, poverty, human rights abuses and low life expectancy rates are commonplace.

To combat this situation, the fair trade coffee campaign has been gaining traction with consumers across the globe hoping to ameliorate the living conditions of some of the world's most impoverished people through their own choices about consumption.

### Consumption and production

In America, 64 percent of adults drink coffee on a daily basis, according to The National Coffee Association (NCA), and the average drinker consumes 3.2 cups each day. The International Coffee Organization reports that 1.4 billion cups of coffee are consumed worldwide each day – and more than 400 million in the U.S., however that makes Americans number 22 on the world list in per capita coffee consumption.

While many Americans and others in industrialized countries across the globe are willing to shell out several dollars a day for a cup of joe, the price paid to many coffee farmers is so meager that many are living in poverty. “As westerners revel in those designer lattes, impoverished Ethiopian coffee growers suffer the bitter taste of injustice,” says the introduction to the film *Black Gold*.

The 2006 Nick and Marc Francis film explores the international coffee trade and its ramifications for coffee farmers.

For a \$3 cup of coffee, a farmer earns just three cents, the film begins. Its opening scenes juxtapose city-dwellers sipping Starbucks, parrozing daily papers and munching pastries against images of farm workers in Ethiopia, picking beans and wielding antiquated harvesting tools in the hot sun, slinging back-breakingly big sacks of coffee beans over their shoulders.

Workers in the industry earn wages of less than one dollar per per day, and there are an estimated 75 million people worldwide who earn a living in the industry. “Process sorters, all women, spend eight hours per day removing inferior coffee beans. In 2006 they earned less than 50 cents per day. For these workers and their families, sufficient food, shoes, clean water, and school for their children would be considered luxuries,” writes Ted Ketchum, editor of *GreenMoney Journal*.

“The coffee industry as a whole is overwhelmingly dominated by large, multinational companies which supply cheap, generic products in supermarkets. Specialty coffee roasters make up an incredibly small percentage of the industry and are intimately involved in the entire coffee cycle — from farming, to processing and roasting, “ writes Jeremy Hulsdunk on a blog for the 5 Senses wholesale coffee company, a fair trade business.

And Ketchum says most profits for coffee beans grown in Ethiopia, for example, go to the four multinationals who control the markets: Kraft, Nestle, Proctor & Gamble and Sara Lee.

According to the World Bank, the average life expectancy in Ethiopia, where coffee accounts for 65 percent of the country's export earnings, is 43 years.

#### Inside the industry

Farming coffee is extremely labor intensive, and industry insiders say that the conditions that many farmers work under in places like Africa and Latin America are devoid of safety codes.

Coffee plants grow best where there is plenty of rainfall at certain times of the year and thrive in a well-drained, rich, volcanic soil, according to the NCA, which makes countries like Brazil and Columbia the leading coffee producing countries of the world.

It takes three-to-four years for a coffee seed to grow into a tree that produces coffee beans. Coffee beans ready to be harvested, called cherries, are green in color, and have to be hand picked. It takes approximately 2,000 cherries—4,000 beans—to produce one pound of roasted coffee.

After the cherries are husked, sorted and bagged, they are shipped from the countries where they were grown to the countries where they will be manufactured, packaged and consumed. Manufacturing involves the roasting and grinding of the coffee beans, or the production of instant coffee.

But many farmers don't earn a fair price for their labor and products. Typically, only 5-10 percent of the retail price of a pound of coffee goes to the farmer.

"The big multinational coffee companies perpetuate low coffee prices. Under the free market system, these four main buyers pit 25 million sellers against each other, creating a race to the bottom. They have funded and encouraged the expansion of the low-cost, low quality robusta coffee, and have spent millions of dollars developing technologies to make this bitter variety palatable. They use increasing amounts of this coffee in grocery store blends, further fuelling deforestation and dragging down prices," says Julie Craves, a University of Michigan ecologist.

Craves says that there is an inescapable link between poverty and environmental degradation.

"Making sure that coffee farmers receive a living wage is one way to help preserve habitat — both by encouraging sustainable coffee farming methods that produce the highest quality coffee, and by empowering farmers economically and reducing their need to exploit the environment for survival," she writes.

"The low bean prices fuelling corporate profits are causing entire rural communities to disappear and forcing desperate peasants into everything from crime and illicit crops to illegal migration," Nestor Osorio, a Colombian who heads the International Coffee Organization in London, which represents producing nations told the Wall Street Journal.

### How fair trade aims to help

A growing movement called fair trade has been dedicated to making sure that producers in developing countries are paid a fair price for the goods they produce.

Fair trade is a strategy for poverty alleviation and sustainable development, aiming to create opportunities for producers disadvantaged or marginalized by the traditional economic models

“International action to help small coffee farmers raise their standards of living is critical as it can assist developing countries escape from the poverty trap and contribute to the overall alleviation of world poverty,” writes Karla Utting-Chamorro in an article published in *Development in Practice*, a publication produced by Oxfam.

Traders seeking to be certified as fair trade must pay producers a price which covers the cost of sustainable production and provides a living wage.

The fair trade coffee movement has set price floor of \$1.26 per pound of coffee produced, no matter how low the market prices may fall, and must keep the price at least ten cents higher than the general market price

Through contracts made with buyers, low interest credits and the \$1.26 price floor, coffee growers are able to receive real, stable wages and a better standard of living.

### The debate over fair trade

Princeton University philosopher and environmentalist Dr. Peter Singer explains, “Small farmers, for their part, are required to be organized in cooperatives or other groups that allow democratic participation. Plantations and factories can use the Fairtrade label if they pay their workers decent wages, comply with health, safety, and environmental standards, allow unions or other forms of workers’ associations, provide good housing if workers are not living at home, and do not use child labor or forced labor.”

Although fair trade coffee costs more than conventional beans for consumers, certification eliminates the “middle man” which helps to ensure that more profit goes into farmer’s pockets.

Rates from Fair Trade organizations also help to fund the communities or cooperatives of the growers. Advocates point out that funding for local infrastructures in coffee communities and cooperatives where fair trade programs are in place often mean those communities can have better schools, health facilities, stores and the like.

However, critics of the fair trade movement have raised questions about the merits of fair trade. For example Anne Tallontire, an expert in systems of fair trade and a senior lecturer of ‘Business, Environment & Corporate Responsibility’ at Leeds University in the UK has argued, “Dependency and the extent to which fair trade may subsidize otherwise inefficient or sub-standard producers have been raised as potential short-comings of fair trade in relations to other approaches to enabling small producers to enter export markets,” but fair trade proponents are quick to point out that the movement towards ethical consumption is gaining traction worldwide.

As Singer points out, “there are advantages to Fairtrade. The growers know that they have to provide a product that consumers like, both for its taste and for the way it is grown. If their product sells well, they can take pride in having produced something that is sought after around the world. From the growers’ perspective, receiving a premium by selling a Fairtrade product is preferable to receiving a charitable handout that they would get whether they worked or not and regardless of the quality of what they produce. Paying more for a Fairtrade label is no more “anti-market” than paying more for a Gucci label, and it reflects better ethical priorities. Fairtrade is not a government subsidy. Its success depends on market demand, not political lobbying. Fortunately, in Europe, that market demand is growing rapidly. One hopes that it will soon reach similar levels throughout the developed world, and wherever people can make choices about their discretionary spending.”



# Preferences for group dominance track and mediate the effects of macro-level social inequality and violence across societies

Jonas R. Kunst<sup>a,b,c,1</sup>, Ronald Fischer<sup>d</sup>, Jim Sidanius<sup>e,f</sup>, and Lotte Thomsen<sup>a,b,c</sup>

<sup>a</sup>Department of Psychology, University of Oslo, 0317 Oslo, Norway; <sup>b</sup>Department of Political Science, Aarhus University, 8000 Aarhus C, Denmark; <sup>c</sup>Center for Research on Extremism, University of Oslo, 0317 Oslo, Norway; <sup>d</sup>School of Psychology, Victoria University of Wellington, Kelburn, Wellington 6012, New Zealand; <sup>e</sup>Department of Psychology, Harvard University, Cambridge, MA 02138; and <sup>f</sup>Department of African and African American Studies, Harvard University, Cambridge, MA 02138

Edited by Susan T. Fiske, Princeton University, Princeton, NJ, and approved April 10, 2017 (received for review October 25, 2016)

**Whether and how societal structures shape individual psychology is a foundational question of the social sciences. Combining insights from evolutionary biology, economy, and the political and psychological sciences, we identify a central psychological process that functions to sustain group-based hierarchies in human societies. In study 1, we demonstrate that macrolevel structural inequality, impaired population outcomes, socio-political instability, and the risk of violence are reflected in the endorsement of group hegemony at the aggregate population level across 27 countries ( $n = 41,824$ ): The greater the national inequality, the greater is the endorsement of between-group hierarchy within the population. Using multilevel analyses in study 2, we demonstrate that these psychological group-dominance motives mediate the effects of macrolevel functioning on individual-level attitudes and behaviors. Specifically, across 30 US states ( $n = 4,613$ ), macrolevel inequality and violence were associated with greater individual-level support of group hegemony. Crucially, this individual-level support, rather than cultural-societal norms, was in turn uniquely associated with greater racism, sexism, welfare opposition, and even willingness to enforce group hegemony violently by participating in ethnic persecution of subordinate out-groups. These findings suggest that societal inequality is reflected in people's minds as dominance motives that underpin ideologies and actions that ultimately sustain group-based hierarchy.**

social dominance | multi-level mediation | social inequality | racism | ethnic persecution

**W**hether and how the structure of society shapes the individual mind is a foundational question of the social sciences (1–3). In particular, the central observation that the position of individuals and their groups within societal structure has large impacts on their mindset has influenced the understanding of human behavior (4–8). Social hierarchies are ubiquitous across animal species (9–11) and human cultures (12–14), so that higher-ranked individuals enjoy privileged access to resources, territory, mates, and ultimately greater reproductive success. However, conflicts as to who should receive such privileged access to resources are costly and potentially lethal. Hence, game theoretic simulations suggest that, generally speaking, it is adaptive for the involved parties to coordinate by submitting to more formidable opponents they are unlikely to defeat (15, 16). Observations of animal fighting and fights among human toddlers bear out these predictions (17, 18): Dominant and formidable animals tend to fight challengers aggressively, but subordinate and less formidable ones tend to yield. Indeed, even preverbal infants use the formidability cues of body and group size, together with the previous win–lose history of the parties, to predict the outcome of dominance contests (19–21). Animals also will fight harder for the resources/territory they already possess (22) and appear hesitant to challenge others' home-turf commitments (15, 23). Hence, equilibria of relatively stable dominance hierarchies that reduce costly fights can be

observed across species, although in general the greater the stakes, the greater is the risk of violent conflicts.

The game theoretic logic of such dominance dynamics may scale to intergroup conflicts that also have deep evolutionary roots (24, 25). For instance, groups of lions and chimpanzees engage in intergroup killing of weaker/smaller outgroups, resulting in territorial expansion, and subsequent increased group and average body size, and reproductive gain (26–29). Archaeological, historical, and ethnographic records also indicate widespread intergroup warfare and violence between human groups, from bands of hunter-gatherers to complex societies (9, 24, 30–33). Again, whether seeking to uphold or challenge a group hegemony is adaptive should depend on how likely one's group is to succeed, that is, on its fighting ability or power in terms of strength, size, and commitment/loyalty, including preexisting resource possession. Together, these forces should result in overall equilibria of relatively stable dominance hierarchies between groups, so that, all else being equal, dominant groups should be relatively more likely to fight challenges to their privileged position violently, and subordinate groups should be relatively more unlikely to challenge the hegemonic status quo unless their perceived fighting ability or power indicate their likely success. Consistent with this prediction, every known surplus-producing human society is indeed characterized by some degree of relatively stable hegemony between groups, in which dominant groups hold more resources, status, and better prospects in life than do subordinate groups (24). This pattern can be observed both in blatantly

## Significance

**Individuals differ in the degree to which they endorse group-based hierarchies in which some social groups dominate others. Much research demonstrates that among individuals this preference robustly predicts ideologies and behaviors enhancing and sustaining social hierarchies (e.g., racism, sexism, and prejudice). Combining aggregate archival data from 27 countries ( $n = 41,824$ ) and multilevel data from 30 US states ( $n = 4,613$ ) with macro-level indicators, we demonstrate that the degree of structural inequality, social instability, and violence in different countries and US states is reflected in their populations' minds in the form of support of group-based hegemony. This support, in turn, increases individual endorsement of ideologies and behaviors that ultimately sustain group-based inequality, such as the ethnic persecution of immigrants.**

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unequal societies and in countries with strong egalitarian traditions: The caste system in India presents a rather blatant example of group hegemony, but even in the supposedly egalitarian Nordic countries some groups (e.g., native-born citizens) hold drastically higher status than others (e.g., Roma immigrants).

The greater the inequality of resources and power, the greater level of political unaccountability, corruption, and lack of democracy and rule of law we expect, because these phenomena precisely signal and enforce that the lion's share of resources goes to the dominant group by virtue of its power and greater formidability. Greater inequality also should increase the stakes involved in conflicts over status and resources and hence should increase both the motivation of subordinate groups to challenge their lot insofar as they perceive a chance of succeeding (34) and the propensity of dominant groups to defend the resources and power they already possess. Together, these factors should increase the risk of violent conflicts. The empirical literature bears out the general prediction that economic inequality within a country (which tends to be stratified between societal groups) impairs the socio-political functioning of the country in this manner (35, 36). Furthermore, in the most extreme cases, historical records of the justification of genocide often evoke the perception of potential victimization of dominant groups, i.e., that subordinates threaten the dominant group's position (37).

Both societal/normative and individual-level/psychological processes may potentially account for the stabilization of varying degrees of group hegemony across human societies. A societal, normative route would posit that societal norms emerge as adaptive coordinated solutions to macrolevel challenges and stressors and exert normative pressure on individual-level behavior and attitudes (38). For instance, collective norms of social cohesion and conventionality vary with ecological stressors such as population density, territorial threat, resource scarcity, and parasite load and arguably developed in response to such stressors, motivating individual-level self-regulation (39). Also, aggregate levels of contact between societal groups have been demonstrated to reduce outgroup prejudice over and above individual contact experiences, presumably because they change societal norms for intergroup attitudes (40). Similarly, societal norms for group hegemony might reflect ecological conditions and may enforce and sanction the domination and submission of subordinate groups, over and above individual experiences and motives. However, it is individuals who ultimately must bear the costs of fighting/challenging/dominating or yielding/defecting/submitting in conflicts between groups. Consequently, in making these decisions individuals should be tuned to the power, relative formidability, and existing resource possession of their group, i.e., to their group's likely victory or defeat in intergroup conflicts. Insofar as psychological motives function to facilitate adaptive behavior, such relational tuning may happen through general individual-level psychological dominance motives for group hegemony. The resulting greater hegemonic endorsement among members of dominant groups should, in turn, increase their legitimization of and willingness to participate in violently enforcing the hegemonic status quo, especially when challenged (24, 41–43). Hence, we posit that the effects of macrostructural inequality occur at least in part via psychological processes at the individual level, so that people's motives for group hegemony reflect the strength, power, and resources of their group, propelling them to justify and enforce the hegemonic status quo.

Consistent with this proposal, much previous research has demonstrated that, *ceteris paribus*, people's general, motivated preference for between-group hierarchy, their social dominance orientation (SDO) (44), is higher among the dominant groups that benefit the most from a group hegemony. Indeed, these between-group differences in SDO track actual and perceived status differences between groups (24, 45, 46). *Ceteris paribus*, SDO correlates with support for a great variety of specific hierarchy-enhancing practices and institutions (e.g., over-policing of

subordinate communities by particularly lethal means), restrictive and punitive policies, and ideologies (e.g., laissez-faire liberalism) that sustain and legitimize group domination and inequality. Indeed, SDO robustly predicts the endorsement of hierarchy-enhancing and hierarchy-justifying intergroup attitudes such as racism, sexism, and support for harsher criminal sentences for minority offenders and the disapproval of hierarchy-attenuating ideologies and redistributive policies such as social welfare, civil rights, and multiculturalism (24, 47, 48). The effects of SDO extend across time and contexts (49, 50) and deep into psychological processes such as empathy, implicit bias and social categorization, disgust, dehumanization, and persistent psychophysiological fight-or-flight responses toward outgroup males that pose the greatest danger of violent dominance conflicts (51–56). Finally, SDO selectively predicts willingness to participate in ethnic persecution, especially when established dominance boundaries are threatened by members of subordinate groups (57), supporting the notion that intergroup violence serves to enforce coalitional dominance.

Previously demonstrated motives for thinking that the world is just (43) and for justifying the extant societal system (41, 42, 58), as reflected in the endorsement of the hierarchical status quo, are congruent with the interests of members of dominant groups (58). Moreover, the game-strategic dynamics of dominance suggest that even members of disadvantaged groups may be better off accepting a dominance hierarchy they are unlikely to overturn. Consistent with this notion, research on system justification suggests that even those disadvantaged by the societal system often tend to justify it, but that this tendency is moderated by their sense of power (34).

In summary, we posit that group-based hegemony is continuously reproduced through the interaction of psychological hegemonic motives (as captured by SDO) with societal structure (24). Previous research supports an interaction between individual-level ideologies, such as sexism or conformity, and societal-level characteristics (39, 59, 60). Some evidence also suggests that gender empowerment, higher gross domestic product, and democracy relate to lower national-level SDO (61, 62) and that the effects of SDO on prejudice toward immigrants depend on the relative differences in status between native and immigrant groups (63). However, the psychological process that connects structural inequality with the ideology and prejudice of individuals remains uncertain. Here, we test (i) if SDO tracks macrolevel inequality and violence and (ii) if such structural inequality and instability result in racism, sexism, opposition to social welfare, and support for violent ethnic persecution of immigrants among members of dominant groups, precisely because of the ways in which structural inequality relates to the motives for between-group dominance among individuals.

### Study 1

We first pooled aggregate SDO meta-analytic data ( $n = 41,824$  members of dominant societal groups) from 27 countries collected between 1996 and 2009 with global macroindices provided by organizations such as the United Nations and World Bank. We predicted that average, country-level SDO would track national-level (i) risk of violent conflicts, (ii) absence of governance, (iii) absence of social progress, (iv) absence of democracy, (v) absence of press freedom, (vi) gender inequality, and (vii) happiness inequality (see *Materials and Methods* and *SI Appendix, Text S1* and *Table S1* for details). Indeed, countries with relatively high levels of SDO generally fared worse on these indices than those with low levels of SDO (Fig. 1 and Table 1). If anything, the effects were stronger when multivariate outliers were excluded (*SI Appendix, Text S2* and *Tables S2* and *S3*). These results suggest that structural societal inequality and the violent conflict and impaired governance that it renders are reflected in people's minds as a general relational tuning of their motivation for group dominance.

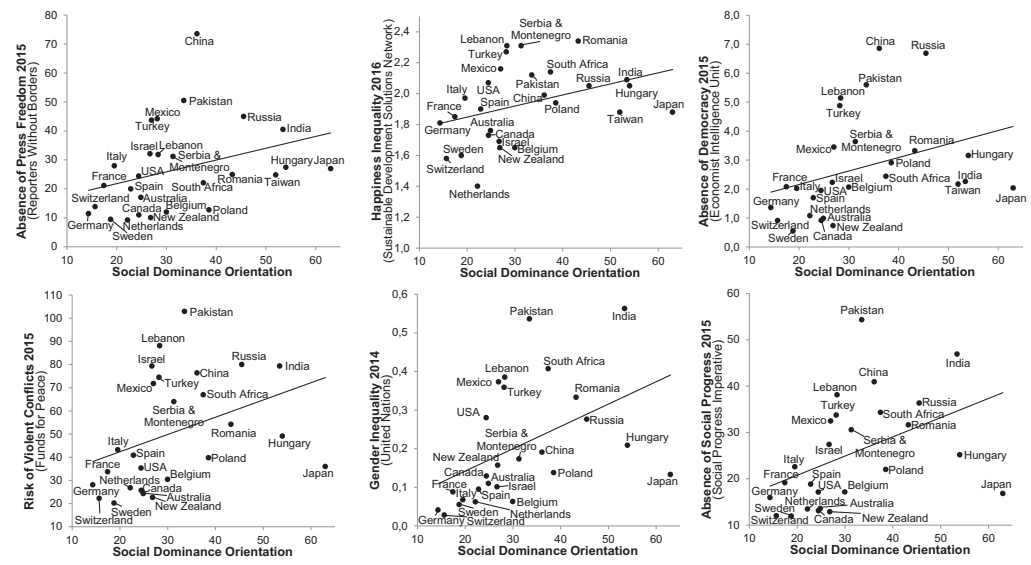


Fig. 1. Country population scores on SDO consistently track country scores on socio-political indices in study 1.

Study 2

Next, we tested the prediction that macrolevel economic inequality and the presence of violence affect psychological motivations for group hegemony among individual members of the majority group and that these motivations, in turn, increase their personal justification of and willingness to enforce group hegemony. Hence, we predicted that differences in macrostructural inequality and the presence of violence among US states (as captured by Gini and the US Peace Index) would have indirect effects, as mediated by individual-level SDO,\* making individual white Americans more racist and sexist, more opposed to social welfare, and even more willing to enforce group hegemony violently by personally participating in ethnic persecution. Because structural inequality and the presence of violence in principle may also affect these variables through general, emergent, collective norms that follow and perpetuate societal inequality, we directly compared a psychological route with a normative route. Specifically, we tested whether the effects of structural inequality and presence of violence (level 2) on individual-level racism, sexism, opposition to welfare, and ethnic persecution (level 1) are mediated by between-state (level 2) or individual (level 1) variation in SDO. To do so, we estimated a 2-(2,1)-1 multilevel mediation model (64) that allowed us to test these different routes within a single model (Fig. 2).†

There was strong consensus about SDO, with the agreement index  $\eta_{wg}$  exceeding the commonly accepted threshold of 0.70 (65) in all states (SI Appendix, Table S4). This consensus strongly

suggested a normative character of SDO within each of the US states sampled and allowed us to test the separate effects of SDO at between-state and individual levels. The contextual predictors (i.e., the presence of violence and economic inequality) were entered as exogenous variables at level 2. The relative effects on the outcome variables at level 1 via normative SDO at the state level (level 2) and psychological SDO at the individual level (level 1) were estimated, allowing us to test whether SDO processes operate at the individual, psychological level or capture normative pressures at the state level. Variance decomposition showed that 1% of the variance in SDO and between 1.1% (blatant racism and hostile sexism) and 1.6% (ethnic persecution) of the variance in dependent variables varied among US states ( $M\sigma^2 = 1.3\%$ ). When we compared individual- vs. state-level processes, SDO at the individual level, but not at the state level, significantly mediated the effects of both the presence of violence and economic inequality on all dependent variables (all  $P_s < 0.01$ ). In fact, individual-level variation of SDO fully mediated the effects of state-level inequality and violence on individual-level hierarchy-enhancing attitudes and behaviors, except for partial direct effects of economic inequality on hostile sexism ( $P < 0.05$ ) and of the presence of violence on blatant racism ( $P < 0.01$ ). Hence, overall, individual-level SDO effectively accounted for most of the variance in state-level context effects on racism, sexism, opposition to social welfare, and ethnic persecution of immigrants among white Americans. Both models showed good fit [ $\chi^2_{\text{Economic Inequality}}(7, n = 4,613) = 47.27, P < 0.001$ , root mean square error of approximation (RMSEA) = 0.035, comparative fit index (CFI) = 0.99;  $\chi^2_{\text{Violence}}(7, n = 4,613) = 47.87, P < 0.001$ , RMSEA = 0.036, CFI = 0.99] and clearly outperformed the poorly fitting models that resulted from reversing the implied causality [ $\chi^2_{\text{Economic Inequality}}(25, n = 4,613) = 4,771.41, P < 0.0001$ , RMSEA = 0.203, CFI = 0.34;  $\chi^2_{\text{Violence}}(25, n = 4,613) = 6,156.19, P < 0.0001$ , RMSEA = 0.231, CFI = 0.16]. These results suggest that increased structural economic inequality and its accompanying presence of violence may increase dominance motives and willingness to enforce

\*When using the term "individual-level," we always refer to the total variation in the dataset (which includes variation both within and across states) following Pituch and Stapleton (64).

†In contrast to the overall conceptual model depicted in Fig. 2, individual-level ideological beliefs and behaviors were treated as separate independent variables, allowing us to estimate unique between-state and individual-level effects on each of them simultaneously. Furthermore, this series of analyses was run in two separate models with either macro-level presence of violence or economic inequality as predictor (Table 2), because of their moderate intercorrelation,  $r = 0.42, P = 0.012$ , bootstrapped 95% CI (0.03, 0.73). One extreme multivariate Gini outlier (i.e., New York; see SI Appendix, Fig. S1) was excluded from the analyses when economic inequality was the predictor variable.

**Table 1. Correlations between country-level social dominance and socio-political indices in study 1**

Index	<i>r</i>	<i>P</i>	95% CI	
			Lower	Upper
Risk of violent conflicts	0.38	0.014	0.076	0.689
Absence of governance	0.35	0.043	0.014	0.678
Absence of social progress	0.44	0.008	0.110	0.774
Absence of democracy	0.34	0.011	0.086	0.632
Absence of press freedom	0.34	0.006	0.131	0.585
Gender inequality	0.46	0.007	0.140	0.777
Happiness inequality	0.37	0.009	0.118	0.606

Two-tailed *P* values and 95% CIs are based on bootstrapping with 5,000 resamples.

group hegemony among individual members of the dominant groups from which our participants were sampled.

### Discussion

We have demonstrated that across countries the average hegemonic motives among members of the dominant group track macroindices of the impaired population outcomes accompanying structural inequality: a lack of social progress to meet the basic needs of the general population, greater disparities in happiness between different groups and in opportunities between genders, the absence of democracy and press freedom, as well as the risk of violent conflicts

and poor governance (corruption, instability, and the absence of rule of law). In the face of such dire population outcomes (35, 36), why is the motivation for hegemony among the dominant group not reduced, but enhanced? We posit that members of dominant groups respond to cues of social inequality with increased dominance motives because they indicate better individual pay-off and chances of success. Data collected across US states in study 2 confirm that this tuning of dominance motives to macrostructural inequality and presence of violence, as well as its subsequent effects on willingness to enforce the hegemonic status quo violently, do indeed happen at the psychological level of individual agents.

Collective-level effects of social climate may still occur across countries with greater normative variation than is the case within the US. The present results, however, demonstrate that a psychological route operates through the hegemonic motives of individuals. Our multilevel analyses found evidence of indirect cross-level effects for all five of the dependent variables, and statistical models that assumed macrolevel variables to have downstream effects via SDO on individual-level attitudes and behaviors clearly outperformed models of reversed causality. Still, the cross-sectional nature of our data mandates caution in interpreting causal direction. Indeed scores of previous studies demonstrate that SDO both responds to and bolsters group dominance (24, 47, 48), suggesting that reciprocal causal processes may also operate with respect to macrostructural inequality, reproducing the hegemonic status quo.

Why, then, is rebellion by subordinate groups not more common in the face of rapidly increasing inequality across the world (66)? Our present data were comprised of responses from members of

**Table 2. Testing individual psychological vs. state normative SDO mediation effects on individual-level hierarchy-enhancing attitudes and behaviors in study 2**

Predictors/dependent variables	Context effects → SDO (a)	SDO → hierarchy-enhancing attitudes and behaviors (b)		Unmediated effects (context → hierarchy-enhancing attitudes and behaviors) (c)
		Indirect effects (a*b)		
State-level predictor: Economic inequality (Gini)				
Individual-level process				
Economic inequality (cross-level effect)	3.47**			
Ethnic persecution		0.58**	2.02**	2.81
Blatant racism		0.78**	2.72**	0.99
Welfare opposition		1.22**	4.21**	0.30
Hostile sexism		0.90**	3.10**	4.82*
Benevolent sexism		0.64**	2.22**	-0.13
State (cross)-level processes				
Economic inequality (state level)	3.47**			
Ethnic persecution		0.55	1.37	2.81
Blatant racism		0.83*	1.64	0.99
Welfare opposition		1.24	4.30	0.30
Hostile sexism		0.76	2.64	4.82*
Benevolent sexism		1.27*	4.41	-0.13
State-level predictor: Presence of violence (US Peace Index)				
Individual-level process				
Presence of violence (cross-level effect)	0.09*			
Ethnic persecution		0.58**	0.05*	0.07
Hostile sexism		0.78**	0.07*	0.06
Benevolent sexism		1.21**	0.11*	0.12
Welfare opposition		0.90**	0.08*	0.11
Blatant racism		0.64**	0.06*	0.21**
State-level processes				
Presence of violence (state level)	0.09*			
Ethnic persecution		0.55*	0.05	0.07
Hostile sexism		0.76*	0.07	0.06
Benevolent sexism		0.98*	0.09	0.12
Welfare opposition		0.79*	0.07	0.11
Blatant racism		0.85*	0.07	0.21**

Asterisks indicate statistical significance: \**P* < 0.05; \*\**P* < 0.01.

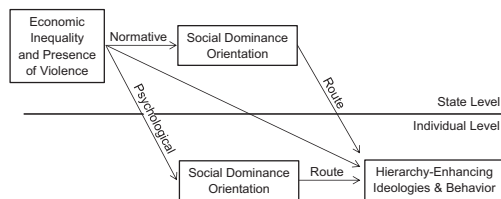


Fig. 2. The conceptual multilevel model tested in study 2 is displayed.

dominant groups only and so cannot address this question empirically. As is the case for individual agents, however, even though subordinate groups are placed at considerable disadvantage in a between-group hierarchy, both dominant and subordinate groups benefit from avoiding costly dominance conflicts when the outcome is likely given beforehand (67). Hence, if challenging the hegemonic status quo is costly and unlikely to be successful, individual members of subordinate groups may do better by accepting and not disputing their lot, as psychological experiments on system justification confirm (34, 58).

To conclude, the present research demonstrates that people's preferences for group-based social hierarchies are reflected in institutional functioning and national character and hence have important social and political implications for both micro- and macrolevel analyses. The data suggest that societal-level group-based hierarchies and the consequent socio-political inequality and impaired socio-political functioning and population outcomes extend to and are reflected in the minds of national populations through basic preferences for group-based hegemony. This general preference for group hegemony in turn motivates ideologies, behaviors, and even greater support for outgroup violence that stabilizes the societal status quo.

**Materials and Methods**

**Study 1.** For study 1 we pooled SDO data with various publicly available indices. **Aggregated SDO.** Aggregate mean SDO values for majority-group members in all 27 countries that were part of the most recent and comprehensive meta-analysis of SDO (61) were included in this research. The meta-analysis used 156 samples collected and/or published between 1996 and 2009 with a total of 41,824 participants. In all these samples, SDO was measured with the original or adapted versions of the SDO<sub>6</sub> scale (44), asking participants to indicate their agreement with items such as "It's probably a good thing that certain groups are at the top and other groups are at the bottom" or "Some groups of people are simply inferior to other groups," typically rated on Likert-type scales ranging from 1 (totally disagree) to 7 (totally agree). To increase comparability between countries, we used percent of maximum possible (POMP)-transformed country means (see ref. 68) for which 0 represented the smallest possible and 100 represented the highest possible SDO value.

**State-level indices.** Details, selection criteria, and references for the indices and databases can be found in *SI Appendix, Text S1 and Table S1*. The latest 2014 data from the World Bank were used to measure absence of governance. Risk of violent conflicts was measured through the most recent Fragile States Index 2015 provided by the nonprofit organization Funds for Peace. Absence of democracy was measured through the most recent 2015 Democracy Index provided by the Economist Intelligence Unit. Absence of press freedom was measured by the 2015 Press Freedom Index published by Reporters Without Borders. Happiness inequality was measured by data provided in the 2016 World Happiness Report. Gender inequality was measured by the most recent 2014 Gender Inequality Index provided by the United Nations Development Program. Absence of social progress was measured through the 2015 Social Progress Index provided by the Social Progress Imperative.

**Analyses.** We used bootstrapping (69) with 5,000 resamples to obtain CIs and *P* values for the correlations between SDO and scores on the socio-political indices. This procedure was chosen because it is a highly reliable and extensively validated analysis in small samples and when the actual underlying distribution in the population is unknown (70). Because only combined SDO data were available for Serbia and Montenegro in the meta-analysis, the mean scores of these two countries on the state-level indices were used.

**Study 2.**

**Participants and procedure.** We used the Amazon MTurk panel to recruit participants. This method is frequently used in social scientific research and constitutes a fast and effective way to obtain reliable data (71). We recruited participants from all 50 US states between July and October 2015, with the goal of recruiting at least 100 white majority participants per state, thereby keeping the relative margin of error of the estimates ≤10% at a confidence level of 95%. We succeeded in recruiting participants satisfying this inclusion criterion from 30 states (see *SI Appendix, Table S4* for state-related demographics). All panel participants received \$0.50 as compensation for participation. Informed consent was obtained from all participants in accordance with the standards of the American Psychological Association. The study was approved by the Internal Ethics Committee (Nr. 1726788) of the Department of Psychology of the University of Oslo. **Presence of violence.** We used the 2012 US Peace Index (72) provided by the Institute for Economics and Peace (IEP) to index a US state's socio-political functioning because it comes very close to the indices used in study 1. The IEP defines peace as "the absence of violence" and measures this metric through five subindicators ( $\alpha = 0.71$ ): (i) the number of homicides, (ii) the number of violent crimes, (iii) the number of police employees, (iv) the incarceration rate per 100,000 people, and (v) the availability of small arms. On the composite index, 1 represented the presence of peace, and 5 represented the presence of violence (see ref. 72 for the scoring procedure).

**Gini coefficients for US states.** The most recent (2014) US Gini coefficients were obtained through the US Census Fact Finder (73).

**SDO.** SDO was measured with the original 16-item SDO<sub>6</sub> scale (44) as in study 1. As were all the remaining measures, responses were scored on Likert-type scales ranging from 1 (totally disagree) to 7 (totally agree). The scale was highly reliable across states (*SI Appendix, Table S4*).

**Ethnic persecution.** We used a four-item version of the Posse Scale (57) to measure participants' willingness to engage in ethnic persecution ( $\alpha = 0.92$ ) by presenting the following scenario:

"Now suppose that the government some time in the future passed a law outlawing immigrant organizations in your country. Government officials then stated that the law would only be effective if it were vigorously enforced at the local level and appealed to every citizen to aid in the fight against these organizations."

Next, participants indicated agreement or disagreement with the items "I would tell my friends and neighbors that it was a good law"; "If asked by the police, I would help hunt down and arrest members of immigrant organizations"; "I would support physical force to make members of immigrant organizations reveal the identity of other members"; and "I would support the execution of leaders of immigrant organizations if the government insisted it was necessary to protect our country."

**Hostile and benevolent sexism.** Five items from the Ambivalent Sexism Inventory (74) measured hostile and benevolent sexism. Specifically, two items measured participants' degree of hostile sexism (i.e., "Women seek power by gaining control over men" and "Once a man commits, she puts him on a tight leash,"  $r = 0.79, P < 0.001$ ), and three items measured benevolent sexism (i.e., "Women should be cherished and protected by men," "Women have a quality of purity few men possess," and "Despite accomplishment, men are incomplete without women,"  $\alpha = 0.78$ ).

**Welfare opposition.** Opposition to social welfare was measured with the statements "We should increase the amount received by social welfare recipients" and "The state should get better at helping people on social welfare" ( $r = 0.74, P < 0.001$ ). Responses were reverse-scored so that higher values meant more opposition.

**Blatant anti-black racism.** The items "Blacks are inherently inferior" and "African Americans are less intellectually able than other groups," adopted from existing scales (24, 44), measured participants' degree of blatant racism ( $r = 0.87, P < 0.001$ ).

**Analyses.** Multilevel path-modeling with cross-level paths (64) was conducted using MPlus 7.31 (75). All variables were centered around the grand mean to allow a simultaneous test of the two different routes (64, 76). See *SI Appendix, Text S3* for the syntax used to estimate the models.

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### 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

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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](http://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 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](http://wellington.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](http://wellington.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

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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

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 Cicolvia.

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
No records to display.

**Need Help?**

**Privacy Statement**

### Introduction



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### Submitter Details

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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](http://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?

Years ago we made a proposal to restore the wharves and the WCC would not support us

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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](http://wellington.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

Access to the sea will be lost for recreational fishers

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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

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 another proposal to close off 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 commercial use of public land will see it closed off

---

8. What other comments or questions do you have?

Comments

See below WRMFA submission

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Attached Documents

File
Shelly Bay proposal

**Need Help?**

**Privacy Statement**

**WELLINGTON  
RECREATIONAL MARINE FISHERS  
ASSOCIATION**



**WE RECOGNISE MANAGED FISHERIES**

3 Ruskin Road, Newlands, Wellington. Tel 04 938 4692. E mail [j-mikoz@paradise.net.nz](mailto:j-mikoz@paradise.net.nz)

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6 August 2017

The Mayor  
Mr Justin Lester  
Wellington City Council  
PO Box 2199  
Wellington

As part of the consultation to the development of Shelly Bay.

We wish to be heard and will present further concerns through a power point.

**Dear Sir**

This submission has been compiled under the authority of the Wellington Recreational Marine Fishers Association (WRMFA) and with the support of the New Zealand Angling and Casting Association (NZACA), a national body that represents the surfcasting and angling clubs of New Zealand.

Over the last twenty years I have raised access concerns on behalf of the Wellington Surfcasting and Angling Club (WSAC) and the WRMFA as we are fast losing access to our region's coastline. This is now being compounded with no access to the waters in the marine reserve at Island Bay. The marine reserve is joke as WCC directed road run off into the reserve and have recently directed storm water flow from a new pipe into the reserve, marine life dies under these conditions. WCC requested the DOC Solicitor and Director General to allow grooming of the only beach of sand in the marine reserve and wrote an Order in Council which the Minister of Conservation Kate Shephard signed off. This action is preventing fish in the reserve from obtaining their protein, which is essential for successful spawning. WCC has directed the city's waste water through the reserve every day from a waste water pipe that is now broken. These concerns we have made known in submissions to the Wellington City Council Draft Recreational Strategy 1995, Wellington Regional Council Regional Coastal Plan 1994, Customary Reforms, Aquaculture Reform 2000, Soundings 2000 and Oceans Policy 2001.

Our historical access to fish off wharves continues to be under threat and we had to defend the right of recreational fishers and the general public to access the Petone Wharf when a Golf shot commercial enterprise wanted to close off access. Then in October 2000 we had to make a submission to the Hutt City Council warning them that their proposal to remove the Point Howard Wharf would seriously threaten the Wellington ground water supply. The HCC did not heed the warning and the two outer arms of the wharf were removed leaving the piles cut off at the sea bed and subject to ground water pressure that exceeds the water pressure holding them into the sea bed. Now the HCC have closed Petone and the Rona Bay Wharves to the public.

The proposal to develop Shelly Bay should not be made at the expenses of the Wellington public to have free access to the rocks and shore line to Shelly Bay.

However to extend the road over the rocks with piles into the sea bed will penetrate the aquifer and just like the HCC with their removal of wharves, the WCC will be knowingly driving piles into the aquifer, an action that will place an unnecessary threat to future generations access to this water supply.

Below is list where access has been restricted. Those proposing to extend the Wellington Airport runway has already advised they will be closing Lyall Bay to both shore and boat recreational marine fishers.

- 1 Land north of Castle Point - In overseas ownership, access in doubt.
- 2 Castle Point reef - Proposed marine reserve
- 3 Castle Point south - In overseas ownership, access in doubt.
- 4 Flat Point to Te Awaiti - Access severely restricted by landowners.
- 5 White Rock north - Proposed marine reserve
- 6 White Rock south - Land owner access restriction
- 7 White Rock to Cape Palliser - Camping and access restricted by Maori.
- 8 Whatarangi - Due to become a Taiapure Reserve.
- 9 Palliser Bay to Orongorongo River - Access restricted by farmer
- 10 Turakirae Head to Orongorongo River - Proposed Taiapure Reserve by Maori – plans already drawn up.
- 11 Orongorongo River to Baring Head - Access is now only through barbed wire.
- 12 Baring Head – to Pencarrow Head - Access restricted by farmer.
- 13 Fitzroy Bay to Pencarrow – Now a reserve by Greater Wellington.
- 14 Eastbourne to Pencarrow - Vehicle and all types of bike access restricted by Lower Hutt City Council.
- 15 Lowry Bay boat ramp – Access almost lost to a café/bird recovery complex. Only saved through a high court action by local residents.
- 16 Point Howard Wharf – Arms removed by HCC. HCC proposing to remove the entire wharf.
- 17 Seaview Marina – No fishing except from owners boats at night.
- 18 Waione Street Bridge - Almost closed to fishing by Greater Wellington. (We prevented its closure)
- 19 Hutt River mouth - Restricted by dredge company complex. (Massive quantities of mud now being dumped off into Wellington Harbour destroying marine ecosystems)
- 20 Petone Wharf and Rona Bay Wharves– Now closed to the public by HCC.
- 21 Petone to Picton Ferry terminal - TransRail have posted signs advising a \$20,000 fine for crossing the tracks and erected two metre barbed wire fences.
- 22 Picton Ferry terminal - Access closed to recreational marine fishers.
- 23 Kaiwharawhara reclamation – Access closed to recreational marine fishers.
- 24 Picton Ferry terminal wharves – Access closed to recreational marine fishers
- 25 Wellington wharves, from the Picton Ferry Terminal past jetties built for fishermen into inner city wharves - All closed by CentrePort Wellington. 322
- 26 Waterloo Quay wharf – Access closed to recreational marine fishers.
- 27 Queens Wharf – Access restricted to end of wharf.
- 28 Overseas Terminal - Fishing banned into Chaffer's Marina by Lambton Harbour Company. Access restricted to end of wharf.
- 29 Frank Kitts Lagoon – Many used to fish there until a WCC management failure. No fish enter this lagoon now due to WCC closing a fresh water spring which provided a food source for marine species. No fish enter this lagoon now and with no spring the waters are becoming contaminated.
- 30 Evans Bay - Marina wharves closed by Wellington City Council.
- 31 Miramar Wharf – Closed by CenterPort Wellington.
- 32 Burnham Wharf - Closed by CenterPort Wellington.
- 33 Phillips Point to Sinclair Head – Closed to recreational marine fishers by marine reserve.

- 34 Oteranga Bay - Closed to fishers due to power cables.
- 35 Ohau Pt and Te Ikaamaru Bay - Access restricted by Meridian wind turbines and H&S requirements.
- 36 Quartz Hill - Access restricted by Meridian.
- 37 Titahi Bay – The Whitireia Park access is closed after dark, the only time that area will produce fish.  
By Porirua City Council.
- 38 Titahi Bay - Southern access closed at night.
- 39 Porirua Harbour - Severely polluted with mud from Aotea subdivision and WRC not enforcing sediment management controls.
- 40 Pukerua Bay – Line fishing only reserve. Fully supported by recreational fishers.
- 41 Kapiti to Paraparaumu - Already a marine reserve with fishing banned.
- 42 Otaki River mouth - Access restricted by Maori.

Yours sincerely

Jim Mikoz  
President  
Wellington Recreational Marine Fishers Association  
Honorary Vice President  
New Zealand Angling and Casting Association

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### Submitter Details

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Wishes to be heard:

- Yes
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- Very supportive

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

Shelly Bay is an absolutely unique piece of waterfront land in Wellington city. It has the potential to become an innovative, creative, people-focussed settlement showcasing the best international practice in urban planning and architecture, or a humdrum, predictable, developer-focussed area, built for maximum profit rather than to create a vibrant new community. The plans presented by Shelly Bay Ltd are banal and uninspired. They totally reflect the 'maximum profit' approach rather than an attempt to create a community for people of all ages and aspirations to live and enjoy each other's company. I refer the council to a documentary called 'The Infinite Happiness' which follows a group of residents (and passers-by) as they experience life in a contemporary housing block in Copenhagen widely considered to embody new models of living. The filmmakers ILA BĚKA & LOUISE LEMOINE have also made other documentaries which show how architecture can transform lives. This is the sort of thinking that should inform the development of Shelly Bay. It would seem that, given the existing arrangement between PNBST and the Wellington Company, the only chance WCC now has to influence what happens to Shelly Bay is by withholding agreement to any arrangement with Shelly Bay Ltd until a new approach is taken, in particular: 1) An international design competition should be held under the aegis of a specially appointed panel of representatives from organisations such as the Architecture Centre, Landscape Architects Association, community bodies including Great Harbour Way Trust, Miramar Business Association and Waterfront Watch, as well as from PNBST, WCC and GWRC. 2) Such a competition should encompass the astonishing setting of this proposed new community on the Miramar Peninsula, and in particular the access road from the Miramar Cutting and the road between Shelly Bay and Scorching Bay. As a long-time Miramar resident I am a regular user of the peninsula road, for cycling, walking and scenic touring. Most of the road is wild and unspoiled, a magic and much-loved place close to the centre of the city. The challenge is how to preserve this character while growing a community at Shelly Bay. To date I have not seen this comprehensively addressed and the details of who would even be in charge of this design and work are vague in the proposal. 3) The public should be asked to review and vote on the concepts put forward. At this stage Wellingtonians have had no say whatsoever in the future of Shelly Bay due to the granting of a non-notified resource consent. Yet experience over thirty years in the development of our inner-city

Shelly Bay Development - Proposed Sale and Lease of Council Land from Varnham, Mary

waterfront has shown the huge value of public input in achieving the best results for our creative city. What we have at the moment feels like a heist. 4) The panel should make a final recommendation to WCC after the completion of this process.

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- 
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](http://wellington.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 not opposed to the idea of development at Shelly Bay. However, for the reasons outlined above I believe the process should not proceed until the steps above are followed and the minds of the best national and international architects and planners have been brought to bear on the project. It may be that a different concept would allow the WCC to retain this public land in the long-term anyway. A truly visionary concept for the area might see this land retained as public open space, or for other community purposes. Shelly Bay development should model a new way of living, including reduced dependence on (fossil-fuel) car travel and a total commitment to solar power.

- 
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](http://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

As above.

- 
6. The proposed public spaces and facilities at Shelly Bay include a waterfront walkway; green

Shelly Bay Development - Proposed Sale and Lease of Council Land from Varnham, Mary  
space; parking and seating; cafes, bars and shops;  
a microbrewery and a boutique hotel.

676

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 an unimaginative plan for such a special part of Wellington.

---

8. What other comments or questions do you have?

Comments

The best communities develop organically, not through a mediocre blueprint that will inevitably become dated. Many Wellingtonians love and use Shelly Bay and the Miramar Peninsula and feel a strong sense of protection towards it. Many are dismayed that they have been presented with what appears to be virtually a done deal that would change the bay's character forever. There is no evidence of contemporary thinking about what makes a sustainable people-focussed community in the plans presented. There is a chance here for Wellington to create something that will be seen as innovative world-leading and amazing. Let's not blow it.

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Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

### 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: **Morris**  
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Daytime Phone: **04 9013332**  
Mobile: **0274540148**  
eMail: **morrie@ngahuru.maori.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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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 has been neglected for many years even prior to the Defence Force leaving in the early 2000s. When purchased from Defence in 2008, Port Nicholson Block Settlement Trust (PNBST) had an on-going liability to get a return on \$15 million. PNBST purchased 4.8 hectares at Shelly Bay, however to seaward side and the paper road through Shelly Bay became the property of Wellington City Council would always be an integral part of any comprehensive re-development of Shelly Bay. The Council land and buildings including that retained by the Council make up a large part of the land and building where the public will have on-going access after re-development. This gives ratepayers such as the Wellington Tenth Trust and its 5.5 thousand owners good value and much better access to both the coastal margin (at present largely inaccessible) and re-developed old buildings. The question must be asked that if the Council does not sell and lease land as a part of the development what would it do with the land? Would WCC become a second developer alongside the Wellington Company? An integrated development of the whole site at Shelly Bay by a single developer makes the most sense and would give good management of the development of the site. Wellington Tenth Trust has done such a development at the old Athletic Park site with a joint venture partner to produce the retirement Village at the Park in Newtown. An integrated development would also enable a much more efficient development of the neglected infrastructure such as water and sewage. The development of some 350 houses or apartments will generate some extra traffic on Shelly Bay Road particularly during working days and the re-development of the old WCC buildings will generate some increase in week-end traffic the current road with the enhancement of a footpath will be perfectly adequate.

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](http://wellington.govt.nz/shellybay)

What is your level of support for that proposal?

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  - 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 demand for housing of all types in Wellington by far exceeds supply and this comparatively small area will help enhance the supply. This must be seen in the context of the bulk of the new houses or apartments will be on the land PNBST will put into the joint venture.

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](http://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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- 

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 two large building on the shoreline provide an ideal opportunity for re-development as space that the public will be able to use with cafes, bars and a re-developed area on the waters edge provided much better access to the foreshore. What can be done can be seen on the waterfront in Wellington with buildings like the Wharewaka on Taranaki Wharf. This should be seen as an important opportunity to at last open up this area to the 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
-

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

Comments

The public areas provide much more organised spaces particularly with regards to the headland with car parking and spaces for picnics and to enable water users such as waka ama paddlers accessing the area. The green space provides a much large public space on the seaward side of the road.

8. What other comments or questions do you have?

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**





## Submission to Wellington City Council on the Shelly Bay development proposal

Contact person: **Mike Mellor**  
 Email: [wellington@livingstreets.org.nz](mailto:wellington@livingstreets.org.nz), [mmellor1@gmail.com](mailto: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](http://www.livingstreets.org.nz).

### 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. You can answer these questions online at [wellington.govt.nz/shellybay](http://wellington.govt.nz/shellybay), email your thoughts to [shellybay@wcc.govt.nz](mailto: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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### Submitter Details

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Last Name: **Kasanji**  
Organisation: **Personal**  
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City: **Wellington**  
Country:  
PostCode: **6022**  
Daytime Phone: **(04) 973 1081**  
Mobile: **021 0234 0383**  
eMail: **lkasanji@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](http://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?  
Please see Q8.

---

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](http://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?

Comments  
Please see Q8.

---

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](http://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  
Please see Q8.

---

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 see Q8 - concerned that bars and breweries could make this area unsafe at night.

---

8. What other comments or questions do you have?

Comments  
Background Te Motu Kairangi Miramar Peninsular is the home of approximately 10,000 people living in the suburbs of Miramar, Maupuia, Seatoun and Strathmore and include the coastal suburbs of Breaker Bay, Karaka Bay and Moa Point. Living on the Peninsular from birth I have seen it grow from a sleepy part of Wellington to vibrant suburbs. The desire of people wanting to live on the Peninsular has seen the increase of infilled housing and pushing the infrastructure limits of the Peninsular. This can be seen in the sewerage issues at the Southern end of Park Road near the Roxy Theatre during the wet weather. Traffic congestion out of Miramar which is compounded with airport traffic, is particularly pronounced before 9am and after 3pm Monday to Friday and

**Shelly Bay Development - Proposed Sale and Lease of Council Land from Kasanji, Lalita organisation: Personal**

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unpredictable in the weekends. The development of Shelly Bay for residential homes will see an increase in infrastructural issues impacting Miramar and its residence such as the sewerage issue mentioned above. The increase in population on the Peninsular will increase the traffic congestion. Residents would have to come into Miramar to take children to school or to catch a bus to go to school, and for recreational/sports activities causing traffic from both into and out of Miramar. Housing at Shelly Bay will make it less inviting for Wellingtonans to utilize the space as a natural adventure playground. A hotel in the area will have the potential of increasing alcohol related problems. Recommendation Te Motu Kairangi Miramar Peninular is an ideal recreational playground for ALL the people of Wellington including visitors and tourists. The Peninsular is a valuable resource with natural beauty that should be enjoyed by the many not the privileged few. Recommendation: Develop Shelly Bay as a natural recreational area for ALL of the people of Wellington including visitors and tourists. The cost of developing Shelly Bay will be astronomical and generations or rate payers will pay the price for its development for the few. The funds for developing Shelly Bay could be used to improve the current infrastructural problems on the Peninsular, recreational facilities at Shelly Bay and for the development of suburbs that are better suited for residential development. Recommendation: Use the development funds for Shelly Bay to improve infrastructural on the Peninsular, recreational facilities at Shelly Bay and for the development of suburbs that are better suited for residential development.

---

Attached Documents

File
No records to display.

**Need Help?**

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### Introduction



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### Submitter Details

First Name: **Anita**  
Last Name: **Lowcay**  
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Suburb: **Seatoun**  
City: **Wellington**  
Country:  
PostCode: **6022**  
Mobile: **0211636524**  
eMail: **Thelowcays@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](http://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 are too many unknowns and risks. 1) Shelly Bay Ltd is only contributing \$10 million to the development costs, and the council is liable for the rest; \$10 million is based on current estimates, but who really knows as the development goes ahead. The council is committing the rate payers to unlimited and unknown costs. 2) Sea level rises - why is the council spending so much money in development at sea level? The longevity of this residential development must be seriously questionable. As an example, the high tide at Seatoun's Marine Parade flows across the road. We must consider future proofing the city not making the situation worse. 3) The transportation assumptions are flawed. There is no residential housing currently at Shelly Bay so to project the traffic flows of a new residential development based on the current movement which is solely recreational use must be incorrect. No assessment has been made on the traffic impact on the roundabout at the intersection of Calabar road, Cobham drive, Miriamar Avenue; another 3500 vehicles a day at peak times will have serious impact on the peninsula traffic from Miramar and Seatoun as there is only one road, Cobham drive servicing the peninsula. The ferry service will only be viable on fine less windy days. The incidence of extreme storms is increasing. Currently Wellington airport experiences 166 days with gusts more than 63 km/ hour and 24 days where it's gusts more than 96 km/ hour( The climate and Weather of Wellington Region 2nd Edition- NIWA-2014). Therefore I would expect that for 166 days there will be some interruption to the ferry service. The proposal does not consider a bus service at all or a bus turning area. It should be in the initial design.

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](http://wellington.govt.nz/shellybay)

What is your level of support for that proposal?

- Do not support at all



Shelly Bay Development - Proposed Sale and Lease of Council Land from Lowcay, Anita

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- 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 see real issues with this project.

---

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](http://wellington.govt.nz/shellybay)

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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
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- 

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

Comments

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8. What other comments or questions do you have?

**735**

Comments

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Attached Documents

File
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### Submitter Details

First Name: **Richard**  
Last Name: **Shea**  
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Suburb: **Seatoun**  
City: **Wellington**  
Country:  
PostCode: **6022**  
eMail: **rshea@thecubagroup.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
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- 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 costs of funding a private development should not be borne by the ratepayers. This is particularly so when in order to do so public land is being disposed of to raise the money. If the developer is able to gain permission to go ahead with this development let them pay for 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](http://wellington.govt.nz/shellybay)

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  - 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

The proposal to develop housing in this area will, to a very large degree, remove the ability of the public to make use of the area. This area is currently used and enjoyed in many different ways by a wide variety of Wellingtonians. The proposed public spaces within the development are markedly smaller than the current space and, in the case of the bay end areas windy, unpleasant areas. The

Shelly Bay Development - Proposed Sale and Lease of Council Land from Shea, Richard

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density of housing proposed cannot help but make the area be dominated by housing with public open areas very much a secondary consideration. The provision of public parking is very slight and only underlines the focus of this area as a private space. Those three issues might remain regardless of Wellington City Council provided assistance but as a rate payer I see no reason why the development should be supported by the Council in such an overt manner. Finally with a view to climate change it seems likely that in future years this area will become another one where public money will be required to make habitable. Once the houses are sold such issues will be 'owned' by the rate payers not the developers or even the owners of the houses.

---

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](http://wellington.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'm neutral on this issue. There's a long tradition of developers suggesting that what is essentially a set of houses will incorporate mixed use but once the housing is sold the mixed use withers away because there wasn't much motivation for it in the first place. I suspect, if the development goes ahead, the same will happen here but as I say I'm neutral.

---

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 little public space is left will feel like a sop to the public with its connection to the hills and trees above broken by the lines of housing at the back of the bay. The suggestion that the areas are at the southern and northern end of the area is a very strange (not to say disingenuous) one to anyone who has stood there on a windy day. They might be good for well dressed fishermen but

8. What other comments or questions do you have?

Comments

I'm am disgusted that Wellington City Council have failed to provide full information about the nature of their involvement - <https://www.stuff.co.nz/business/95124878/ombudsman-launches-urgent-investigation-into-wellington-city-council>. The fact that the details were still being concealed as of July 26th (and as far as I'm aware still are) makes the closing of the submission period a mockery.

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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

Ciclovía 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 Ciclovías 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.

## 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

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Last Name: **Figenshow**  
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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](http://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, 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](http://wellington.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

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](http://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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- 

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

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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
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- 

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

Comments

see attached submission

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**1026**

8. What other comments or questions do you have?

Comments

See attached submission

Attached Documents

File
CHA NKK DCM Shelly Bay submission Final

**Need Help?**

**Privacy Statement**

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





### 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

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### Submitter Details

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Mobile: **027 320 1238**  
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](http://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 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 as housing. To see the plot of land referred to, go to page 10 of the consultation document at [wellington.govt.nz/shellybay](http://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

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 Development - Proposed Sale and Lease of Council Land from Crawford, Sarah

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](http://wellington.govt.nz/shellybay)

857

What is your level of support for that proposal?

- Do not support at all
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  - 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

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.

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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.

**857**

Attached Documents

File
No records to display.

**Need Help?**

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## Introduction



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## Submitter Details

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Last Name: **Phillips**  
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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

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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?

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.

---

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](http://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?

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.

---

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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

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.

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 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?

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.

Attached Documents

File
arch sites

**Need Help?**

**Privacy Statement**

**989**



Stephen Satherley  
191 Townsend Road  
Miramar 6022  
Wellington

11<sup>th</sup> 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

### 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

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### Submitter Details

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Last Name: **Bercinskas**  
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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](http://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 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 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](http://wellington.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](http://wellington.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
No records to display.

**Need Help?**

**Privacy Statement**

### Introduction



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### Submitter Details

First Name: **Kate**  
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Mobile: **0275555569**  
eMail: **katep22@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 understand that there is a need for additional housing and development, and that Shelly Bay offers an area which can (to a limited extent) be developed. However, I am not supportive of the level of development proposed. Six story apartment blocks would be an eyesore and would completely detract from the scenic nature of Shelly Bay.

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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](http://wellington.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

Even though this development directly impacts us (with our at present beautiful view over Shelly Bay from our home in Hataitai), I am respectful of the need for continued development requirements in Wellington, and can see that there are positive effects that regeneration can have



Shelly Bay Development - Proposed Sale and Lease of Council Land from Pointer, Kate

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for the economy. However I am extremely disappointed to see the inclusion of the apartment blocks - this seems like greedy development, and totally destructive to the natural beauty of Shelly Bay and the outlook of the whole headland. While I can be supportive of low-level housing development (3 story absolute maximum) I very very strongly protest the development of anything higher than this. If six story apartment blocks are required from a housing perspective, these should be built inland / not on Wellington's most scenic coastline to avoid destroying an iconic spot in Wellington. While I appreciate that the developers want to squeeze as much profit from the land as possible, I strongly feel that it is not in the best interests of the local community that the apartment blocks be included.

---

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](http://wellington.govt.nz/shellybay)

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- 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

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8. What other comments or questions do you have?

Comments

---

Shelly Bay Development - Proposed Sale and Lease of Council Land from Pointer, Kate  
Attached Documents

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File
No records to display.

**Need Help?**

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### Submitter Details

First Name: **KENNEY-JEAN**  
Last Name: **SIDWELL**  
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City: **Wellington**  
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Mobile: **021837808**  
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](http://wellington.govt.nz/shellybay)

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- 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 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](http://wellington.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](http://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 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

827

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
No records to display.

Need Help?

Privacy Statement

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**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

### 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: **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**

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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 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](http://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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  - 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

---

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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 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
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- 

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
No records to display.

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### Introduction



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### Submitter Details

First Name: **Luke**  
Last Name: **Bonjers**  
Street: **37 Hector Street**  
Suburb: **Seatoun**  
City: **Wellington**  
Country:  
PostCode: **6022**  
eMail: **peterpanandquasimodo@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
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- Both

**Submission**

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- Supportive
- Very supportive

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

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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](http://wellington.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

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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](http://wellington.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
No records to display.

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