

ANNUAL GENERAL MEETING 20 MAY 2021 AT 7PM, THORNDON SCHOOL HALL, TURNBULL STREET

GUEST SPEAKER: LIAM HODGETTS, CHIEF PLANNING OFFICER, WCC

Liam Hodgetts, Wellington City Council's Chief Planning Officer, says the Spatial Plan debate has been heightened by the Government's new National Policy Statement on Urban Development. The NPS-UD was gazetted on 23 July 2020, just weeks before WCC began consultation on the Draft Spatial Plan. The NPS-UD directs councils to enable intensification in and around city centres, metropolitan centres and within walkable catchments of existing and planned rapid transit stops, such as railway stations. The policy requires the Council to place greater emphasis on enabling housing development than ever before. Mr Hodgetts says while the NPS encourages and enables more dense and compact cities, it still allows the Council to protect historic heritage, open space, significant ecological areas and, where justified, special character areas such as those proposed in the draft Spatial Plan." (Source: Scoop Independent News 16 February 2021)

The Association looks forward to welcoming you to its AGM. Come and hear more from Liam about the Council's planning proposals and processes and the implications these may have for Thorndon.

At the Thorndon Society's meeting on the 29th of April, John McSweeney and Tabitha Proffitt were guest speakers. Both are planners from the Wellington City Council; John being the Place Planning Manager. They outlined the many documents and reviews underway at present and the fact that they are finalising the information received after the Draft Spatial Plan consultation exercise. The final recommendation for the Spatial Plan will go to the Council in June/July 2021 for approval. It was explained that the Spatial Plan would be presented as part of the new Long-Term Plan. Concern was expressed by many present that residents would not have a chance to view the final recommended version of the Spatial Plan before it is received by the Council for their approval.

Our City Tomorrow

Draft Spatial Plan for Wellington City

An Integrated Land-use and Transport Strategy

This eliminates an opportunity for residents to take part fully in a democratic process; there would be no opportunity to discuss issues with elected representatives before they vote. It was then explained that the Draft District Plan under review at present will be available for comment from approximately October/November 2021. **The meeting on the 20 May at the Thorndon School is an significant opportunity to continue the dialogue.**

QUEENS PARK

Have you walked Queens Park? It is a special segment of the town belt that is situated between Grant Rd and Wadestown Rd. If not, please consider taking the time to have a saunter. This was once a very well-groomed Victorian promenading park. The Friends of Queen Park are making progress clearing the original pathways and lawn areas. Plus a formal re-landscaping proposal has been submitted to Council.

It's invigorating to see what a couple of hours of light gardening achieves contributing to a community result, plus the benefits of socialising (which includes morning tea). You are especially invited to participate; 10AM at the top of the Park St steps on these dates:

Saturday **22 May**; Saturday **19 June**
Sunday **25 July**; Saturday **21 August**

For more information email peter@steelfamily.nz
or phone Peter on 021 244 1850

HOME INSURANCE IN THORNDON

Many home owners have been shocked by how much their insurance premiums have increased. This is all because of earthquakes. The EQC levy has increased four-fold since the Canterbury earthquakes and insurance company premiums for cover above the EQC cap, to give you full replacement value coverage, have risen even more than that in many cases.

EQC's insurance scheme is supposed to enable affordable insurance for homeowners. Clearly it isn't doing its job for those of us living in central New Zealand. Both the Wellington Insurance Task Force convened by Mayor Justin Lester and the Cartwright Enquiry into EQC have recommended a substantial increase (or even removal) of the EQC cap, accompanied by a reduction in the levy rate, for the consideration of Government in its revision of the EQC Act, slated for this year.

Until this happens, insurance expert and past CEO of EQC David Middleton has some suggestions for those who are finding their new insurance premiums difficult to afford:

1. See if your insurance company will drop its top-up cover. You will still get EQC's insurance of \$150,000 per dwelling and full insurance from your company for fire, water, storm, flood etc. damage. The Government says that 95% of earthquake claims on homes from Canterbury and Kaikoura were under \$150,000, so you will still be getting substantial protection. You might have to shop around to find a company prepared to chop out its top up insurance, but you could save hundreds of dollars. EQC contents insurance has been withdrawn so this choice is not available for personal possessions.

2. Deal direct with your insurance company unless you live in an apartment. Brokers, agents, property managers etc. earn commissions that are added to your insurance bill. Household insurance is not complicated and most companies will quote you direct. You can phone or get on-line.

3. If you live in an apartment block, be aware that EQC's limit is \$150,000 multiplied by the number of apartments. So a block of 30 apartments, say, gets \$4.5 million of cover from EQC. That then applies to any residential damage in the building and is not limited to \$150,000 per apartment. So do you need your insurance company's top up cover? Mixed use buildings are more complicated if less than half the floor area is domestic accommodation.

There is also a statutory responsibility placed on bodies corporate to insure for full replacement value. Expert advice is recommended for these circumstances.

4. You can apply direct to EQC for its insurance cover and you don't have to show that you have been turned down by insurance companies. EQC has full discretion over whether to accept direct applications and it can charge extra to cover its administration costs. If you avoid insurance companies in this way, be aware that you will not be insured against anything other than what EQC covers – earthquake, volcanic eruption, natural landslip, tsunami and hydrothermal activity, including fire following any of these.

Home insurance has become a major expense out of the household budget but it is folly to do without it. It will be good when the government acts to make natural disaster insurance more affordable by amending EQC's cover. Homeowners should continue to protect their greatest financial investment.

WCC FIXIT APP

The smartphone app, FIXit, gives Thorndon and residents of wider Wellington a great way to easily alert Wellington City Council about any problems you see which need fixing e.g. report graffiti using the App

The app is free and allows you to take a photo, tag the location on Google maps and leave a description of the problem. WCC log the report, staff or contractors are notified and you receive a follow-up email. We encourage all residents to download the app.

Mark your calendar ...

THORNDON RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING 2021 - **ALL WELCOME**

Thursday, 20 May 2021 - 6:30pm for a 7pm start
8.30pm finish.

Thorndon School Hall
20 Turnbull St.

Meet fellow residents and learn about your community.

Guest speaker:

WCC's Chief Planning Officer, Liam Hodgetts

NEW HOBSON CRES<>TURNBULL ST WALKWAY

Both the Association and Thorndon School are looking forward to the completion of the new walkway between Hobson Crescent and Turnbull St. The Association worked with residents and the school to negotiate an agreement for the establishment of this easement and a memorandum of understanding that clarifies and maintains access for residents past the school.



The new thoroughfare alongside 29 Hobson Cres has been formed and fenced. This section runs directly between the Crescent and the Ata Kimi Ora playing field.

At the time of writing, construction was underway for the remainder of the

path, around the edge of the field, and past the emergency water tank. Three sets of raised gardens are now being built on the closed end of Turnbull Street. These will enable an integrated flow for pupils between the school buildings and the playing field.

Route of the new pedestrian walkway



Work in progress (as at 2 May)



If you have enjoyed reading this newsletter please consider joining your Residents' Association.

MEMBERSHIP FORM **Thorndon Residents' Association Incorporated Society No. 2174304**

SUBSCRIPTION **\$15 individual or \$30 per household** (financial year begins 1 April)

PAYMENT **ANZ Account 01 0505 0380782 00** Use Surname/Street as Reference/Particulars

EMAIL your Member details to marion.eades@thorndon.org.nz or complete and POST to PO Box 12587, Wellington 6144

Name:	
Address:	
Email:	
I am happy to receive newsletters and notices by email: YES / NO (please circle one)	
Phone:	Mobile:


THORNDON
RESIDENTS ASSOCIATION

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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!



5B St Mary Street

Sale Price **\$1,315,000**
GV **\$860,000**



265 Tinakori Road

Sale Price **\$1,300,000**
GV **\$1,025,000**



10/33 Hobson Street

Sale Price **\$1,000,000**
GV **\$750,000**



3 Poplar Grove

Sale Price **\$2,100,000**
GV **\$1,800,000**



18/2 Newman Terrace

Sale Price **\$600,000**
GV **\$50**



153D Grant Road

Sale Price **\$1,080,000**
GV **\$840,000**



16 Newman Terrace

Sale Price **\$1,540,000**
GV **\$1,050,000**



100 Hill Street

Sale Price **\$2,250,000**
GV **\$2,080,000**

MARKET COMMENT

Recent housing policy changes announced by government have not yet had any marked influence on a market dominated by strong and unsatisfied buyer demand. Despite the announcement of a number of new policy initiatives it has been business as usual in a buoyant and fast-moving marketplace. Tommy's recorded a record level of sales in March with most properties turning over within 2 to 3 weeks of listing.

Whilst it is expected that the recently announced policy changes will have some impact on the market and may deter the enthusiasm of investment buyers, any loss to the market of investors is expected to be absorbed by first home buyers and homeowners upgrading all of whom continue to have access to cheap mortgage finance.

Demand remains strong and although Tommy's has listed strongly in recent weeks, Wellington is faced with the fact that not only is there insufficient property for sale, but there is also a general shortage of housing throughout the region; a problem that exists in most of the country.

The recent announcement by the Reserve Bank of New Zealand on 14th April that there would be no change to the Official Cash Rate is an indication that mortgage interest rates would remain low and inviting and tends to suggest that we will continue to operate on a market that favours home sellers in the foreseeable future.

**Everyone wants to
live in Thorndon**

Very proud to support Thorndon



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