

**BEFORE INDEPENDENT HEARING COMMISSIONERS AT  
WELLINGTON**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** the hearing of submissions on the  
Proposed Wellington City District Plan

**STATEMENT OF EVIDENCE OF JON THOMPSON ON BEHALF OF PARKVALE  
ROAD LIMITED (SUBMITTER 298)**

**HEARING STREAM 7 – RURAL AND OPEN SPACE, DISTRICT WIDE MATTERS  
AND SPECIAL PURPOSE ZONES**

**19 MARCH 2024**

**LANDOWNER EVIDENCE**

**1. INTRODUCTION**

- 1.1 My name is Jon Thompson. I am a Director of Parkvale Road Ltd (“**PRL**”) which owns the land at 200 Parkvale Road, Karori.
- 1.2 I trained as an Architect and now specialise in developing high-quality urban development with a focus on the residential sector in Wellington. I’ve successfully completed multi-lot developments, including a recent 37-lot development in Island Bay.

## **2. 200 PARKVALE ROAD**

- 2.1 PRL purchased the 335 hectare site in late 2021. The site was previously operated as an uneconomic beef operation. We have retained a small number of cattle stock and made significant improvements to the fencing, irrigation systems, roading, etc. We have worked in conjunction with Greater Wellington Regional Council to fence off three significant wetlands and ecologically improve the wetlands with 1000's of new native plants, excluding stock from riparian zones and, again, ecologically improving the riparian zones with 1000's of new native plants. This is an ongoing project with a further 10,000 plants organised for the 2024-26 planting seasons. We have retired the 204 hectare 'back blocks' and continue to control pest flora and fauna, and plant podocarp species alongside the significant Manuka/Kanuka regenerating bush.
- 2.2 The 3.8ha proposed development site (Parkvale Rd) is directly adjacent to the existing urban edge and currently contains three end-of-life farm houses, in addition to providing access for two houses to the south. Resource consent for a further 5 lots was also obtained (by the previous owner) but not given effect to. That resource consent has since lapsed.
- 2.3 The topography of the site enables the development of a new high-quality community in a private, sunny, peaceful location with easy walking access to both Karori village and the popular Skyline Walkway.
- 2.4 While PRL has not progressed development plans to any significant level of detail, I anticipate the area could accommodate between 30 and 40 residential units as a comprehensive multi-unit development.

### **PRL's submission to the Proposed District Plan**

- 2.5 PRL made a submission to the Proposed District Plan ("**PDP**") seeking to rezone two areas of the site from the General Rural zoning proposed in the PDP.
- 2.6 Since that time, discussions with Wellington City Council ("**WCC**") have resulted in PRL and WCC agreeing to a sale of a portion of the Site to WCC. As a result, PRL is no longer seeking the rezoning of land at the Montgomery Avenue end of the Site, as detailed in our submission.
- 2.7 PRL's evidence therefore is focussed only on the area of the Site at the Parkvale Road frontage, as identified in PRL's submission.

### **Sale of land to Wellington City Council**

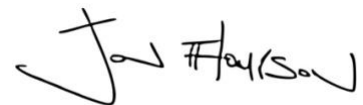
- 2.8 Wellington City Council has agreed to purchase a significant area of land to expand the Outer Green Belt, importantly filling a large existing gap in the Outer Green Belt to the West of the Parkvale site.

### **Site Visit**

- 2.9 I invite the Panel to visit the Site as part of its deliberations on this matter and I am able to assist in facilitating that visit as may be required.

### **3. CONCLUSION**

- 3.1 The area at Parkvale Road identified in the PRL submission is a discrete location suitable for a residential development. It is well located to the Karori town centre and a public transport route. The area already contains three residential dwellings along with providing access to a further two properties. Previously, resource consent was granted for an additional five dwellings on the site.
- 3.2 The area serves no productive purpose and is visually contained. The further residential development of the area will provide for additional residential capacity in Karori at a time of housing shortages and housing affordability concerns.
- 3.3 In my opinion, a more suitable zoning for the portion of the site identified by PRL would be the Medium Density Residential Zone.



**Jon Thompson**

**7 March 2024**