

Mana whenua:

A crucial question asked by many was how Taranaki Whānui will benefit. Taranaki Whānui also have a Right of First Refusal to acquire all fully developed commercial properties at their nomination, without incurring any of the normal development risk, or having to compete with the market.

The connection between mana whenua and Shelly Bay Taikuru is of huge importance to the Partnership. This is reflected in the Design Guide and in putting this into practice we will be going one step further; establishing an 'Artist in Residence' programme, which will provide artists with affiliations to Taranaki Whānui the chance to live, work and contribute to the transformation of Shelly Bay Taikuru's public spaces. The 'Artists in Residence' programme will continue after completion, with the aim of creating a hub for commercialising the arts and other artisan industries that presently operate, in Shelly Bay Taikuru's commercial precinct.

Traffic:

Yes, traffic will inevitably increase as a result of the development. However, it is not as bad as has been made out. We have asked our traffic engineers to provide further guidance on the effects of traffic derived from the development. The findings of this additional analysis can be found [here](#) and [here](#).

We will be addressing traffic concerns well beyond what we are required to do:

- We will provide a dedicated private bus service between City and Shelly Bay.
- We will be locking the Ferry in as a first step! For this we need access to Council's landholding, and we need to make a sizeable upfront investment.
- We will be introducing MEVO car sharing into Shelly Bay.
- In becoming New Zealand's first large scale Green Star Community, we will be exploring ways in which to encourage car sharing, and to embrace alternative forms of transport, including the public transport proposed.

We believe this is more than any other person, developer or entity is doing to mitigate their traffic impacts on the Eastern Bays - we would challenge others to step up and do their bit!

Sustainability:

We received a lot of feedback on how we would ensure that Shelly Bay Taikuru is a sustainable community. In the same way that The Wellington Company developed the first 5-Star Green Building in New Zealand, Shelly

Bay Taikuru will become New Zealand's first large scale Green Star Community.

Shelly Bay Taikuru will therefore be truly sustainable, and we will be doing our bit to make a positive impact on the environment

The Green Star - Communities rating tool was originally developed by the Green Building Council of Australia (GBCA) and was adapted to NZ by the NZ Green Building Council in 2016, ensuring even more New Zealanders are able to live, work and play in sustainable places.

Green Star - Communities assesses projects against a holistic set of distinct social, environmental and economic categories:

- **Governance:** (aims to ensure Green Star – Communities projects have a strong governance framework in place by setting benchmarks that encourage developers to operate transparently).
- **Liveability:** (aims to ensure development projects are diverse, affordable, safe, inclusive and improve the wellbeing of those that live, work and play within them).
- **Economic prosperity:** (aims to ensure development projects facilitate business diversity, education, skills development and productivity).
- **Environment:** (aims to ensure development projects are less resource intensive and prioritise practices that reduce a community's impact on land, water and the atmosphere).
- **Innovation:** (promotes holistic sustainable solutions in the built environment and encourages projects in investing resources into valuable outcomes).

The Green Star – Communities rating tool helps both governments and development teams aiming to deliver sustainable communities around New Zealand to provide diverse, affordable, inclusive and healthy places to live, work and play.

Visit the New Zealand Green Building Council for more information on this www.nzgbc.org.nz

Infrastructure:

Many queries were made re: infrastructure. Shelly Bay Taikuru is currently a serviced site like most developed locations in Wellington. The infrastructure hasn't been upgraded since being constructed, awaiting a full and final development solution for the site. The landowners have been paying rates (just like any other owner - who expects to be able to flush their toilet, turn on their taps for drinking water and drive their car on a road to get to their home).

The redevelopment of Shelly Bay Taikuru provides the long-awaited development solution for the site and the developer will be meeting 50% of

the costs. The Council will meet the other 50% - capped at \$10million. The site's infrastructure will be upgraded, enhanced public places will be developed, buildings currently owned by Council will be upgraded, jobs will be created (both in the construction and eventual activities located on the site) and 350 much needed new homes will be built - all resulting in a significant rating base and a place for all of Wellington to enjoy.

Architecture:

There was a lot of feedback on the proposed architecture, with only one building coming under immense scrutiny – this being the stilted building on the waterfront. We've listened - and are now back to the drawing board on what will be developed in this location.

We also received many responses from the public on how special Shelly Bay Taikuru is and the need to ensure quality of design, making it distinctive from other developments, and maintaining the uniqueness of its location. We believe the Shelly Bay Taikuru Design Guide and Master plan responds to this; however we will be taking our thinking one step further and will engage a collective of leading national and local architects and designers who have crafted some of Wellington's most iconic places to come together and form a design collective. Their mandate will be to actively collaborate in designing what will be Wellington's coolest little new community.

The check and balance of what will be finally developed will still grow through a design panel to ensure all aspects of the master plan and design guide are ascribed to.

Housing:

We take affordable housing very seriously and are proud of our record, from helping whanau realise their dream of homeownership, through to working with Council on delivering affordable key sector rental housing and delivering Wellington's first KiwiBuild development.

Whilst there is no requirement to deliver affordable housing in Shelly Bay Taikuru, we believe there is an opportunity - and a lot those who visited us at the showroom challenged us to investigate this also.

We are therefore committing to delivering 5% of all homes developed in Shelly Bay Taikuru as affordable. The affordable housing programme proposed will be a shared equity programme and will target key sector workers currently living in Wellington (teachers, nurses, emergency services workers and police) seeking to buy their first home in the Eastern Bays.

In addition, from every open-market house sold in Shelly Bay the Partnership will donate \$10,000 to Wellington City Mission – this will be used to help support those most in need within our community.

Heritage:

As part of the development, five key heritage structures will be retained, refurbished and repurposed back to their former glory. As part of the storytelling, mana whenua will be recognised in name, place and in the overall fabric of the development as will the significant military history that Shelly Bay Taikuru has played in the defence of our country.

Recreation:

As part of our open-space-strategy we will invest heavily in the public realm, turning the area into an interactive public space which will include a children's playground and a safe water play zone. The Point Parks will be provided with amenities for the community to relax, fish and play and the waterfront will be accessible to all.

Tenants:

We will work with the existing tenants, including the Chocolate Fish, to rehome those that make sense to stay. This will require Council to honour what they have already agreed to as we are reliant on Council's landholdings to relocate a number of these tenants into the commercial precinct.

The 'Artists in Residence' programme will continue after completion, with the aim of creating a hub for commercialising the arts and other artisan industries that presently operate, in Shelly Bay Taikuru's commercial precinct.