

### ANNUAL GENERAL MEETING - ALL WELCOME THORNDON RESIDENTS' ASSOCIATION 2018 AGM

Thursday, 10 May 2018 - 6:30pm for a 7pm start, 8.30pm finish with supper. Meet fellow residents and learn about your community. Thorndon Wellington Hotel by Rydges, Hawkestone St.



Guest Speaker: Hon Grant Robertson, MP for Wellington Central

Hon Grant Robertson was born in Palmerston North and lived in Hastings before his family settled in Dunedin. He has been the MP for Wellington Central since 2008. In Opposition, Grant was Finance Spokesperson, and is currently Minister of Finance and Sport and Recreation. He first became an advisor to then-Minister of Environment Marian Hobbs, then to Prime Minister Helen Clark.

As Wellington City grows, how does the Labour-led government envisage balancing a range of competing needs across the city - economic, environmental, social and historical - without any one area dominating the others?

Come along and hear how Grant sees the evolving future of Wellington and in particular Thorndon, Wellington's oldest inner-city suburb, during a time of accelerating change in housing, urban amenities, public transport, roading, infrastructure, population growth, employment, and government services.

### UPDATE ON QUEEN'S PARK

Our local Councillor Nicola Young visited Queen's Park with interested residents, other Councillors and Council staff Monday, 19 February.

Anyone who is interested in supporting the Friends of Queen's Park should contact:

Peter Steel at [peter@steelfamily.nz](mailto:peter@steelfamily.nz) or 021 244 1850

### REDEVELOPMENT OF 3- 5 GEORGE STREET PRESBYTERIAN SUPPORT CENTRAL

#### CLARIFICATION:

The Summer edition of Thorndon Tribute contained an article on two competing residential options for the redevelopment of a commercial property at 3 George St owned by Presbyterian Support Central (PSC). The Thorndon Residents' Association (TRA) neither endorses nor opposes either option.

Following TRA submissions, Wellington City Council (WCC) decided that the redevelopment ought not to proceed under the Housing Accords and Special Housing Areas Act 2013 (which would have allowed few, if any, opportunities for public input), but should instead be subject to the notified resource consent processes of the Resource Management Act 1991.

TRA notes that WCC is the regulator and will decide whether the resource consent application receives limited or full notification. WCC will also make the final decision, subject to all the appeal process of the RMA.

TRA is solely concerned with accurately presenting the alternative options, as proposed by PSC, with the objective of furthering the community conversation in a positive way. TRA commends PSC for an open, inclusive and transparent approach in its public information sessions.

PSC welcomes feedback on both proposals to:  
[Rebecca.Nodwell@psc.org.nz](mailto:Rebecca.Nodwell@psc.org.nz)

## EXHIBITION – ENSEMBLE AT MILLWOOD GALLERY

A pop-up exhibition is opening at Millwood Gallery on Friday 4 May. Ensemble is an eclectic mix of work in watercolour, acrylic, encaustic, textile and beaded jewellery, made by local artists.

Judith Maxim is a talented watercolour and print artist. Some of her work reflects nature, while others are more abstract in style.

Magda Van Der Walt works in mixed media, ink and hot wax. She incorporates her own style of encaustic art using a travelling iron and vibrant pigments on various mediums. Her work aims to activate links between emotion and energy – inciting viewers to link works to their own reality and feelings.

Pamela Yates works in thread and fabric. Her works are made from discarded scraps and threads reflecting the age old traditions of reusing everything possible. Colourful cord work, abstract layered fabric and stitch are reminiscent of Indian kantha quilts, or Korean pojagi.

Kat Newson creates beautiful beaded jewellery and rings in an interesting and unique style.

Ensemble will be open from  
Friday 4 May – Sunday 13 May, during these hours:

Monday – Friday 10.00am – 6.00pm

Saturday – Sunday 10.00am – 4.00pm

Location: Millwood Gallery 291B Tinakori Road

### HOUSE MANAGER REQUIRED

The Wellington Study Group owns a flat in Hobson Crescent with rooms that are hired by the hour to groups wanting a quiet environment in which to meet. We are looking for a House Manager, ideally someone who lives nearby, who can help us manage our property under a paid contract. Further details are available at [www.thorndon.org.nz/house-manager/](http://www.thorndon.org.nz/house-manager/) or call Larry on 027 628 6361.



### PEDESTRIAN ACCESS BETWEEN HOBSON CRESCENT AND TURNBULL STREET

Restrictions on public walking access between Hobson Crescent and Turnbull Street continues to be an issue. The pedestrian gate has periodically been locked. We understand a Hobson Street resident has been in touch with the Ministry of Education - who are in charge of the project - and the Council, for their views on where Turnbull Street starts and stops, seeking clarification on any public right of way. Work is under way to ensure walking access remains.

TRA will continue to monitor the situation and keep residents informed.

### WELLINGTON REGIONAL EMERGENCY MANAGEMENT OFFICE AND THORNDON'S COMMUNITY EMERGENCY HUB

Community Emergency Hubs have replaced Civil Defence Centres in Wellington.

TRA representative David Middleton, Councillor Sparrow, WREMO Regional Manager Jeremy Homes and WREMO staff member Dan Neely recently met to discuss intended changes for the involvement of community or residents associations in a disaster response. A particular concern for Thorndon is that the site of its Community Emergency Hub (CEH) is Thorndon School which is presently under reconstruction.

While a wider discussion between WREMO, the Ministry of Education, Ministry of Civil Defence and Emergency Management is underway, TRA will look at identifying an alternative CEH location, to ensure access to the kit and a workable emergency response plan remain in place.

## COUNCILLOR'S CORNER - NICOLA YOUNG

It's disappointing Council has given 'non-notified consent' for part of the Thorndon Tennis Club land to be used for car parking. Council officers have assured me such applications are judged carefully on their merits, but it's a pity as Thorndon is one of the city's significant heritage areas, and ill-suited for commuter car parking.

I was delighted to attend the opening of Thorndon School's new buildings, although some residents are concerned about the possibility of losing access from Hobson Crescent to Turnbull Street (used to access Thorndon pool and the supermarket). Council's traffic engineers are working with the school and the Ministry of Education to ensure the walking access remains, possibly as an informal arrangement with the school and its route may change slightly.

Thorndon's parking issues continue to be a frustration; sometimes it can be really hard to get things done at Council. I just hope my mother was right when she said "nothing gets between Nicola and something she wants to do".

Queen's Park should get some Council attention following a well-attended and useful site visit organised by Peter Steel; and I haven't yet given up on getting a re-orientation of the counter-intuitive Molesworth Street access to the New World!

Nicola Young  
nicola.young@wcc.govt.nz - 021 654 844



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## NEW BUSINESSES IN THORNDON — TRA WELCOMES THESE NEW BUSINESSES TO THE AREA

### Tinakori Bistro

Tinakori Bistro recently reopened at 328 Tinakori Rd, with a fresh refurbishment and French-inspired Kiwi menu, helmed by Head Chef Josh Baxter.

Owner and executive chef Asher Boote explains "We're looking to represent New Zealand culture and food with a French influence."

Open: Lunch Fri – Sun 11.30am – 2.30pm  
Brunch: Sat – Sun from 9.30am  
Dinner: Mon – Sun from 5pm  
Ph: 499 0567 - [www.tinakoribistro.co.nz](http://www.tinakoribistro.co.nz)

### Goods Manufactory and Café

Tucked away at 342A Tinakori Road, sandwiched between the Sprig & Fern and The European – Antiques & Artefacts, is Goods Manufactory and Café. Goods bake everything fresh daily. Previously known as Doppio, the new owners offer delicious treats to eat in or take out.

Open: Tue – Fri 7.30am – 3.00pm  
Sat – Sun 8.00am – 2.00pm  
Ph: 473 4151 - [www.goodswellington.com](http://www.goodswellington.com)

### The European – Antiques & Artefacts

Located at 344 Tinakori Road, The European is the perfect place to investigate their extensive range of antiques and artefacts, after coffee at Goods Café.

Unique décor items with a distinctly French flavour.

Open: Wed – Sat 10am – 4pm  
Ph: 022 391 7649 - [www.europeanantiquesartefacts.com](http://www.europeanantiquesartefacts.com)



BECOME A MEMBER AT [WWW.THORNDON.ORG.NZ](http://WWW.THORNDON.ORG.NZ)

2018 has started in a very positive manner for Wellington real estate.

Thank you for your positive feedback and support for myself and Tommy's Real Estate. I have enjoyed the opportunity to be of service to those who have made contact. Please note I am more than happy to provide free market appraisals with absolutely no obligations. If you are interested, please give me a call!



**Sold.**

**5/14A Glenmore Street**

Sale Price **\$775,000**  
GV **\$660,000**  
% over GV **17.4%**  
Sale Date **17 January 2018**



**Sold.**

**12B Hobson Street**

Sale Price **\$1,018,000**  
GV **\$710,000**  
% over GV **43.4%**  
Sale Date **10 February 2018**



**Sold.**

**8B/42 Molesworth Street**

Sale Price **\$976,750**  
GV **\$720,000**  
% over GV **35.7%**  
Sale Date **16 February 2018**



**Sold.**

**43 Grant Road**

Sale Price **\$1,122,000**  
GV **\$660,000**  
% over GV **70.0%**  
Sale Date **22 February 2018**



**Sold.**

**21/54 Hill Street**

Sale Price **\$450,000**  
GV **\$325,000**  
% over GV **38.5%**  
Sale Date **26 February 2018**



**Sold.**

**26 Goring Street**

Sale Price **\$920,000**  
GV **\$780,000**  
% over GV **17.9%**  
Sale Date **27 February 2018**



**Sold.**

**37 Newman Terrace**

Sale Price **\$1,020,000**  
GV **\$870,000**  
% over GV **17.2%**  
Sale Date **21 March 2018**



**Sold.**

**74 Tinakori Road**

Sale Price **\$805,000**  
GV **\$485,000**  
% over GV **66.0%**  
Sale Date **29 March 2018**

## MARKET COMMENT

The Real Estate Institute of NZ reports that there was an increase in the median house prices for New Zealand of 6.9% in February the increases being evident in 14 of the 16 regions across the country. House prices in the Wellington region are contributing to this trend with a modest 4% increase in median house prices compared to February 2017. Sales numbers were up by 7% in Wellington (February 2017 compared to February 2018) and there was a marginal reduction in the time taken to sell.

All this means that the Wellington market remains constant offering good prices for well- presented property. Buyer activity is strong with a significant demand being evident from first home buyers and from investors who have recognized and are acting on the well-publicized shortage of rental property. Most home buyers are pre- approved for finance which is seldom a problem within the boundaries of usual bank lending criteria.

The onset of winter will inevitably see a decline in the number of properties offered for sale but with the current buyer demand, which we see as continuing, then the old formula of supply and demand will continue. Your home or investment property will still command strong interest.

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