

Survey of WCC Election Candidates' positions on the proposed Shelly Bay Development, September 2019, conducted by Enterprise Miramar Inc.				If the independent commissioners GRANT the resource consent, the Mayor and Councillors will get to vote on whether to enable the development through making decisions, such as the sale and lease of			If the Independent Commissioners DECLINE the resource consent:
What is your name?	I am standing for:	Which ward are you standing in?	What is your position on the current Shelly Bay Development? (150 words max)	I will support the decisions required to facilitate and implement the current proposed development, such as the sale and lease of the WCC land at Shelly Bay.	I will support the immediate independent review of all WCC processes and decisions relating to the Shelly Bay development.	I will support getting all relevant parties - landowners, developer, mana whenua, and the community - together to work collaboratively to come up with a revised development plan for Shelly Bay.	I will support getting all relevant parties - landowners, developer, mana whenua, and the community - together to work collaboratively to come up with a revised development plan for Shelly Bay.
Sean Rush	Councillor	Motukairangi / Eastern Ward	The Wellington Party supports new developments where essential services and supporting infrastructure are in place. In the case of the Miramar peninsula, including Shelly Bay, the existing transport infrastructure to the CBD is unable to accommodate current demand and any new development in the area would likely exacerbate this issue. To support such developments we would need to have more certainty around the scope and timing for the completion of crucial projects such as a duplicate Mt Victoria Tunnel, a new Terrace Tunnel, re-alignment of State Highway 1, and other essential services. At this stage, we don't have that certainty.	No	Yes	Yes	Yes
Sarah Free	Councillor	Motukairangi / Eastern Ward	I am not opposed to some development at Shelly Bay. However, I did not support such a significant area being made an SHA, as this removed the ability of the wider community to have a say and appears to have even removed protections under the district plan. Given new information on revised traffic impacts, better understanding of likely impacts of climate change, and the lack of details regarding how cycling and walking access will be safely managed (the 1.0-1.5m pathway is clearly inadequate), it now seems the scale and intensity of the proposed development is inappropriate for the site. Unless this is significantly reduced I will likely vote against the sale/purchase of our Council land; however I will need to consider all the pros and cons of taking that course of action, in terms of effects on Council and ratepayers, so I cannot give an absolute answer at this point.	Decline to answer	Yes	Yes	Yes
Teri O'Neill	Councillor	Motukairangi / Eastern Ward	My Position on Shelly Bay is that it needs to be revisited. I strongly don't agree with the transparency shown by our currently sitting councillors for the east and I think we need WCC to front up to things. at the moment there are still a lot of questions to be answered, so I'm also waiting to hear back from the commissioner's report.	Yes** (Teri originally answered YES, and then contacted Enterprise Miramar to explain she'd mis-read the question, and changed her response to NO.)	Yes	Yes	Yes

Laurie Foon	Councillor	Paekawakawa / Southern Ward	<p>I do think there is an opportunity to create a developed area that serves the people of Wellington, provided we are honouring our agreements with Te Tiriti and mana whenua. My approach is to involve the community and all stakeholders to form a common vision on how this will serve us and the generations to come.</p> <p>My view is that decisions must be made with cultural, climate, carbon, social, environmental and economic impacts considered. My focus is on future proofing our city so all developments must be energy efficient, and have water sensitive design, ev infrastructure, bike parking and safe cycling.</p> <p>In addition, I would like to see this offer diversity of housing stock, including a mix of affordable, 'rent-to-buy', as well as higher end housing.</p> <p>For any development it is critical that we protect and develop exceptional green spaces that support connection to nature, community wellbeing and urban biodiversity.</p>	No	Yes	Yes	Yes
Iona Pannett	Councillor	Pukehīnau/ Lambton Ward	<p>I have consistently opposed the development as proposed at Shelly Bay including when Council decided to make the area a Special Housing Area. I believe that we need a solution that meets mana whenua needs, has community buy in, that is a good deal for the ratepayers and is resilient to sea level rise. This part of the city is precious and we need to ensure that any solution (right though out the peninsula) benefits the city for many years to come.</p> <p>I am particularly concerned with sea level rise. Whilst the proposed development allows for some sea level rise, I want to be assured that any development does not put anyone who buys there at risk. Those potential risks include flooding, properties losing value and becoming uninsurable.</p> <p>I recognise that mana whenua did not get a fair and just Te Tiriti settlement and that there is a need to find a solution that will assist them to empower their iwi.</p> <p>I moved an amendment to require an independent review of the project in 2017 and believe that this still needs to be done.</p>	No	Yes	Yes	Yes
Jenny Condie	Both	Takapū / Northern Ward	<p>There have been a number of suggestions that council's decision to designate a Special Housing Area and it's decision to consider the sale or lease of its own land was based on incomplete or incorrect information. This requires an independent investigation. As a matter of good governance, if council had poor information, those decisions should be revisited with complete information.</p> <p>WCC should put off a decision about the sale or lease of council land and the contribution of \$10 million in infrastructure costs until the concerns of iwi group Mau Whenua about the initial sale of their land have been legally resolved.</p> <p>Given Shelly Bay is fairly remote from transport and other amenities, it is not well located for increasing residential density.</p>	No	Yes	Yes	Yes

Andy Foster	Both	Wharangi / Onslow-Western Ward	<p>It is far too big for the site, and for the road which is a much loved recreational route. The process has been awful. The community was deliberately cut out of the consent process and the planning rules effectively changed by making Shelly Bay a SHA. There are serious questions about Council's processes, advice has been completely contradictory, and there is a challenge from Mau Whenua against the sale of their land.</p> <p>I have consistently, actively and vigorously opposed it from the beginning. No other Councillor has voted against both Shelly Bay SHA decisions, and the sale and lease of Council land, and supported a comprehensive review, other than Iona Pannett and myself.</p> <p>I want a wide, transparent engagement with the community of Wellington about the future of the whole of Watts Peninsula - Defence, Correctons and Shelly Bay land. These are special places with important landscape, heritage and character values and everyone deserves the right to have a say.</p>	No	Yes	Yes	Yes
Diane Calvert	Both	Wharangi / Onslow-Western Ward	<p>It's clear the land should never have been made a special housing area back in 2015 which then set off a chain of events that stopped the community having a say and permitted an extreme scale of development for the area.</p> <p>The key drivers appear to be that it enabled more housing, and saved Council's funds in managing, investing and maintaining its own assets in the area ie roads and the wharves.</p> <p>Given the additional information that has come to light over the past two years, Council will need to revisit its to sell/lease its land (.9 hectare) that involved moving the public road and leasing the wharves.</p> <p>We also need to factor in the impacts of climate change, how the proposed development fits into the wider Te Motu Kairangi Miramar Peninsula master plan and the impacts on infrastructure both on the Peninsula and including access to and from the CBD.</p>	No	Yes	Yes	Yes
Simon Woolf	Councillor	Wharangi / Onslow-Western Ward	<p>I am against the development as it stands. Councillors were not given all the information, dating back to the establishment of a Special Housing Area. I am not at all happy with the potential ratepayer costs for infrastructure, and particularly roading, sea level rise, and three waters. The impact on the whole peninsular needs to be weighed up first. The whole area needs to be masterplanned . I am not against development of Shelly Bay. I am against a development which could cause the city massive legacy issues in the future. More information is needed, and a better defined structure of costs needs to be provided.</p>	No	Yes	Yes	Yes