

**PRIVATE PLAN CHANGE 58:
12 SHAFTESBURY GROVE, STOKES VALLEY -
REZONING TO MEDIUM DENSITY RESIDENTIAL
ACTIVITY AREA**

**THERESA WALSH
APPLICANT / LAND OWNER
SEPTEMBER 2024**

1 Introduction

My full name is Theresa Walsh and along with my family we own 12 Shaftesbury Grove Stokes Valley. Today I represent my family and would like to set the scene of our journey since purchasing this land in 2017. My family have been in the drainage business for over 50 years in Wellington and in the last 20 years been involved in residential development. We are known for our integrity, good developments and our longevity.

2 Background of the sale of the site

The land at 12 Shaftesbury Grove was identified by Council as an area for potential residential development and included in the Urban Growth Strategy 2012-2032. The site went through a reserve revocation process in 2016 to provide for residential development (indicating in the public notice a 180 lot residential subdivision¹). It was then declared surplus to Council's requirements and sold by Council. The material provided with the marketing package included a variety of housing schemes for up to 180 houses and reports on water and other services. While identifying existing issues with the water supply in the area, one such report indicated that a booster pump would be able to provide water in the interim for 80 houses until a new reservoir was built. In the Long-Term Plan 2018-2028 there was funding for the Booster Pump and for Reservoir Upgrades and renewals. Council funding of \$700k was carried over for the 2019-2020 financial year, as a contribution to a new reservoir at Shaftesbury Grove.

3 Our plans

When we purchased the land, we envisaged doing an 80-lot subdivision to recoup the initial purchase cost (based on the reports provided that recommended a booster pump to supply water) and then do a staged 2 development when a reservoir was built. We spent considerable resources and engaged specialists such as Boffa Miskell to design an 80-lot development scheme. This investment soon became redundant, when in July 2018, Council and Wellington Water subsequently advised that a booster pump solution would no longer be acceptable. This was very disappointing.

4 Water supply issues

Having a drainage background, we were aware of what the water supply issues meant and also willing to think outside the box for solutions. The booster pump was an attractive and affordable 1st stage option for us – we could easily build that ourselves. We accepted that a long-term solution involved a new reservoir – which didn't phase us and which we were more than comfortable providing our contribution to. We would even have considered the option of building the reservoir ourselves.

¹ Copy of advert is attached in Appendix 1

I have to say we have been very disappointed with the attitude of Council and Wellington Water and how hard any previous conversations have been - never have we encountered our good will and positive attitude being thrown back at us like this before.

When Council and Wellington Water advised in July 2018 that a booster pump was no longer feasible for the reason that post Christchurch it was not a resilient response to the lack of water we were gutted. We had at that point spent several hundreds of thousands of dollars with a number of experts (landscape, urban design, engineering water and wastewater experts, planning ecological, transport) to prepare appropriate development schemes. We had been having regular meetings with Council planners and development team.

Once we were advised of the booster pump issue, we went back to the drawing board and tried a number of schemes and scenarios - even at one stage suggesting we could frontend fund a new reservoir if Council would consider a MOU to pay back its contribution and introduce a development contribution (so others would pay their way). We were met with a huge lack of enthusiasm and no effort put into helping to find a solution by Council staff. With the Wellington Water people at one meeting even saying there needs to be a Needs Assessment done – when there is a raft of reports on the issue confirming existing shortages in the wider catchment and a consent notice attached to our property limiting development due to lack of capacity! Again, utterly amazed, and disappointed.

Updated Reservoir Costs

We attempted to remain positive and at the request of Wellington Water in 2019 paid GHD \$10k for an updated cost report as we were aware that construction costs had potentially increased over the last 3 or so years. Looking at the requirements of the LGA and Council's responsibilities we felt it would be prudent to construct a new reservoir to not only cater for the 150 new lots at Shaftesbury Grove, but to bring the existing 180 lots in the upper Holborn area with a deficient supply, up to standard.

In 2020 Council advised us that it *"currently has a long-standing provision of \$300,000 in its LTP/Annual Plan for a booster pump that had previously been identified as a future solution to improve water supply levels of service to existing households in the area. However, there is no provision in the LTP for a reservoir, nor has Wellington Water included any funding in its 10-year budgets for a new reservoir"*.

We continued to meet with Council to try and realise the sited potential, but to-date Council has not committed to the construction of a new reservoir – as is reflected by the absence of funding in the annual and long-term plans.

Any suggestions and offers to prepare an area specific amendment to Hutt City's Development Contributions Policy for the Shaftesbury/Holborn catchment which would have introduced area specific development contributions to help finance a new reservoir have been rejected by Council. Again, very disappointing at the lack of long-term planning of a known problem. The insufficient fresh water supply in the

Shaftesbury/Holborn area has been a known and well understood issue for over ten years now, yet Council's only response is to call for further investigation of the issue and delay any decision and funding.

When an opportunity came to seek alternative funding through the Infrastructure Acceleration Fund, Council did not support an application to put forward the site as a candidate for funding. Despite our offer of providing all the documents and doing the hard work to prepare the Expression of Interest.

5 Council communication

As noted above the last 7 years have been frustrating and costly, they have stopped our family doing anything productive with this land as envisaged when it came to the market in 2017. We now have a significant amount of capital tied up in a piece of land that we can't use, and we continue to spend thousands of dollars to no real resolution.

Earlier in 2021 we sought a meeting with Council's planning team to advise our ongoing intention to request a private plan change, potentially including a structure plan approach. At the meeting it was suggested that Council had limited capacity to process a private plan change and it was Council's preferred option to seek the rezoning through the full District Plan review process rather than through a private plan change. It was also suggested that the full District Plan review would be able to address the infrastructure issues more efficiently. We agreed to integrate the rezoning with the DP review and contribute to any additional information requirements and experts' assessments to inform the rezoning.

Following on from meetings with Council officers on 23 March and 14 June 2021, we were informed on 24 June 2021 that the District Plan Review Subcommittee would be considering the approach to greenfield development as part of their meeting on 1 July 2021. Overall, Council is constantly moving back on previous statements and assurances regarding support for and commitment to addressing infrastructure and rezoning issues.

6 Raised expectations and broken promises.

Our family has bought the land from Hutt City Council in good faith and with the assurance that future rezoning and development would be possible and supported and existing infrastructure constraints could be addressed. It was clearly identified as a potential future urban development area in the Council's Urban Growth Strategy. As noted above since purchasing the land in 2017, we have attempted to engage with Council and at times Wellington Water to realise the sites potential for housing development.

We are developers in the Hutt and generally don't make a fuss, but we are exasperated by the lack of assistance and collaboration by the Council staff we have worked with to-date. You may not know us but an article in the Wainuiomata News shows a picture of my father and a snapshot of our 66-house subdivision at Parkway Wanui (this is

opposite our 69 house subdivision across the road)
https://issuu.com/wsn11/docs/15_july_wainuiomata_news. We are enormously proud of these two developments.

We are the sole landowner of the site at 12 Shaftesbury Grove, and we are actively supporting and progressing the rezoning of the site and intending to develop the site as soon as possible. The only issue stopping the rezoning and development at this stage is insufficient water supply capacity.

As outlined above the insufficient water capacity is a long standing and well-known problem and any attempts and possible solutions to resolve the issues have been rejected by Council or are lacking funding. We repeatedly offered to co-fund a water reservoir and even investigated the option of an entirely privately funded reservoir (which was found to be unfeasible for the number of new allotments that can be achieved on the site alone but would most likely be feasible now considering the additional development potential in the area enabled by the recent Plan Change 56). The investment in a new water reservoir would not only enable the development of our site at 12 Shaftesbury Grove but would also benefit existing residents, provide for additional infill development and allow for development of already rezoned sites along Shaftesbury Grove and Holborn Drive.

7 Conclusion

Lodging this private plan change is another example of trying to do the right thing - not cutting corners but investing in the rezoning and getting all the right experts around the table to ensure any environmental effects will be addressed and managed. Ideally for us the right rezoning may help in securing future funding should it become available since the land would be appropriately zoned and development ready. All of us being here today shows that despite everything we have not given up yet and are still determined to achieve the best possible outcome for the development of the site.

Theresa Walsh

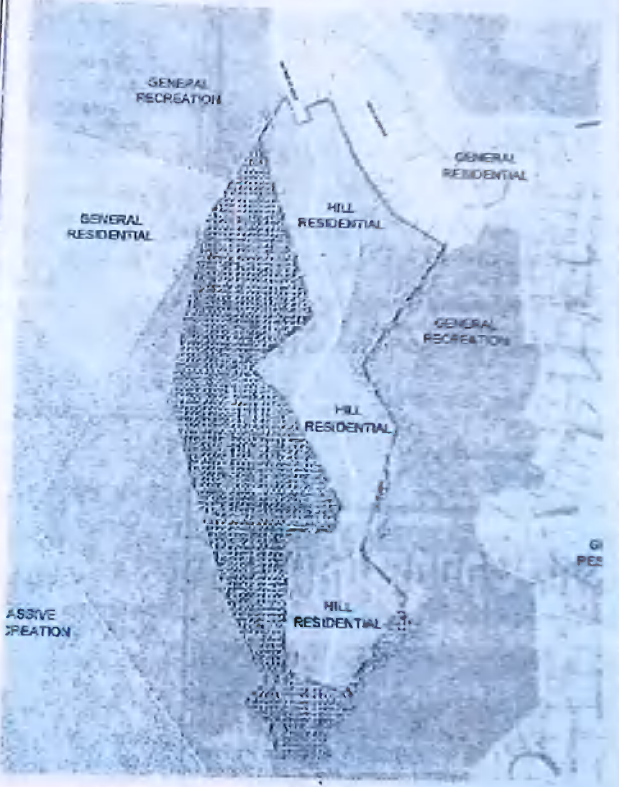
Appendix 1

PUBLIC NOTICE OF RENEWAL OF A CLUB LICENCE

Section 101, Sale and Supply of Alcohol Act 2012
 Stokes Valley Memorial RSA Inc has made application to the District Licensing Committee at Lower Hutt for the renewal of a Club Licence in respect of the premises situated at 71 Hawthorn Crescent, Stokes Valley known as Stokes Valley RSA. The general nature of the business to be conducted under the licence is RSA Club. The days on which and the hours during which liquor is sold are Sun, Mon & Tues 11am-11pm, Wed & Thurs 11am-11pm, Fri & Sat 11am-12midnight, Anzac Day 4am-6am, 12noon-5pm. The application may be inspected during ordinary office hours at the office of the Lower Hutt District Licensing Committee at the Council Administration Building, 30 Lings Road, Lower Hutt 5010. Any person who is entitled to object and who wishes to object to the issue of the licence may, not later than 15 working days after the date of the first publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Committee at Council Administration Building, 30 Lings Road, Private Bag 31912, Lower Hutt 5040 / email to sole@huttcity.govt.nz. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in Section 131 of the Sale and Supply of Alcohol Act 2012. Note: copies of any objections received will be forwarded to the applicant. This is the second publication of this notice. First was 07.06.2016.

REVOCATION OF RESERVE STATUS - HOLBORN, STOKES VALLEY

The Hutt City Council hereby gives public notice under sections 24(2)(b) of the Reserves Act 1977 that it intends to consider a proposal to revoke the recreation reserve status of approximately 6.2 hectares of land situated at the top end of Shaftesbury Grove, being part of Lot 2 DP 346171 in CFR 244450. A plan of the site, with the area proposed to be revoked is shown hatched in blue below.



Council is making this proposal so that the land can be amalgamated with adjacent residentially zoned land to enable a viable housing development of up to 180 new sections. This is in keeping with the Council's Urban Growth Strategy which predicts that an additional 6,000 homes will be required in Hutt City by 2032.

Written submissions, including objections, regarding this proposal should be sent to Hutt City Council, Private Bag 31912, Lower Hutt or sent by email to submission@huttcity.govt.nz

Submissions/objections must be received no later than Friday 15 July 2016.

Further information about this proposal can be viewed at huttcity.govt.nz, or by contacting Bruce Hodgins on 04 570 6839.

Tony Stallinger
 Chief Executive

huttcity.govt.nz



Job Opportunities

Tuition

After School

LEARNING Centre
 English, Maths & Science
 47 Dudley St, 939 6978

EMERSON Willard -
 Maths, English, Science &
 Chemistry Primary &
 NCEA. Ph 569 9786

AVON REPS

WANTED. Call Melissa
 0273105656. Free to join,
 full training provided.

PROMO Person required
 Well paid cash position.
 Full/Part time & Casual, no
 exp needed. Text
 0221213646

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