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ORDINARY MEETING  
OF  
WELLINGTON CITY COUNCIL  
MINUTES

Time: 1:30pm  
Date: Wednesday, 11 November 2020  
Venue: Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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**PRESENT**

Mayor Foster  
Councillor Calvert  
Councillor Condie  
Councillor Day  
Councillor Fitzsimons  
Councillor Foon  
Deputy Mayor Free  
Councillor Matthews  
Councillor O'Neill  
Councillor Pannett  
Councillor Paul (via audio-visual link)  
Councillor Rush  
Councillor Sparrow  
Councillor Woolf  
Councillor Young



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**11 NOVEMBER 2020**

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## 1 Meeting Conduct

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### 1.1 Karakia

The Chairperson opened the meeting at 1:32pm with the following karakia.

<b>Whakatata te hau ki te uru,</b>	Cease oh winds of the west
<b>Whakatata te hau ki te tonga.</b>	and of the south
<b>Kia mākinakina ki uta,</b>	Let the bracing breezes flow,
<b>Kia mātaratara ki tai.</b>	over the land and the sea.
<b>E hī ake ana te atākura.</b>	Let the red-tipped dawn come
<b>He tio, he huka, he hauhū.</b>	with a sharpened edge, a touch of frost,
<b>Tihei Mauri Ora!</b>	a promise of a glorious day

### 1.2 Apologies

No apologies were received.

### 1.3 Announcements by the Mayor

The Mayor acknowledged that it was Armistice Day and members stood for a moment of silent reflection.

### 1.4 Conflict of Interest Declarations

No conflicts of interest were declared.

### 1.5 Confirmation of Minutes

#### **Moved Mayor Foster, seconded Councillor Sparrow the following motion**

Resolved

That the Council:

1. Approve the minutes of the Ordinary Council Meeting held on 28 October 2020, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

A division was required under standing order 27.6, voting on which was as follows:

**For:**

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf, Councillor Young

**Against:**

None

**Absent:**

Deputy Mayor Free

Majority Vote: 14:0

Carried

1. 6 Items not on the Agenda

There were no items not on the agenda.

The meeting adjourned at 1:36pm and reconvened at 1:40pm with all the members present. (Deputy Mayor Free joined the meeting during the adjournment)

Challenge to Chairperson's Ruling on Standing Order 20.11

The Chairperson's ruling on standing order 20.11 Personal Explanation was challenged which required a vote. A 75% majority of the members present and voting was required, as per standing order 16.3.

A division was required under standing order 27.6, voting on which was as follows:

**For:**

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

**Against:**

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Councillor Pannett, Councillor Rush, Councillor Sparrow, Councillor Woolf, Councillor Young

Majority Vote: 7:8

Lost

The meeting adjourned at 1:43pm and reconvened at 1:46pm with all the members present.

Councillor Condie tabled a document related to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

1. 7 Public Participation

**1.7.1 Thomas Wutzler and Mary Anderson - Enterprise Miramar Peninsula Inc**

Representing Enterprise Miramar Peninsula Inc, Thomas Wutzler and Mary Anderson spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.2 Earl Hope Pearson – The Wellington Company/Shelly Bay Taikuru Limited**

Representing The Wellington Company and Shelly Bay Taikuru Limited, Earl Hope Pearson spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.3 Syd Mephram and Anaru Mephram – Mau Whenua Inc**

Representing Mau Whenua Inc, Syd Mephram and Anaru Mephram spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.4 Victoria Heine**

Representing the plaintiffs of the High Court case including Mau Whenua Inc, Victoria Heine spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.5 Craig Stevens**

Representing Sir Peter Jackson and Dame Fran Walsh, Craig Stevens spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.6 Randall McDonnell**

Randall McDonnell spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.7 Hannah Higgison**

Hannah Higgison spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.8 Sally Dossor**

Sally Dossor spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.9 Patrick Morgan – Cycle Wellington, Mark Coburn – Port Nicholson Pōneke Cycle Club, and Russell Tregonning – The Great Harbour Way Trust**

Representing Cycle Wellington, Patrick Morgan, representing Port Nicholson Pōneke Cycle Club, Mark Coburn, and representing The Great Harbour Way Trust (Te Aranui O Pōneke), Russell Tregonning spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.10 Kura Moeahu – Te Runanga o Te Atiawa**

Representing Te Runanga o Te Atiawa, Kura Moeahu spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.11 Liz Mellish - Wellington Tenth Trust**

Representing Wellington Tenth Trust, Liz Mellish spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.12 Richard Burrell – Building Solutions**

Representing Building Solutions, Richard Burrell spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.13 Darcy Nicholas**

Darcy Nicholas spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7.14 Derek Kawiti - Te Motukairangi Design Group**

Representing Te Motukairangi Design Group, Derek Kawiti spoke to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**1.7 Tabled Documents at Public Participation**

**Attachments**

- 1 Enterprise Miramar Peninsula Inc
- 2 Craig Stevens Presentation
- 3 Craig Stevens
- 4 Kura Moeahu - Te Runanga o Te Atiawa
- 5 Derek Kawiti - Te Motukairangi Design Group

(Councillor Day left the meeting at 3:04pm)

(Councillor Day returned to the meeting at 3:06pm)

The meeting adjourned at 3:32pm and reconvened at 3:51pm with all the members present.

(Councillor Paul left the meeting at 4:28pm)  
(Councillor Paul returned to the meeting at 4:30pm)  
(Councillor O'Neill left the meeting at 4:10pm)  
(Councillor O'Neill returned to the meeting at 4:11pm)

The meeting adjourned at 5:52pm and reconvened at 5:58pm with all the members present.

## 2. General Business

### 2.1 Shelly Bay - Key Commercial Terms of Proposed Development

**Secretarial note:** Representatives from the Port Nicholson Block Settlement Trust (PNBST), Toarangatira Pomare, Chair of Taranaki Whānui Limited and Trustee PNBST, Jamie Tuuta, Director Taranaki Whānui Limited, Huia Puketapu, Trustee PNBST, Lisle McErlane, Commercial Advisor to Taranaki Whānui Limited, Kara Dentice-Puketapu, member PNBST, Maiora Puketapu-Dentice, member PNBST and Kirsty Tamanui, General Manager Business Services & Operations, spoke prior to debate on the item.

Meeting duration

#### **Moved Mayor Foster, seconded Councillor Day, the following motion**

Resolved

That the Council:

1. Agree to continue the meeting beyond the six hours limit as per standing order 11.7.

A division was required under standing order 27.6, voting on which was as follows:

**For:**

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf, Councillor Young

**Against:**

None

Majority Vote: 15:0

Carried

The meeting adjourned at 6:54pm and reconvened at 7:36pm with all the members present.

The meeting adjourned at 7:57pm and reconvened at 7:59pm with all the members present.

#### **Moved Mayor Foster, seconded Councillor Day, the following motion**

Resolved

That the Council:

1. Receive the information.
2. Note that in September 2017, following a public consultation process the Council made several resolutions, as per Attachment 1. The key resolutions included:
  - a) agreement in principle to the sale and lease of Council land at Shelly Bay;

- b) instruction to officers to negotiate the terms of a development agreement;
  - c) delegation of authority to the Chief Executive Officer and Deputy Mayor to finalise and execute the relevant agreements;
  - d) instruction to officers to investigate the potential for any future upgrade to Shelly Bay Road.
3. Note that in July 2019 the (then) Chief Executive Kevin Lavery announced that the authority delegated to him by Council to finalise and execute the agreement would not be exercised and officers would report back to the Council.
  4. Note that, in accordance with the Council resolutions and the commitment made by the (then) Chief Executive, officers have negotiated the proposed Key Commercial Terms which (if approved) would form the basis of a development agreement.
  5. Approve the Key Commercial Terms as set out in Column A of Table 1 of this paper.
  6. Note that the land transfer payments from the sale and lease of Council land at Shelly Bay are expected to repay borrowings in accordance with the Revenue and Financing Policy.

If the Key Commercial Terms are approved in accordance with recommendation 5, that the Council:

7. Note that (as per resolution 'xii' of the September 2017 Council report) officers will proceed to prepare a development agreement outlining the principal commercial and legal terms of a sale and lease agreement.
8. Delegate to the Chief Executive Officer the authority to finalise and execute the relevant agreement(s) based on the Key Commercial Terms approved by the Council;
9. Approve the following resolutions required to give effect to the Key Commercial Terms:
  - a) Make the declarations set out in Attachment 2 – schedule of land decisions, pursuant to the Public Works Act 1981.
  - b) Alter the resolutions of 27 September 2017 as follows:
    - i. Amend the references to Shelly Bay Limited ('v', 'vi', and 'xii'.) to Shelly Bay Taikuru Limited, consistent with the KCTs.
    - ii. Amend reference to the Council's Chief Executive Officer and the Deputy Mayor ('xiii') to Council's Chief Executive Officer, in accordance with recommendation 8.
  - c) Approve the remission of Development Contributions in respect of the development.
10. Note that, except as revoked or altered by resolutions at this meeting, the resolutions set out in the September 2017 paper remain in force.
11. Note the approach to engagement on Shelly Bay Road as set out in the Shelly Bay Road section from paragraph 72 of this report.

If the Key Commercial Terms are not approved in accordance with recommendation 5 then the Council:

12. Note that the developer currently holds a resource consent relating to privately owned land and land owned by Wellington City Council. If the proposed sale and lease of Council land does not proceed the development parties may apply for a variation of the resource consent which (if approved) could allow development to proceed without Council owned land.

13. Note that officers will be required to prepare a report to the Council detailing:
- a) Any resolutions (including those from September 2017) that need to be altered, and/or revoked.
  - b) The future commitments in respect of any proposed Council upgrades to Shelly Bay Road.
  - c) Proposals to deal with the repair, maintenance and/or future use of the existing structures and consideration of any long-term plan funding required.

A division was required under standing order 27.6, voting on which was as follows:

**For:**

Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Young

**Against:**

Mayor Foster, Deputy Mayor Free, Councillor Pannett, Councillor Rush, Councillor Sparrow, Councillor Woolf

Majority Vote: 9:6

Carried

**Moved Councillor Young, seconded Councillor Sparrow, the following procedural motion**

That the motion under debate be now put.

A division was required under standing order 27.6, voting on which was as follows:

**For:**

Councillor Calvert, Councillor Day, Councillor Fitzsimons, Councillor Matthews, Councillor O'Neill, Councillor Sparrow, Councillor Young

**Against:**

Mayor Foster, Councillor Condie, Councillor Foon, Deputy Mayor Free, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf

Majority Vote: 7:8

Lost

**Secretarial note:** A 75% majority of the members present and voting was required, as per standing order 25.3.

**Secretarial note:** Councillor Foon tabled a document related to item 2.1 Shelly Bay – Key Commercial Terms of Proposed Development.

**Attachments**

- 1 Councillor Condie tabled document
- 2 Councillor Foon tabled document

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The meeting concluded at 8:47pm with the reading of the following karakia:

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

Authenticated: \_\_\_\_\_  
Chair

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ORDINARY MEETING  
OF  
WELLINGTON CITY COUNCIL  
MINUTE ITEM ATTACHMENTS

Time: 1:30pm  
Date: Wednesday, 11 November 2020  
Venue: Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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**Business**

**Page No.**

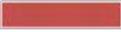
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**Tabled Documents at Public Participation**

- |  |    |
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| 1. Enterprise Miramar Peninsula Inc            | 2  |
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| 3. Craig Stevens                               | 22 |
| 4. Kura Moeahu - Te Runanga o Te Atiawa        | 25 |
| 5. Derek Kawiti - Te Motukairangi Design Group | 33 |

**2.1 Shelly Bay - Key Commercial Terms of Proposed Development**

- |                                      |    |
|--------------------------------------|----|
| 1. Councillor Condie tabled document | 77 |
| 2. Councillor Foon tabled document   | 79 |



# Te Motu Kairangi

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Enterprise Miramar Peninsula Inc



# Enterprise Miramar

Established 2006

1<sup>st</sup> Wellington BID (Business improvement district)

Volunteer board – dedicated to furthering Miramar and the Peninsula

Work to enhance prosperity, safety, and security

## MOU – WCC & EMPI

Signed 21 March 2014

Accountability:

- Trust based relationship
- No surprises approach
- Open Communication
- Commitment to future planning and capacity building

The Council regrettably has not lived up to this promise

# A Vision for the Peninsula

957 people answered our survey

What did people like most about the Peninsula?



The survey asked:

What do you like least about the Peninsula ?



## **Main concerns**

- Process - cut out community
- Traffic congestion
- Impacts on recreation
- Cost to fix Shelly Bay Road
- Climate change
- Council conduct

## **Process**

Cut out the community

Hamstrung by your bad SHA decision

As the Council – as the landowner - you could have done more

Why have you not carried out your own review of process

Daylight is the best disinfectant

SHA also encompasses the Council land

## Traffic congestion

Try leaving the Peninsula at 3pm ?

Try leaving in the morning?

Traffic impacts have not been modeled

# Impacts on recreation

Remarkable that the Council might support this as it stands

There is no road in Wellington that is comparable

You are a 'walking and cycling' Council - everywhere but Shelly Bay Road !

If the project goes ahead - the impact on recreation – will be devastating

Especially when someone gets killed or hurt badly

The only way to stop this will be:

- to spend \$; OR
- for cycling to stop

## Cost to fix Shelly Bay Road

*'I want this Council to be on notice that **we're going to have to spend a lot of money** to make a decent and safe road and we're going to have to do that sensitively to the natural values of the site....*

*We simply must have better access and so that people continue to enjoy the amenity of this very special part of Wellington'.*

*Cr Free – Council debate - 27 September 2017*

# Cost to fix Shelly Bay Road – cont.

It will cost - a lot !

No attempt to (openly) estimate the cost

Marine Drive (Eastbourne \$30M)

Condition x – NZTA Guidelines as a minimum

Condition x is not just about talking – it's about making this right

Item Tabled Documents at Public Participation



# Sea Level Rise – Storm events

## **Tonkin & Taylor report commissioned for WCC June 2013**

### **Impacts:**

The Coastal Road from Miramar north around Point Halswell to Seatoun may be inundated in localised areas even with the lowest sea level rise scenario of a 0.6m rise

### **Two main intervention options:**

- Managed retreat
- Road raising with accompanying seawalls

### **WCC response:**

- Encourage development at Shelly Bay
- Mitigation: garages on the ground floor

## Sea Level Rise – Storm events - cont

There will be issues:

- Storm surges
- Inundation of wastewater and stormwater infrastructure
- Road access expectations

Get ready for the wave of new litigation

Councils are always the 'last man standing'

You can't wind yourself up like everyone else

# Council conduct - this past year

Kevin Lavery promised a re-consideration of Shelly Bay 'with all information' including the upgrade, costs and funding for Shelly Bay Road

We took him at his word

So did voters

We are all being ignored

# What Enterprise Miramar wants from the Council ?

1. A Council that acts in the best interest of Wellington
2. A Council that is brave and admits it has made mistakes
3. A Council that listens and responds
4. A Council that unifies this community









**SHELLY BAY – KEY COMMERCIAL TERMS OF PROPOSED DEVELOPMENT**

Synopsis on behalf of Sir Peter Jackson and Dame Fran Walsh

Wellington City Council Meeting 11 November 2020

**1. There is no agreement with Developer**

Court of appeal:<sup>1</sup>

It should also be recorded that no binding legal agreement has been entered into between the Council and TWCL, committing the Council to sell the land necessary for TWCL to proceed with the project as proposed. The Council has wisely decided to avoid such obligations at this stage.

**2. Shelly Bay – Integrated project.**

Two issues related to “An Integrated masterplan for Shelly Bay”

1. Council must consider relevant matters, which in this case are particularly roading/pathways and sea level rise. A court would consider relevant matters that were not considered on any judicial review.
2. Council “only” owns 10% of the land – WCC is an enabler - “off ramp” doesn’t resolve this when TWC can on-sell at any time.

**Analogy: Councillors are being taken blindfolded to a pool and told dive in – but not told how deep the water is, or even if there is any water in the pool. Q & A showed this can’t be an informed vote on an integrated development.**

**It is also not “a partnership between TWC and PNBST”.<sup>2</sup> It does not meet this key 2017 strategic outcome.<sup>3</sup> Instead Council is supporting a private developer’s interests through:**

1. Not requiring 100% development contribution.
2. Ratepayers will wear road upgrade - *New initiative Request \$2-20m.*<sup>4</sup>
3. Alienating the public’s estate which is critical to enable TWC to proceed.

**Road is absolutely integral to the commercial terms for any sale and lease – history of this before the council shows this. Resolution 27 September 2017**

- x. Request officers to further investigate, including key stakeholder engagement, the upgrade of Shelly Bay Road between Miramar Avenue and Shelly Bay, comprising options that more closely aligns to New Zealand Transport Agency guidance as a minimum and the Great Harbour Way plan as an aspiration, which aims to deliver a safer and more inviting environment for walkers, cyclists and other users.

**Steve Spence email shows why 6m +3m was “a practical minimum”<sup>5</sup> – yet was cut back when free and frank advice of officers was suppressed.**

<sup>1</sup> *Enterprise Miramar Peninsula Inc. v Wellington City Council & Anor* [2018] NZCA 541at [81]

<sup>2</sup> Officers’ Report, p7 at para 2

<sup>3</sup> Officers’ Report, p11 at para 33 *Confirmation that the strategic outcomes that formed the rationale for the 2017 decision are still valid ...*

<sup>4</sup> Shelly Bay Road – New Initiative Request for funding for the Shelly Bay Governance Group.

<sup>5</sup> Steve Spence email 18/8/16 – based on his assessment of needs for recreation, WCC’s Code of Practice and NZS 4404:2010

No traffic advice in the Report nor at the Q & A. Claims that questions couldn't be answered were extremely exaggerated e.g. What is the NZTA's guidance? It is 3.5m for a mixed use path.<sup>6</sup> What is your typical width?

The *Great Harbour Way* is recognised in numerous Council policies. It is not credible that this development is consistent with Council policies which supports a hierarchy for pedestrians, then cyclists and then vehicles.<sup>7</sup>

#### S80 LGA 2002:

If a decision of a local authority is significantly inconsistent with any policy the local authority must, when making the decision, clearly identify—

- (a) the inconsistency; and
- (b) the reasons for the inconsistency; and
- (c) any intention of the local authority to amend the policy or plan to accommodate the decision.

#### Reinforce sea level rise through the development agreement:

viii Request officers to reinforce and encourage stronger mitigation and adaptation measures to respond to the effects of climate change, such as sea level rise, through the development agreement negotiations and through the detailed design and review process.

#### Low point of Q&A - "garages are more floodable than living rooms".

Dealing on a fully informed basis was assured by the Chief Executive, on 11 July 2019. He wrote to all Councillors and included:<sup>8</sup>

Because of the high level of public interest in this [project], I believe it is appropriate that the transaction be considered by the Council once the outcomes of the resource consent process is known. I will instead bring a paper to the Council's City Strategy Committee (or equivalent) for referral to Council which makes recommendations in respect of the following:

(b) The key terms of the transaction that Council proposes entering into in respect of the development, including the counter parties;

(d) the timeframe, scope and funding of further work in respect of Shelly Bay Road.

This will ensure that the Council has an opportunity to consider the transaction with all relevant factors before them, as was the case on 27 September 2017.

Judicial review as to proper decision making include the Court examining relevant considerations that are *excluded* from the decision making.

The vote is therefore not just what the officers choose to bring back before the Council but what they exclude to bring back to Council.

Craig Stevens, 11 November 2020.

<sup>6</sup> [https://www.nzta.govt.nz/assets/resources/pedestrian-planning-guide/docs/chapter\\_14.pdf](https://www.nzta.govt.nz/assets/resources/pedestrian-planning-guide/docs/chapter_14.pdf), tbl 14.13

<sup>7</sup> Adopted in Urban Growth Plan 2015 and subsequently

<sup>8</sup> <https://wellington.govt.nz/your-council/projects/shelly-bay-development> - Chief Executive response to the Notice of Motion from Cr Foster - 11 July 2019.

My name is Kura Moeahu. I am the chairman of Waiwhetu Marae, being one of three ahikā marae.

I am also the chairman Te Rūnanganui o Te Ātiawa ki te Upoko o te Ika a Maui Inc; Āti Awa Toa FM; and Waiwhetu Pā Reservation No.4 being the last parcel of land controlled and still in hapū ownership.

The following whakatauaiki confirms our permanent existence and continuation of ahikāroa.

**“Te Āti Awa tupua rau.**

**He aurīpo i te manganui, he ahikāroa ki te whenua”**

*(Te Āti Awa of a hundred phenomenon's. As there are swirls in the greater waters, there is continued fires of occupation on the land)*

The following quotation was uttered by the first Pacific navigator to these shores. On entering the harbour for the very first time, Kupe of the Matawhaorua canoe uttered his famous saying “Kua kā kē ngā ahi”, translated as the fires of occupation were already a light reaffirming our existence was well established well before the arrival of the waka migrants.

Since that time the people of Waiwhetu have maintained and continue to this day to uphold the practices of “... ahikā o te mana whenua o tēnei takiwā”, which means we have and continue to keep the home fires burning of the mana of the land within our tribal boundaries.

You may ask why a representative of Waiwhetu is having a say here in this forum. It is because, we were ahikā of Pipitea Kainga until shunted and forced off the land. That land today is one of the richest suburbs within the Wellington Central business district, Thorndon Quay.

Secondly, five councils live in my backyard. So when issues that have an impact on either the Upper Hutt, Lower Hutt, Wellington, Porirua City Councils or the Wellington Regional Council, I have a right to speak as these councils reside within Te Āti Awa takiwā.

Waiwhetu marae is the only tuturu papakainga that continues to uphold the practices of ahikā of Te Āti Awa. Attachment 1 outlines the various terms, an explanation and the Te Aka dictionary definition of the term Ahikā.

The practice of ahikā that I refer to are those who continually support the three mana whenua marae regularly expressing their Te Āti Awatanga daily on either Te Tatau o te Pō Marae, Waiwhetu marae or Pipitea Marae.

The only uniqueness that makes us different from any other entity is the practices of our cultural expression and Tikanga of Te Āti Awa. Take our cultural expression away we are merely just another organisation fighting for a position.

Our cultural identity and expression have been maintained and learnt on our Marae where we live and practice them daily. The people of Waiwhetu continue to practise ahikā as we did on Pipitea Kainga.

These practises were based on the original social fabrication of Te Ao Māori, being whānau and hapū. Whānau and hapū have continued to keep the fires burning thereby maintaining ahikā.

Introduction of legislation violated our treaty rights and initiated the colonial process to extinguish our fires, whereby colonial constructs were enforced with terms like the words 'iwi' and 'mana whenua' which have been accepted by successive governments and councils.

There have been many times where we have often heard acknowledgements; "... thanks to the local iwi Wellington Tenth's Trust and the Port Nicholson Block". Let me say this now and let me say it once, they are not the iwi, Te Āti Awa Taranaki Whānui are the iwi.

Like Te Rūnanganui o Te Āti Awa, those bodies are entities that support the advancement of our people.

Through the process of establishing the post settlement entity our people agreed to support the Port Nicholson Block Settlement Trust. This body was responsible for settling our claim. Through legislation we have been defined by a legal process however our ahikā status continues to be ignored.

The three mana whenua marae hold the mana of who we are as a people. The marae have maintained our ahikā practises.

Te Rūnanganui o Te Ātiawa and Waiwhetu Marae have been at the forefront of Māori development for many years, and played an instrumental role in a number of movements that catapulted the Māori nation to the bi-cultural identity that we embrace today.

Waiwhetu were the first urban papakainga established in 1947, where urbanisation squatted in our backyard. The establishment of Kōhanga Reo, Te Māori, and Kura Kaupapa were born out of Waiwhetu, through the calling of Māori leaders to Waiwhetu. We have lead from the

front and the back and we will continue to play our role to lead with pride and dignity as we uphold our responsibilities to our past, present and future.

As Te Ātiawa Taranaki Whānui we are coping with our damage, our hurt, our shared colonial experience. We will continue set fires ablaze as ahikā so that our tamariki and mokopuna cultural sustainability and expression is continually present. Waiwhetu are focused on growth to build our future potential.

We as Te Ātiawa Taranaki Whānui nation have now become part of the Te Kahui Ao (global nation) through marriage into many cultures and every religion known to man. But one thing we can say categorically is that we as Te Ātiawa Taranaki Whānui nation are not Ngāti Shelly Bay.

We are living in a post treaty settlement world, and like our tupuna we are navigating our way through the journey of how best do we do this! Since the settlement and up until now we must admit that Te Tutu Puehu (chaos) has never settled and that chaos has ensued, and it is this chaos which lies between us and realising our true future potential.

Te Tutu Puehu was an outcome of a purchase of land for \$15M commercial redress with a \$25M settlement, that chaos was a further loss of \$10M in cash in the bank in ventures and projects that yielded little to no return, that chaos was the rise and fall of our tribal leadership, that chaos was the sale of our cultural redress of Waiwhetu school to cover debts, land that was set aside part of the WAI105 settlement.

This chaos has challenged in our ahikā status, our tikanga, our tribal lore's – the things that Te Āti Awa Taranaki Whānui rely on to give us peace of mind, that ground us to who we are as a Ahikā.

Our future, as with our past comes from our passion, and today we are suffering from the suppression of our passion, our identity and culture and instead of being fluent in our Te Reo Māori, we are facing anger, frustration and resentment.

Our work going forward is to mend this sense of hopelessness and lack of direction. So that we can put an end to the frustration and anger which is seen so evidently today – all you have to do is read today's, yesterday's and probably tomorrow's newspaper! I am embarrassed to see our business on the front pages of the papers.

The big question is where to from here? Our future is informed by our the past – it is an interconnection with past, present and future.

Our long term memory of our whakapapa and narratives through waiata connects us to our past, both good and bad. We must learn from the past, in order for us to manage our future.

Te Ati Awa Taranaki Whānui is strong in our views and is driven to succeed so our people can enjoy prosperity and peace.

Our future requires inclusion, our people's inclusion, our entities, our marae, our tikanga, our culture and identity. This is about all of us moving together with a common purpose.

Te Ati Awa we will not leave out takiwa, we are here in perpetuity, we are now, we are the present we are the designers of the new future of our city that represents our narratives, values, interests and aspirations. We want to embed Te Ati Awa Taranaki Whānui right through our takiwa.

Shelly Bay is more than a development, it is a kaupapa that will test our will and resolve to challenge how we do things and most importantly how we respond to the pressing environmental needs of our time.

This is an opportunity to share our narrative, our stories of Te Ara Tupua.

Shelley Bay has been transacted, but that is ok, because it was set aside as commercial redress. When those responsible purchased it, it was a commercial deal. Te Ati Awa Taranaki are still here, we are going no-where, our interests are still here, our rights to lands in this area still exist. We are not going anywhere – our commercial partners know that, the Crown knows that and today you know that! In years to come, you will start to see our presence and position, growing our potential bringing forward a new future that is uniquely ours!

Kura Moeahu

Chairman

Te Runanganui o Te Ati Awa o te Upoko a Maui Inc

Waiwhetu Marae Trust

Atiawa Toa FM Radio

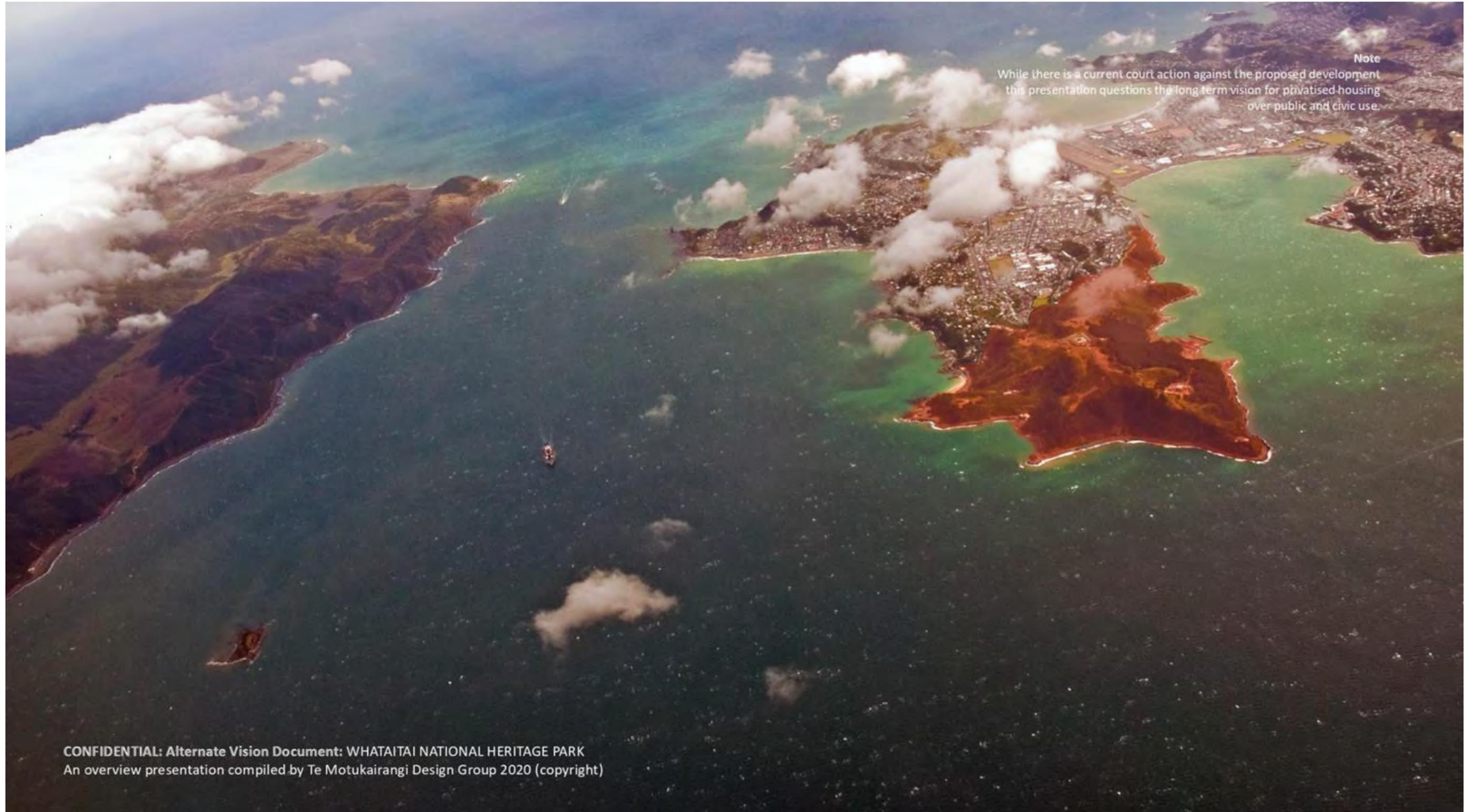


**Attachment 1**

Term	Explanation	Definition taken from Te Aka Māori English-English (Māori) Dictionary app
Te Ahikā	Ahi kā is a reference to the fire that one must keep burning on their whenua, as a symbol or sign of their continued occupation of that whenua. Ahi kā is a metaphor too for the home people of a pā, who keep the home fires burning. The word 'kā' means to burn, kāinga which means home, derives from the kupu 'kā' - so another rendering of kāinga means 'where the fire burns' - where the ahi kā burns.	<b>(noun)</b> burning fires of occupation, continuous occupation - title to land through occupation by a group, generally over a long period of time. The group is able, through the use of <i>whakapapa</i> , to trace back to primary ancestors who lived on the land. They held influence over the land through their military strength and defended successfully against challenges, thereby keeping their fires burning.
Ahi mahana / ahi teretere	This is a 'warm fire', not fully ablaze, but nonetheless burning. This refers to those who live away from the ahi kā, but now and again, return home to hui, gatherings etc, and put some wahie (firewood) on the ahi. You are still a 'kanohi kitea' a seen face, or known face. The saying goes 'he kanohi kitea, he hokinga mahara', 'a seen face, a home-coming of memories'. In today's context we have many of our people who live outside of our tribal takiwa, however may return daily purely for work, however have little to do in supporting the daily commitment to the marae.	<b>(stative)</b> flickering fire, unstable fire - a term used when members of a <i>whānau</i> have not returned to their tribal lands to 'keep the fires burning' for three or four generations and their rig
Ahi mātao	This fire has been reduced to dyeing embers, it's nearly out, gone, no warmth. It's nearly an 'ahi pirau' - which is a fire that no longer burns. The whakataukī that goes with this is 'he ngaro tangata ora' or 'the living who has been lost', in a sense	<b>(noun)</b> cooling fires of occupation - a term used where the customary title to land may be lost through lack of occupation

that the faces of those who have been missing for so long from the whānau or hapū have been forgotten. Nō reira, the ahi kā of the pā keep the ahi burning so when you come home, you feel the warmth of the ahi, the warmth of our whare, the warmth of the wharekai. Make an effort to go home, more often than 'once and a while' - and not just for tangihanga or hui. It is important to take the tamariki and the mokopuna - if your tamariki do not feel the warmth of the ahi, it is YOUR responsibility to get them closer to that fire. Therefore, when you do go home, get involved, don't just sit next to the ahi, 'chuck some wood on the fire'. In today's context this refers to those whānau and hapū members who have moved away from the marae and out of the takiwā who very rarely return.



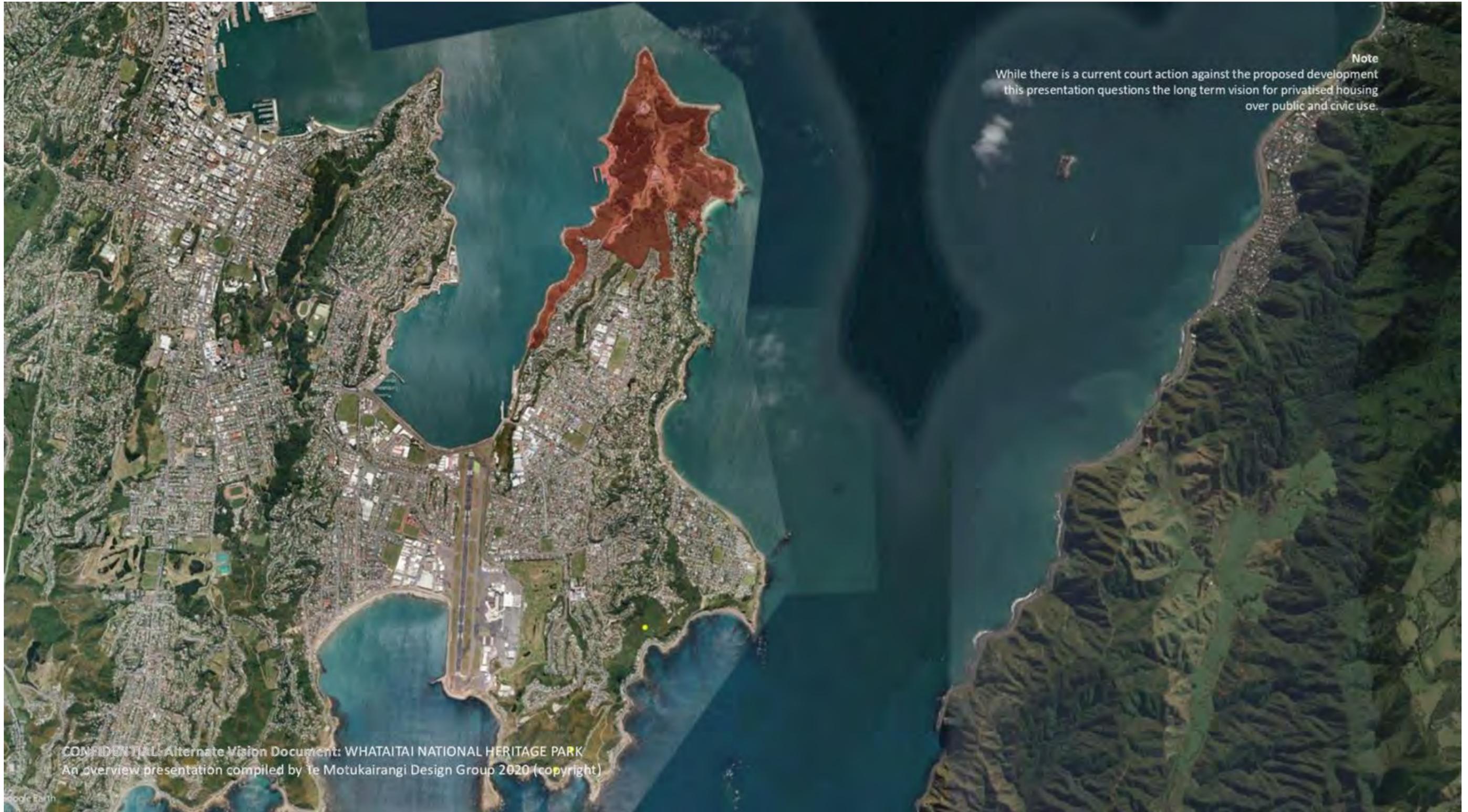


Note  
While there is a current court action against the proposed development  
this presentation questions the long term vision for privatised housing  
over public and civic use.

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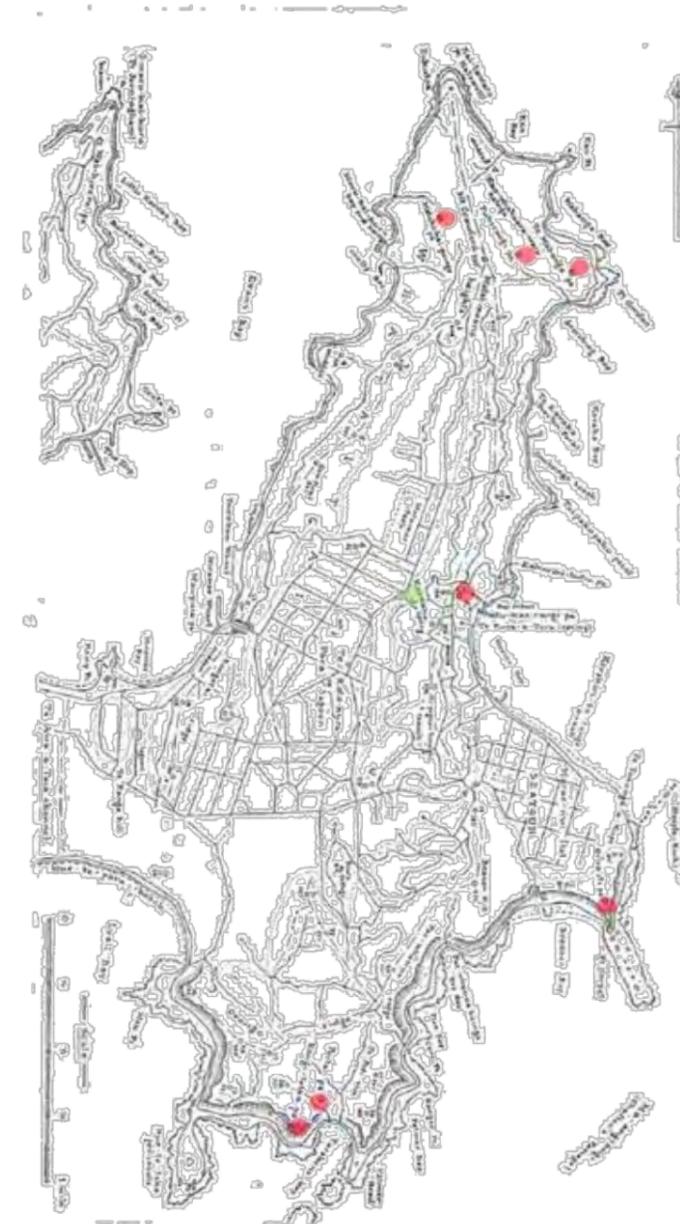
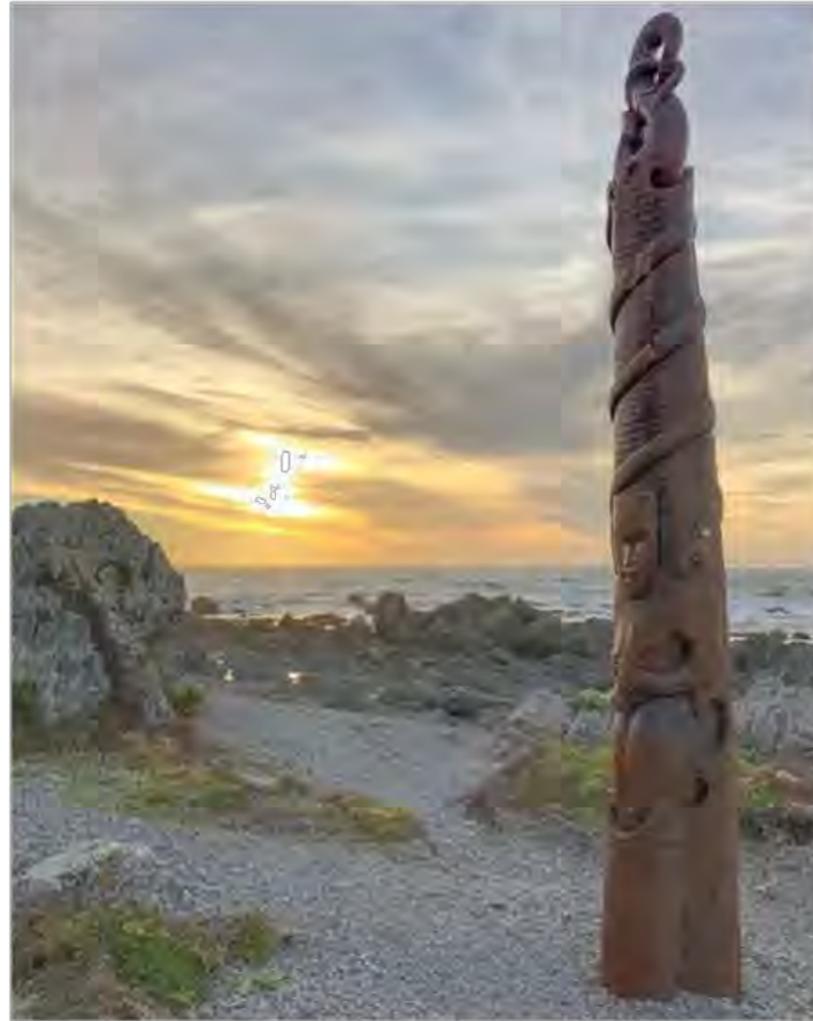
Natural Beauty/ Civic Access



Source: Dark Halide.com

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### Heritage Layers



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Cultural Landscape



**fish head** Wellington's magazine

ARTS FASHION FOOD AND DRINK LIFE OPINION PEOPLE PLACES REVIEWS

PERSPECTIVE · UP FRONT

**At Karaka Bay**

By David Colquhoun [No Comments](#)

David Colquhoun on the Miramar Peninsula's forgotten Māori history



*"Iwi do not have a history here."*

*"Taranaki Whānui don't have a history here."*

Un-named Speaker PNBST  
Public Submissions  
2018

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Kaupapa 01

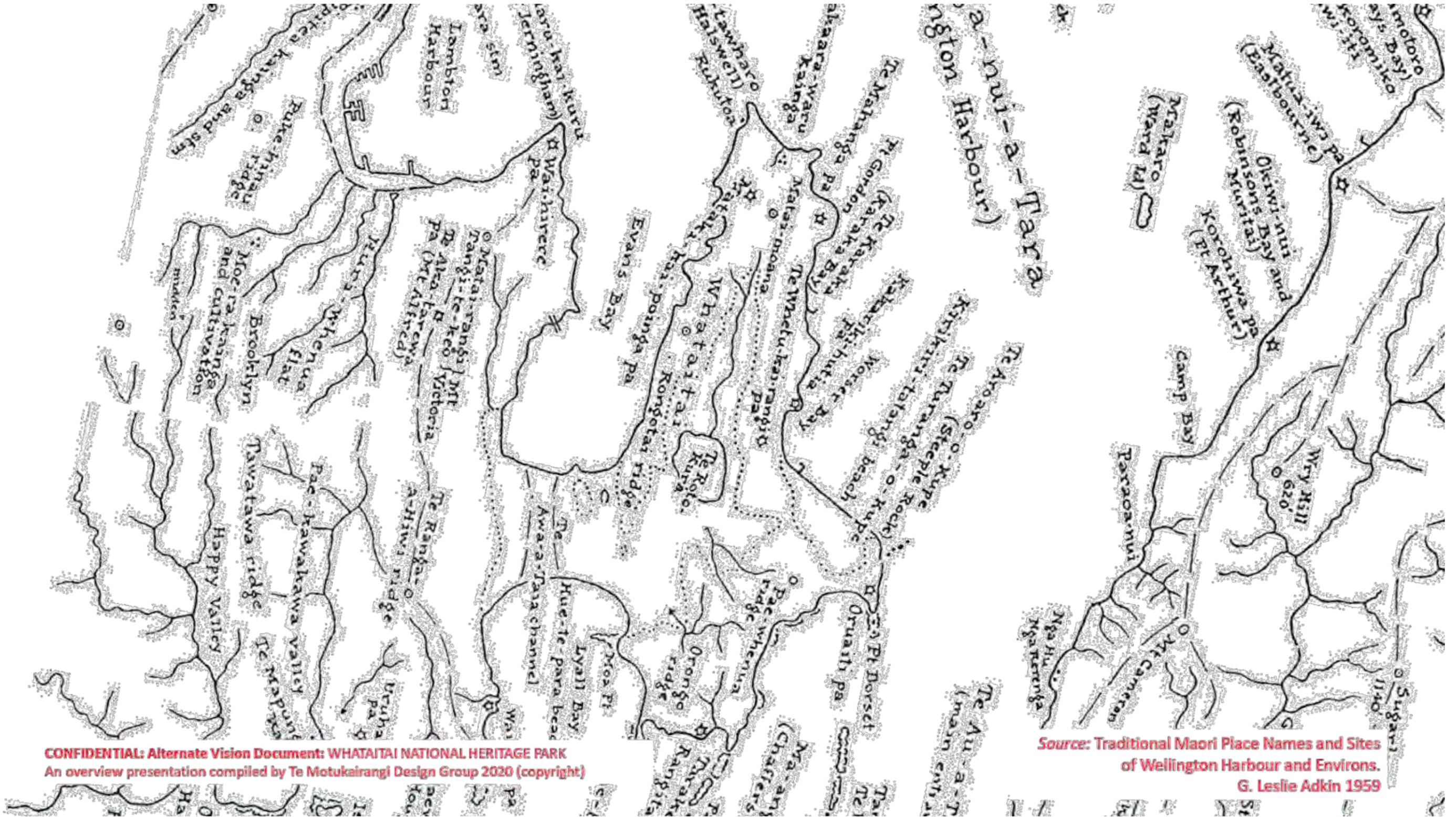


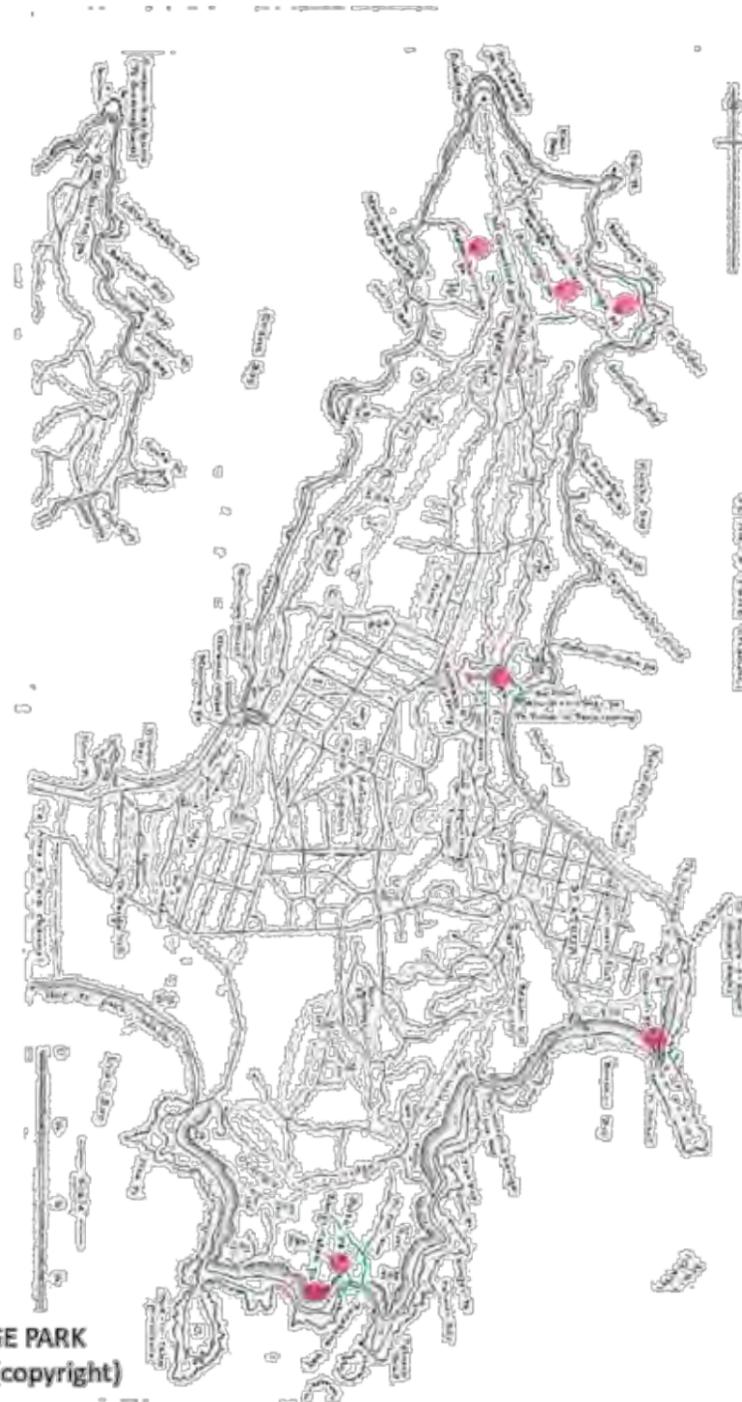
**Note**  
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Wider Context/ Cultural Landscape

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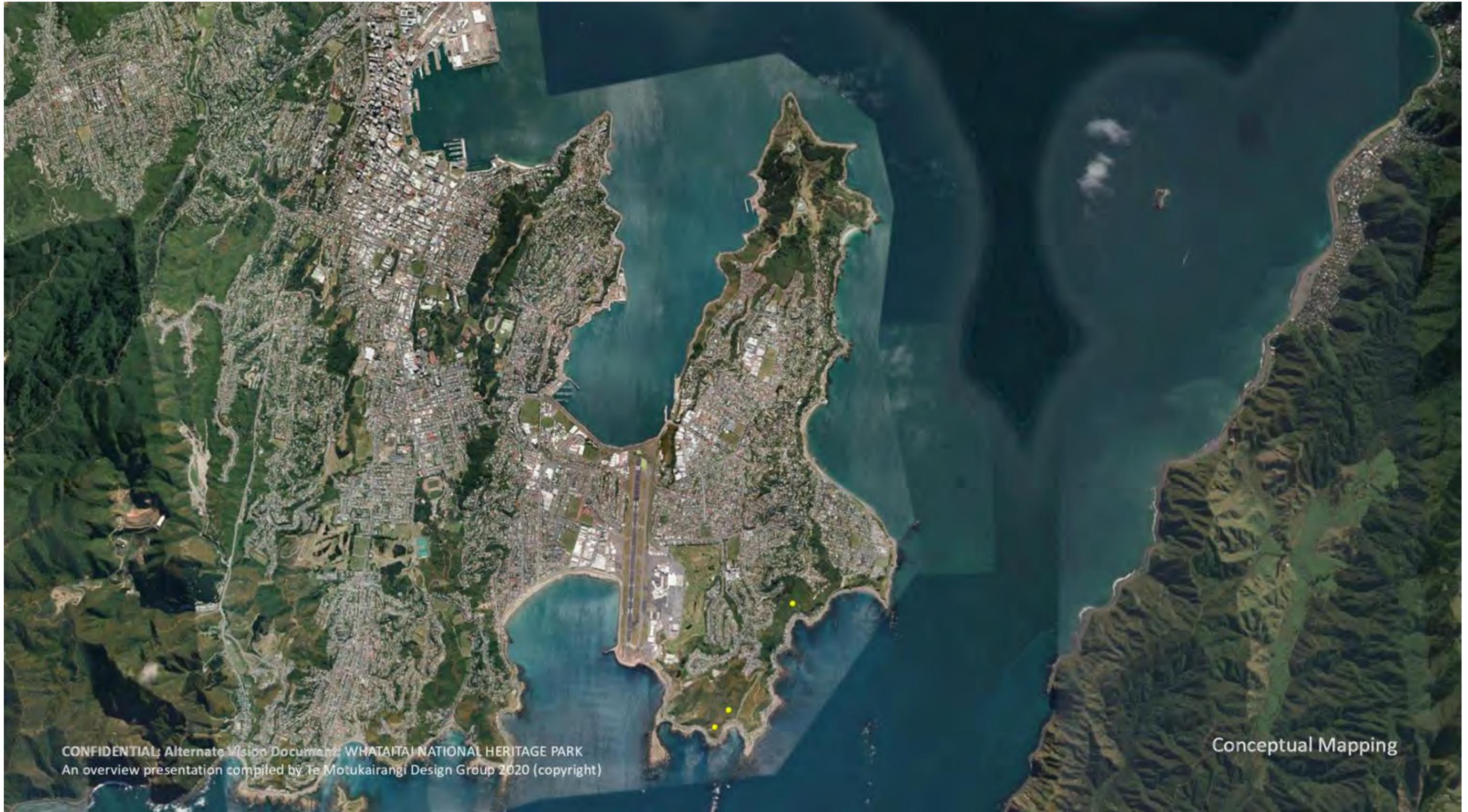
Google Earth





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**Source: Traditional Maori Place Names and Sites  
of Wellington Harbour and Environs.  
G. Leslie Adkin 1959**







Item Tabled Documents at Public Participation Attachment 5



**Project Masterplan:**

**1+1a Gateway:**

Cultural centre  
Whare Pupuri Taonga  
Motukairangi Maori Observatory

**2. Eco-tourist amenity:**

Gardens new & Traditional  
Food production  
Seed database  
Public parkway, walks/ sports/ special farming  
Pest eradication

**2a. Gondola/ Cable Car**

3. Military Museum  
Underwater Museum  
Film/performing arts  
Extension of Weta research Hub  
High-end Eco Hotel

**4. Research:**

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Sustainability/ Kaitiaki Centre  
Global University Network  
Star astronomy/ Archaeology

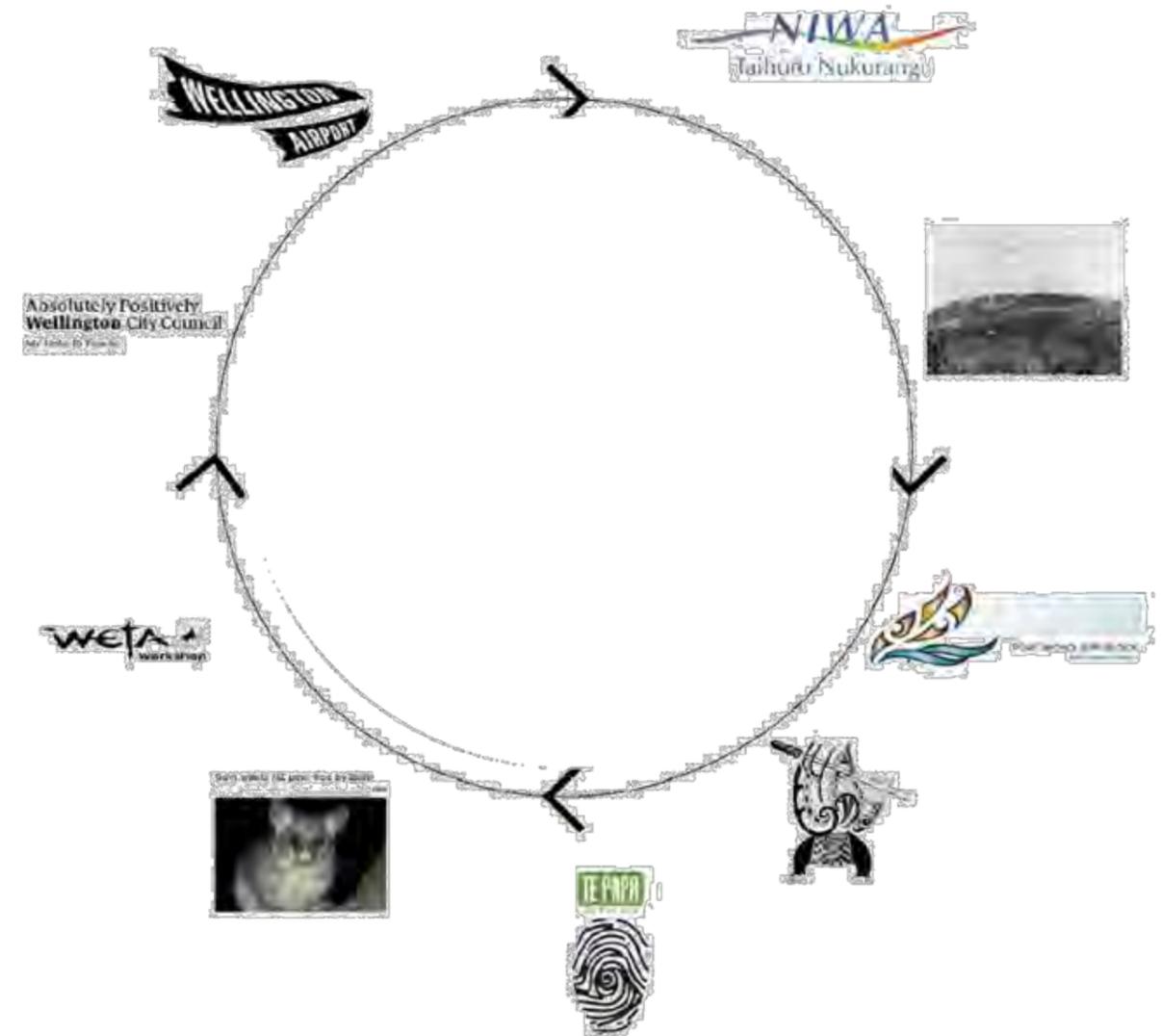
**Retail Infrastructure**

*The Project goals:*

Environmental  
Historical  
Cultural  
Social/ Communities  
Tourism  
Financial viability  
Feasibility

*Potential Partners:*

WCC  
Weta  
Te Papa  
Department of Conservation  
MAF  
NIWA  
NZ Tourism  
Airport  
Residents  
Research – VUW, Massey  
MBIE  
CHCH  
Dunedin



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## Developer to buy Wellington City Council land at Shelly Bay for 'Sausalito plan'

COLLETTE DEVJUN  
Last updated 19:44, August 30 2016



Wellington City Council is understood to have made a deal to sell its land at Shelly Bay to Developer Ian Cassels.

## \$500m revamp for Shelly Bay, Wellington

TOM HUNT  
Last updated 07:08, December 8 2016



An artist's impression of a proposed redevelopment of Wellington's Shelly Bay. It would include more than 350 homes, a boutique hotel, a brewery, a rest home and a ferry service.

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**NEW ZEALAND IS BUILDING** more homes now than it has in the last 45 years. This is critical to make up the housing supply deficit of recent years, but as Ireland and other jurisdictions overseas have found, building more houses is not the same as building houses affordable to middle and low-income households.

**58% of new homes in top 25% of prices**  
It is well established that New Zealand's building industry has been moving upmarket with higher and higher proportions of dwellings built in the top 25% of house values. That rush to building high-value housing rather than low-cost housing has been particularly pronounced since the 1990s. By 2014, almost 58% of house new builds were in the highest quarter of house prices. The housing crisis partly reflects that reduction in low-cost housing production.

Issue 177 April/May 2020

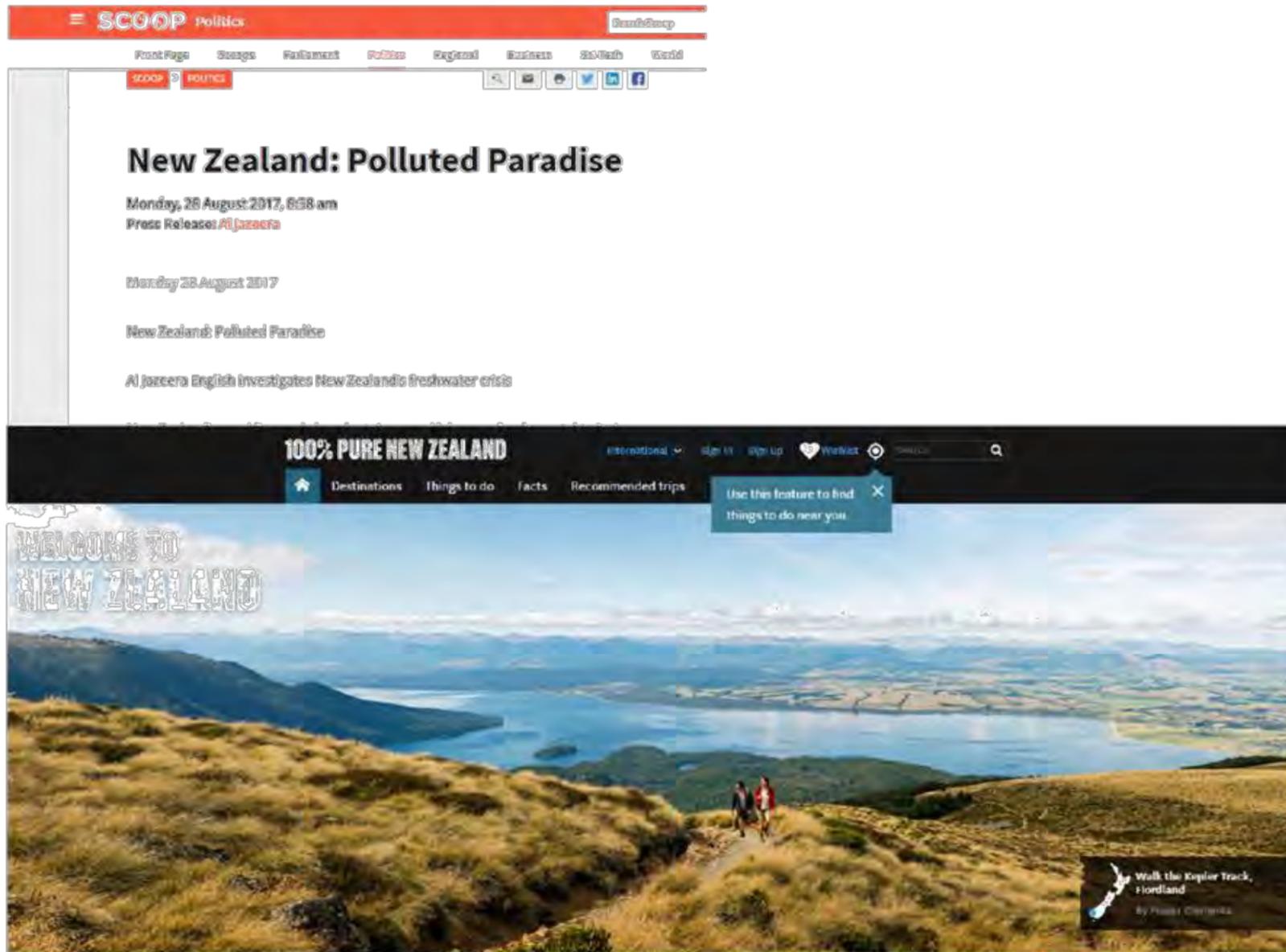
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International & Local media

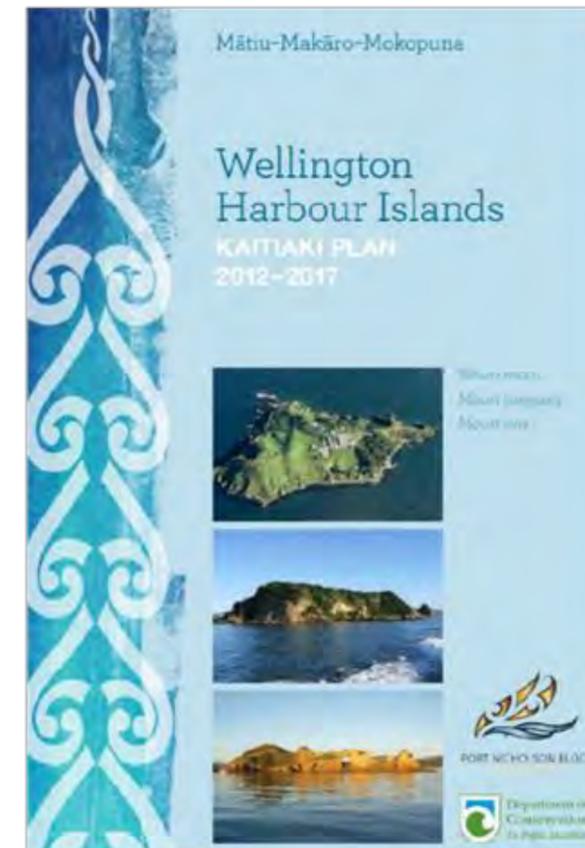


## Predator Free Miramar - Backyard Trapping



Setting out to rid Wellington's Miramar Peninsula of rats and mustelids to bring back the birds and trees to the eastern suburbs? Email us at [PredatorFreeMiramar@gmail.com](mailto:PredatorFreeMiramar@gmail.com) and we'll help you get started trapping in your backyard for free! Visit the website: <http://bit.ly/predatorfreemiramar> or sign up using this form: <http://bit.ly/pfmbackyardsignupform>. (Note that our area covers Miramar, Maupuia and Strathmore Park. Seatoun and Breaker Bays have their own project "Predator Free Seatoun", contact: [predatorfreeseatoun@gmail.com](mailto:predatorfreeseatoun@gmail.com))

Links  
[Predator Free Miramar website](#), [Our page on Predator Free Wellington's website](#), [Our Facebook group](#)  
Group  
[Request membership](#)



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Kaitiaki Taiao

The screenshot shows the top of a Guardian news article. At the top left, it says 'Support The Guardian' with 'Available for everyone, funded by readers' and buttons for 'Contribute' and 'Subscribe'. The Guardian logo is in the center, with 'International edition' on the right. Below the logo is a navigation bar with 'News', 'Opinion', 'Sport', 'Culture', 'Lifestyle', and 'More'. Underneath is a sub-navigation bar for 'Environment' with links to 'Climate change', 'Wildlife', 'Energy', and 'Pollution'. The article title is 'Coronavirus: 'Nature is sending us a message', says UN environment chief'. To the left of the main image is a profile picture of Damian Carrington, Environment editor, with his name and title. Below the image is a large photograph of a dead, skeletal tree in a desolate landscape under a cloudy sky. Below the image is a short excerpt: 'Exclusive: Destruction of wildlife and the climate crisis is hurting humanity, with Covid-19 a clear warning shot, say experts'. There are also links for 'Coronavirus - latest updates' and 'See all our coronavirus coverage'. At the bottom of the excerpt, it says 'Nature is sending us a message with the coronavirus pandemic and the ongoing climate crisis, according to the UN's environment chief, Inger Andersen.'

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Climate Change

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News Opinion Sport Culture Lifestyle More

Environment Climate change Wildlife Energy Pollution

Climate change

This article is more than 4 years old

### Indigenous rights are key to preserving forests, climate change study finds

Leaving forests in communal hands cuts carbon emissions from deforestation, helps communities and offers long-term economic benefits: 'Everyone wins'

Jonathan Watts in Rio de Janeiro

6,067 28



The world's indigenous communities need to be given a bigger role in climate stabilisation, according to a new study that shows at least a quarter of forest carbon is stored on communal land, particularly in Brazil.

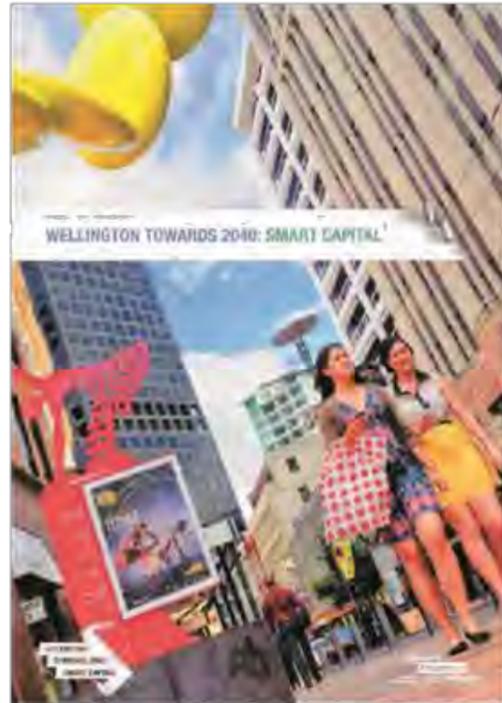
## 'Indigenous peoples are the best guardians of world's biodiversity'

Interview with UN Special Rapporteur Victoria Tauli-Corpuz to mark the International Day of the World's Indigenous Peoples



UN Special Rapporteur Victoria Tauli-Corpuz, a Kankarey Igorot woman from the Philippines. Photograph: Pierre Stuy/Ceetry Images for UNDP

Today is the United Nations' (UN) International Day of the World's Indigenous Peoples, numbering an estimated 370 million in 90 countries and speaking roughly 7,000 languages. To mark it, the Guardian interviews



Developing Wellington as an eco-city involves a proactive response to environmental challenges. It recognises the importance of Wellington taking an environmental leadership role as capital city of clean and green New Zealand. Wellington's many natural assets give the city a head-start and opportunities as part of a green economy.

**A city-based approach to developing Wellington as an eco-city**

- Involve everyone in a city-level approach to Wellington's future as an eco-city.
- Understand where city activities can support change.
- Acknowledge the importance of Wellington's unique natural environment and how this supports healthy communities.
- Be clear about what we want to achieve to support a leadership role for Wellington beyond the city.

**A sustainable urban environment**

- Encourage innovation in green building design and transport infrastructure.
- Support for the growth of 'domestic-based' energy efficiency initiatives.
- Protect Wellington's green infrastructure, including the Town Belt, to support biodiversity and offset carbon emissions.

**A city with a green economy**

- Grow the city's knowledge-based, creative industries as part of a green, weightless economy.
- Require businesses to integrate sustainability into their business models.
- Develop innovation partnerships to explore the potential of Wellington's renewable energy resources and emerging green technologies.

**Infrastructure to create a secure and resilient city**

- Continue to prioritise the Council's work to develop an approach to earthquake resilience consistent with the work of central government.
- Invest in infrastructure to build resilience to climate change impacts, sea-level rise and unexpected natural events.
- Invest in smart infrastructure that can increase the effectiveness and efficiency of our physical infrastructure through better information.

WELLINGTON HAS MORE PEOPLE WHO COMMUTE BY PUBLIC TRANSPORT, OR WALK, RUN OR CYCLE TO WORK THAN THE REST OF NEW ZEALAND. 51% OF WELLINGTON'S CENTRAL CITY RESIDENTS USE PATRYS AS HIGH AS 65%.

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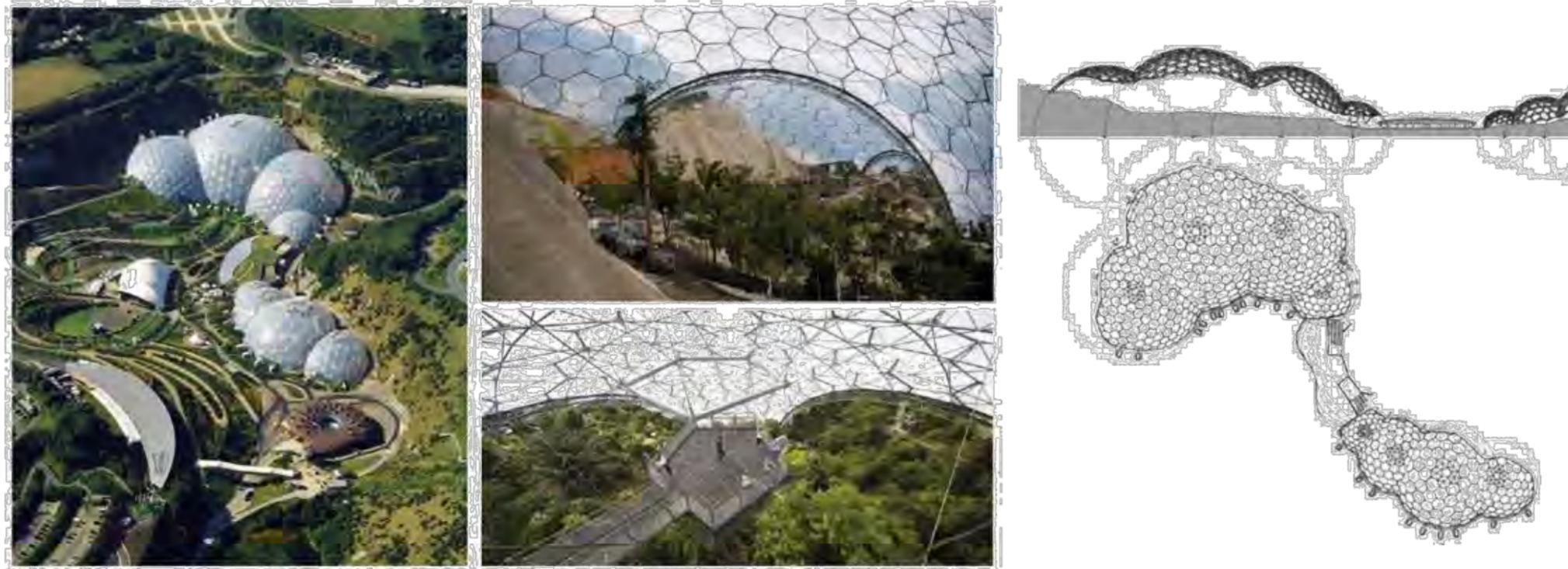
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## Eden Project: Cornwall, UK 1999

Architect: Nicholas Grimshaw & Partners



Completed March 2001.

**Year 1:** 1.9 million visitors

**Year 2:** 1.8 million

**Current yearly average:** 1.2 million

**Total build cost:** GBP 130 million

GBP 700 million over 5 years.

**Future plans:** geothermal energy project, Redwood forest, rainforest canopy walkway and 109-bedroom hotel

Delivers significant economic and community benefits to the region.

Fosters and develops sustainable research projects partnering with industry and Universities.

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1.2m visitors per year on average

## Singapore Bay Gardens, Singapore 2009

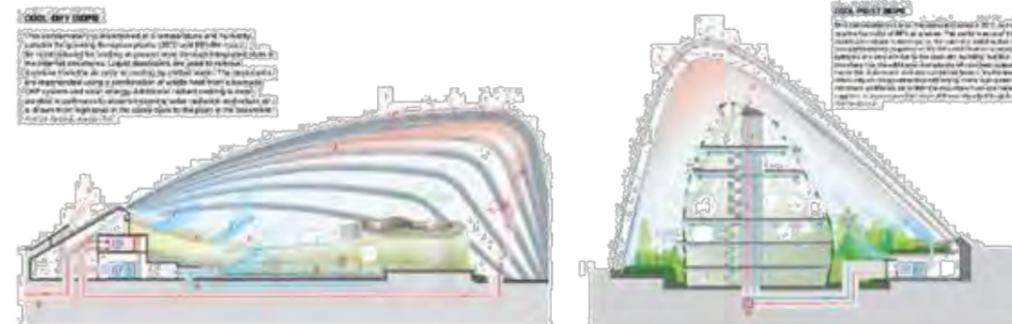
Architect: Wilkinson Eyre Architects (UK)



Opened: June 2012 (phase 01) & June 2015.

June and October 2012: 1.7 million visitors.  
2014: 6.4 million

(Comparison: New York Botanic Gardens and Kew Gardens in London, where the numbers are around 1-2 million visitors).



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6.4m visitors 2014

## Seed Cathedral / British Pavilion, China 2011

Architect: Thomas Heatherwick (UK)



**6 month Expo:** 8+ million visitors.

**Total build cost:** GBP25 million.

UK's most visited tourist attraction and won the BIE Gold award for best pavilion design.

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Generational Seedbank

## Orongo Station, Poverty Bay, New Zealand:

Architect: Thomas Woltz (US)



Completed 2007

Reinstatement of the cultural landscape and assets.

Orongo Station serves as a national model for sustainable land management.

Reforestation with over 500,000 trees planted while maintaining a working sheep and cattle farm.

Predator-proof enclosures and Tuatara Preserve.

Over 75 acres of fresh and saltwater wetlands restored and constructed.

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Precedent/ Restorative Development



# The 'BILBAO EFFECT.'



Guggenheim Bilbao, Spain 2000  
Architect: Frank Gehry (USA)

The 'BILBAO Effect'  
Iconic attraction for small city.



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**Project Masterplan:**

**1+1a Gateway:**

- Cultural centre
- Whare Pupuri Taonga
- Motukairangi Maori Observatory

**2. Eco-tourist amenity:**

- Gardens new & Traditional
- Food production
- Seed database
- Public parkway, walks/ sports/ special farming
- Pest eradication

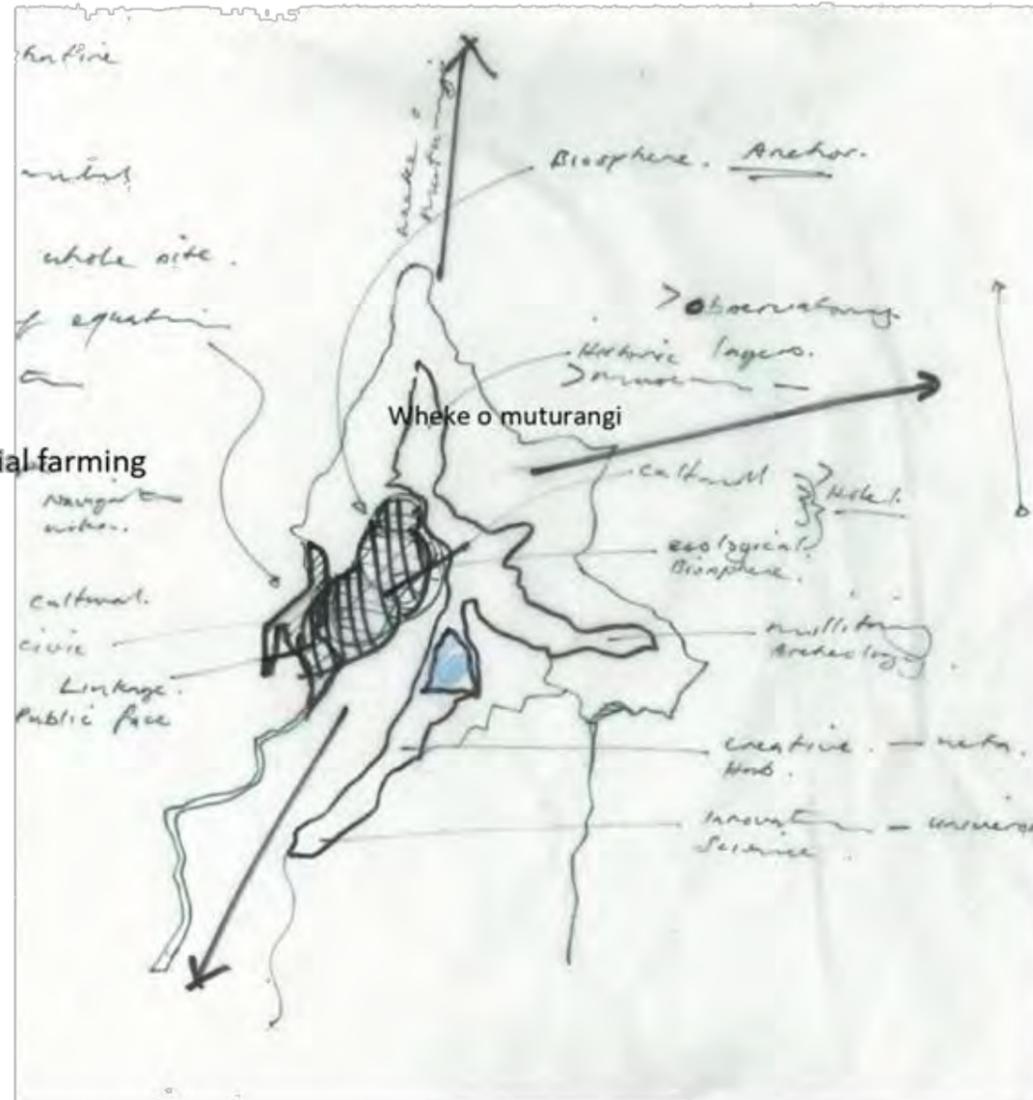
**2a. Gondola/ Cable Car**

**3. Military Museum**

- Underwater Museum
- Film/performing arts
- Extension of Weta research Hub
- High-end Eco Hotel

**4. Research:**

- Education Centre
- Sustainability/ Kaitiaki Centre
- Global University Network
- Star astronomy/ Archaeology



**Retail Infrastructure**

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*Waharoa Concept*



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*Shelly Bay Initial Concept*



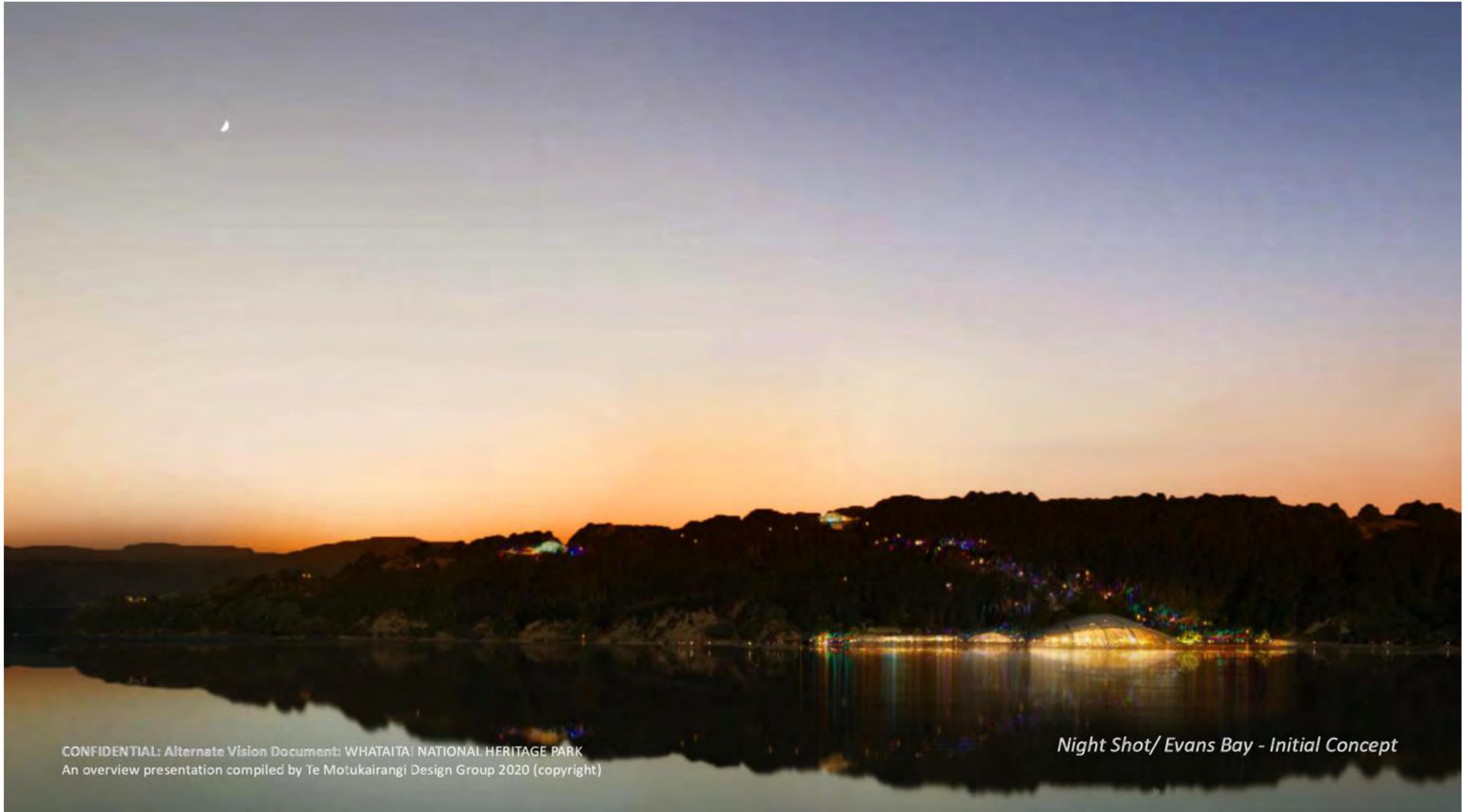
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*Elevated Walkways Initial Concept*



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*Elevated Walkways Initial Concept*



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*Night Shot/ Evans Bay - Initial Concept*





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Eden Project Christchurch

Item Tabled Documents at Public Participation Attachment 5



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Town Basin Project Dunedin

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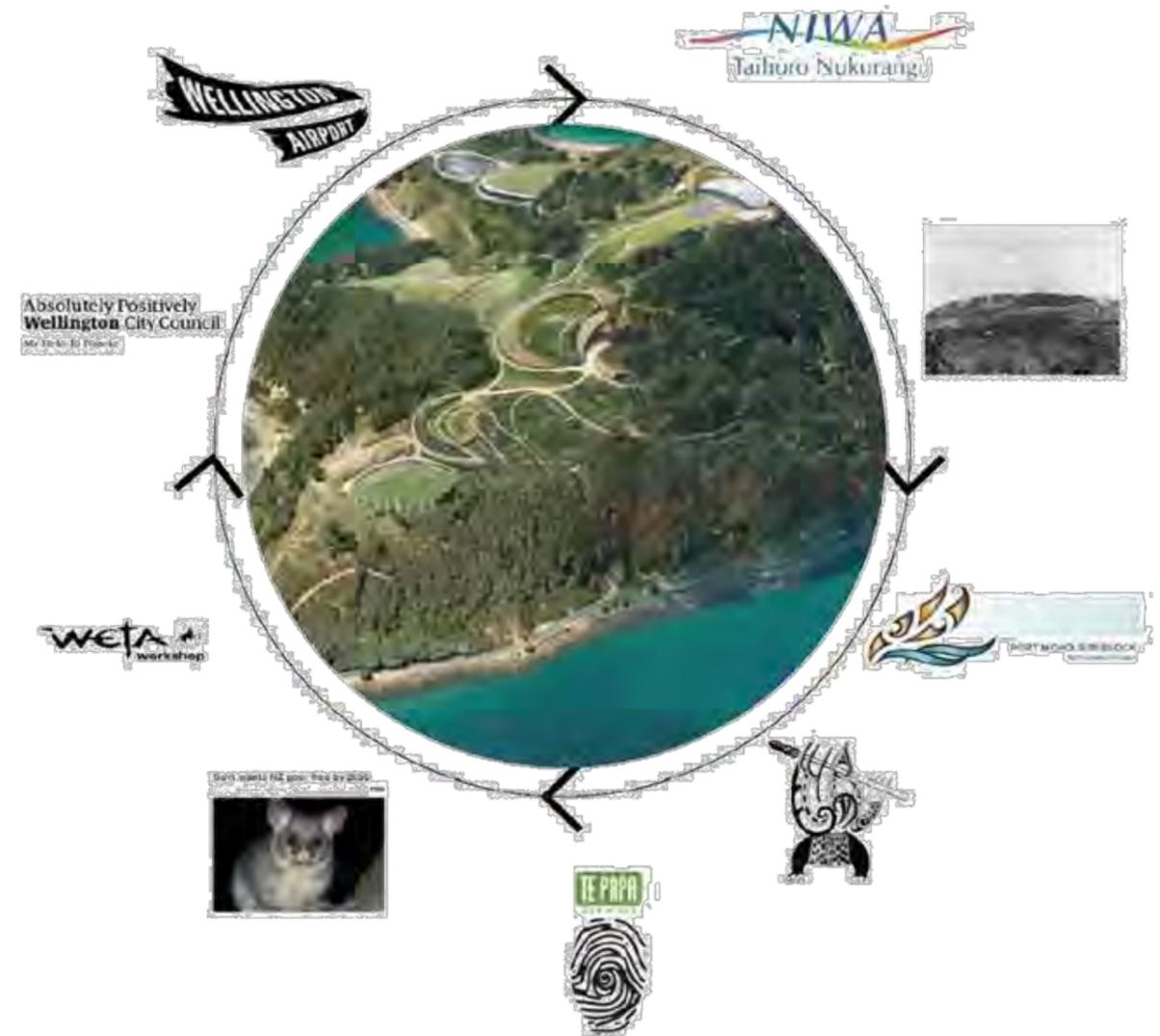
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Environmental  
Historical  
Cultural  
Social/ Communities  
Tourism  
Financial viability  
Feasibility

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Weta  
Te Papa  
Department of Conservation  
MAF  
NIWA  
NZ Tourism  
Airport  
Residents  
Research – VUW, Massey  
MBIE  
CHCH  
Dunedin



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# Me aha tatou? *Where to from here?*

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**From:** Councillor Jenny Condie <[Jenny.Condie@wcc.govt.nz](mailto:Jenny.Condie@wcc.govt.nz)>  
**Sent:** Wednesday, 11 November 2020 1:18 pm  
**To:** Barbara McKerrrow <[Barbara.Mckerrow@wcc.govt.nz](mailto:Barbara.Mckerrow@wcc.govt.nz)>  
**Cc:** GRP: Councillors <[Councillors@wcc.govt.nz](mailto:Councillors@wcc.govt.nz)>  
**Subject:** Complaint about Mayor Foster

Kia ora Barbara

This email is to make a formal complaint about the behaviour of Mayor Andy Foster in the lead up to the vote on the key commercial terms for the sale and lease of Council land at Shelly Bay.

Today at 11.27am I received a text message from the mayor asking me to drop by his office.

We also spoke on the phone and he asked he again to drop by his office and said that he had something to show me. I immediately went to see him.

At that meeting he told me that he wanted to show me notes that he had made during a conversation with [REDACTED] regarding the width of the road going to Shelly Bay.

When I got to his office, he told me the information was significant and that he believed it would change my view about Shelly Bay Road.

The Mayor made it clear to me that he did not have permission to share this information and asked me to read some notes he had taken which I did. Nothing in the notes gave me cause for concern about the actions or integrity of any Council officer.

I asked Mayor Foster if he would be making these notes publicly available and available to all other Councillors, he indicated he would not do so. I disagreed with him during the meeting as I considered this was improper. This is particular so given the over-riding public interest in all Councillors making decisions based on the same information.

I understand that Mayor Foster has hinted on numerous occasions that he has important information which was not previously disclosed and that other Councillors have advised him to disclose any information to the Ombudsman for independent oversight and assessment. I believe this is likely to be the information he showed me.

When I read these notes they contained potentially defamatory allegations about the behaviour of former [REDACTED]. These allegations are similar to those which were heard by the High Court in 2018 and dismissed. I believe it is extremely unwise for the Mayor to attempt to unfairly besmirch the professional integrity and probity of a former Council officer.

The actions of Mayor Foster were improper in my view and I am taking this opportunity to request that you investigate his actions. I believe that I am not the only councillor that Mayor Foster has shown this information to.

Sincerely  
Dr Jenny Condie

**Jenny Condie**  
Kaikāwhiri o Pōneke | Wellington City Councillor  
Takapu/Northern Ward  
Portfolio – Associate Transport (Parking, Roading, Safety, Traffic resolutions)  
E [Jenny.Condie@wcc.govt.nz](mailto:Jenny.Condie@wcc.govt.nz) | P 021 972 763 | W [Wellington.govt.nz](http://Wellington.govt.nz) |  | 

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**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke

Item 2.1 Attachment 1

## SHELLY BAY TĀIKURU

Kia ora Wellington,

### Shelly Bay Taikuru – All Go.

Both Taranaki Whānui and The Wellington Company would like to thank everyone who took the time to visit the display suite at Shelly Bay Taikuru or provided feedback to us via email.

On the first night we hosted iwi members of Taranaki Whānui who provided their thoughts, ideas and questions about the project followed by a three-week period of engagement with the community. The overwhelming response was positive and the development of Shelly Bay Taikuru will proceed, with many new enhancements directly influenced by community.

The enhancements proposed clearly align with the aspirations of both partners which will see Shelly Bay Taikuru become New Zealand's first Green Star Community at scale.

We believe that this is what people are asking for, it aligns with our values and we think it will provide a clear and positive approach to addressing the significant infrastructure challenges our City is facing. We intend for Shelly Bay Taikuru to be a beacon for how we can do development into the future and in a world where the pressing issues of climate change become more apparent and real.

In delivering on Shelly Bay Taikuru we will be giving effect to our consent and we commit to the following enhancements:

- Shelly Bay Taikuru will be New Zealand first Green Star Community of scale.
- Shelly Bay Taikuru will be distinctively Taranaki Whānui in identity, with Taranaki Whānui artists and designers contributing directly to the design and artistic applications of Shelly Bay Taikuru.
- We will be investing in transport alternatives to help mitigate the effects of increased traffic from the development.
- An artist in residence programme will be established, with the founding artists in residence being of Taranaki Whānui descent.
- Mechanisms have been created for Taranaki Whānui to acquire and own key commercial assets at Shelly Bay Taikuru without incurring any of the normal development risk.
- We will be delivering affordable housing for key sector workers, including teachers, nurses, policeman and emergency services workers.
- We will be making a donation of \$10,000 to the Wellington City Mission for every house sold over \$800,000.
- We will be engaging a design collective of leading local architects and designers (appointed by both partners) who have crafted some of Wellington's more unique places. Their mandate will be to actively collaborate in designing what will be Wellington's coolest little new community: watch this space. To ensure what is developed, a design panel will check and validate every design before it is consented.



The partnership will prove that we can create a paradigm shift in how we create housing which is founded on authentic and meaningful partnership values and practices.

More will unfold as Shelly Bay Taikuru progresses. We have achieved consent; we have engaged with our community and we have incorporated a lot of your great ideas.

Over the coming months you will see Shelly Bay Taikuru unfold and if this is a community you want to be part of, please do register your interest at [www.shellybaytaikuru.co.nz](http://www.shellybaytaikuru.co.nz).

Now it is time to get things moving and start building New Zealand's first Green Star Community of scale.

We look forward to keeping you updated on the development.

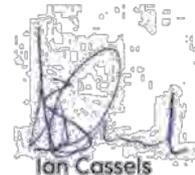
Nāku noa,



**Kim Skelton**  
Chairperson  
Taranaki Whānui ki Te Upoko o te Ika



**Toa Pomare**  
Chairperson  
Taranaki Whānui Limited



**Ian Cassels**  
Director  
The Wellington Company Ltd

