



PORT NICHOLSON BLOCK  
SETTLEMENT TRUST

23 August 2017

Mayor Justin Lester  
mayor@wcc.govt.nz

Deputy Mayor Paul Eagle  
Paul.Eagle@wcc.govt.nz

CC: Wellington City Councillors  
c/- hayden.munro@wcc.govt.nz

**Subject: Chairman Taranaki Whanui Opinion Piece: Submitted to DomPost.**

Tena korua nga Rangatira o te Kaunihera o Poneke,

This evening, I submitted to the DomPost a paper (content below) that I prepared on behalf of my fellow trustees, my directors on both Taranaki Whanui Limited and our Joint Venture Shelly Bay Limited.

In the spirit of honouring our MoU and looking to build an enduring new relationship with Wellington City Council, I provide this for your information.

I trust Councillors will appreciate the thought that has been conveyed in this small narrative.

Start:

As Chairman of the settlement trust that purchased Shelly Bay from the Government for \$15.5 million, I feel compelled to provide comment and facts for those with questions around the land at Shelly Bay and the Wellington City Council (WCC) consultation process. Firstly, only a small portion of land belongs to WCC, and secondly, the consultation was about what the WCC should do with its portion of land.

I will provide some context for clarity:

- The majority of land at Shelly Bay belongs to the Taranaki Whanui iwi – this was purchased for \$15.5 million from the Crown.
- WCC owns a small portion of land.
- The Crown gifted that land to WCC for \$0.00.
- The iwi has been paying rates for 9 years and WCC is responsible for existing infrastructure – and the existing WCC owned buildings are in need of repair.
- WCC expects its cost of maintaining its existing land and buildings will be around \$5 million over the next 5 -7 years – with certain areas having restricted access to the public. This is not sustainable.
- Under the proposed plan WCC will sell or lease its land to the joint venture development company (Shelly Bay Limited) for \$8 million.
- Both WCC and Shelly Bay Limited will contribute \$10 million each toward the infrastructure upgrade.

- The \$8 million Shelley Bay Limited pay the WCC for their land would offset the actual WCC contribution. The net cost to the WCC would therefore be \$2 million. This is less than the \$5 million forecast for existing infrastructure obligations to maintain Shelly Bay in its current undeveloped and dilapidated state.
- The expected WCC rate income is forecast at \$500,000 p.a. for commercial and \$1.5 million p.a. for residential, with expectations of growth.
- Under the master plan for Shelly Bay – Taikuru, the iwi has allocated approximately 55% of the total area for recreational and public use.

For me, this decision is about whether the WCC wishes to forge a strong partnership with the iwi of Wellington, which will benefit all of Wellington regardless of the Council's decision. The iwi, like all other private land owners are entitled to develop their land. The iwi wants to develop Shelly Bay in partnership with WCC. But the decision of the iwi to develop their property at Shelly Bay will not be affected if WCC choose to leave their land undeveloped and dilapidated state.

How the land will be used is ultimately the decision of its owners. Our aspiration is to invest in new facilities in what is an underutilised and underwhelming area of Wellington - with the aim of creating a new and transformative space for residential, commercial and recreational use for all Wellingtonians and our visitors.

We hope WCC chooses to be our partner and share our vision of a more prosperous Wellington.

Shelly Bay is not just about one deal or transaction, it is a stepping stone toward building a true partnership with iwi after 177 years of engagement. In a post-Treaty Settlement era, where local iwi hold rights of first refusal to significant amounts of Crown land in Upper Hutt, Hutt City and Wellington, the WCC has an opportunity to demonstrate true leadership, by working in partnership with iwi to invest in Wellington for all its residents.

We are ready for it. We hope WCC and its constituents are too. Let's build a new legacy, together.

Anei nga kupu whakamutunga - my closing words.  
Kei konei matou ake tonu. We are here for ever.

## **Taranaki Whanui.**

*In business, for community.*

Ends.



Wayne Mulligan  
*Chair, Taranaki Whanui ki te Upoko o te Ika*

Tramways Building  
1-3 Thorndon Quay  
Freepost 166974  
Wellington 6144

Telephone: (04) 472 3872  
Fax: (04) 472 3874  
[www.pnbst.maori.nz](http://www.pnbst.maori.nz)