

Proposed Natural Resources Plan:

Submitter:

**Site 10 Redevelopment Limited
Partnership (S10RLP)**

Submitter Number:

S160

Form 5: Submission on the Proposed Natural Resources Plan for the Wellington Region
 This is a submission on the Proposed Natural Resources Plan for the Wellington Region pursuant to
 Clause 6 of Schedule 1, Resource Management Act 1991



To: Freepost 3156
 Wellington Regional Council
 PO Box 11646
 Wellington 6142

Or email: regionalplan@gw.govt.nz

Your details

Full name: _____

Organisation name:
 (If applicable)

SITE 10 REDEVELOPMENT LIMITED PARTNERSHIP (S10RLP)

Address for Service:

C/- WILLIS BOND & CO LIMITED

LEVEL 2, 5 CABLE STREET, WELLINGTON, 6142

Telephone no's:

Work: 04 805 0000

Home: _____

Cell: _____

Contact person:

ROSALIND LUXFORD

Address and telephone no (if different from above): _____

Electronic communication

Wellington Regional Council has a preference for providing information about the Proposed Natural Resources Plan via email. We will send you updates on the process, information and provide you with details of any meetings and the hearing. Please tick here if you do not agree to receive communication via email.

Email address:

ROSALIND@WILLISBOND.CO.NZ

Trade competition

I/we could not gain an advantage in trade competition through this submission. [Go straight to Your Submission]

I/we could gain an advantage in trade competition through this submission.
 If you could gain an advantage please complete one of the following:

I/we are directly affected by an effect of the subject matter of my submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

I/we are not directly affected by an effect of the subject matter of my submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

Your submission

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Interpretation: Lambton Harbour Area	My submission on this provision is: →	<input checked="" type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	In respect of the proposed extension of the Lambton Harbour Area to include Waterloo and Inter-Island wharves, S10RLP is not opposed to the concept of development of these wharves for a use other than operational port activities, provided such development is appropriate in the context and also that the same provisions apply to such development as would apply to in those areas of the Wellington waterfront on the landward side of mean high water springs.
I seek the following		

	decision from WRC (give precise details): →	
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The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): Objective O57: New development in the coastal marine area.	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	The requirement that new development in the CMA be compatible with its surroundings and the Central Area of Wellington City does not necessarily recognise the different aspects of Wellington City, namely, that the Wellington Waterfront is developed quite differently to the "City" on the landward side of the Quays.
	I seek the following decision from WRC (give precise details): →	Express recognition in this Objective that new development in the CMA be compatible with the surroundings, in particular the Wellington waterfront.

The specific provisions of the Proposed Natural Resources Plan that this submission relates to are:

The specific provision of the Proposed Natural Resources Plan that my submission relates to is (please specify the provision/ section number): POLICY P138: STRUCTURES IN SITES WITH SIGNIFICANT VALUES	My submission on this provision is: →	<input type="checkbox"/> I support the provision <input type="checkbox"/> I oppose the provision <input checked="" type="checkbox"/> I wish to have the specific provision amended
	Reasons for my submission: →	<p>The existing Regional Coastal Plan (RCP) stated an intention to vary the Coastal Plan to align its provisions with those developed by the City Council for the landward side of the coastal marine area boundary in order to "achieve a consistent set of provisions for the Lambton Harbour Development Area". The RCP also noted that the Lambton Harbour Development Area (LHDA) "has special characteristics that need to be recognised and provided for in the RCP".</p> <p>Development of the Lambton Harbour Area (LHA) has been the subject of considerable controversy and a number of concepts and plans have over time been reviewed. The original "concept plan" referred to in the empowering legislation, (the Wellington Harbour Board and Wellington City Council Vesting and Empowering Act 1987) is long outdated.</p> <p>Currently, the City Council Wellington Waterfront Framework is recognised as the guiding document for development on Wellington's waterfront, and this alongside the existing WCC District Plan provisions around height, (Rule 13.6.3.1.3), sunlight protection (Rule 13.6.2.4) and site coverage (13.6.3.8.1), should be expressly adopted into the Natural Resources Plan (NRP). A similar site coverage rule for building in the LHA as outlined in rule 13.6.3.8.1 of the District Plan should also apply to Lambton Harbour Area North under the NRP as a separate control on building in this area.</p> <p>In addition, the Central Area Design Guide, with its reference to the stepping down from the high city to the low city, should be recognised.</p> <p>The proposed provisions in the NRP as currently drafted may result in ambiguity, when the clear intention is that a consistent set of provisions should apply to the whole LHA. In this respect also, the intention stated in the RCP should be followed through to the NRP, such that if there are variations to the WCC District Plan that relate to the LHA, these would also be adopted into the NRP.</p>
	I seek the following decision from WRC (give precise details): →	Express incorporation of the WCC District Plan provisions as regards the LHA, and adoption of the Wellington Waterfront Framework (and any subsequent iterations) as the guiding document for development in the LHA. Express recognition of relevant aspects of the WCC Central Area Design Guide as regards the LHA, in particular, the stepping down of the high city in the CBD to the low city at the city edges (including the waterfront).

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	Reasons for my submission: →	
	I seek the following decision from WRC	

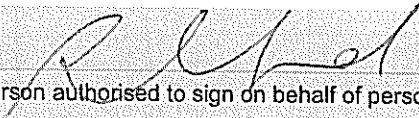
	(give precise details): →	
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If you have more submissions you wish to make, please find more boxes at the bottom of this document

Attendance and wish to be heard at hearing(s)

- I/We do wish to be heard in support of my/our submission
[Note: This means that you wish to speak in support of your submission at the hearing(s).]
- I/We do not wish to be heard in support of my/our submission
[Note: This means that you cannot speak at the hearing. However, you will still retain your right to appeal any decision made by the Wellington Regional Council to the Environment Court.]
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature:



Date:

25/9/15

[Person making submission or person authorised to sign on behalf of person making submission. NB. Not required if making an electronic submission]

Publication of details

Wellington Regional Council is legally required to notify a summary of submissions, including your name and address for service as provided on this submission form. Your name and address are included so that a person making a further submission is able to serve you with a copy of it.

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