



POLICY AND REGULATORY

15 November 2017

Order Paper for the meeting to be held in the
Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt,
on:

Tuesday 21 November 2017 commencing at 5.30pm

Membership

Cr M Cousins (Chair)
Cr S Edwards (Deputy Chair)

Deputy Mayor D Bassett
Cr C Barry
Cr T Lewis
Cr C Milne
Mayor W R Wallace (ex-officio)

Cr L Bridson
Cr J Briggs
Cr M Lulich
Cr L Sutton

For the dates and times of Council Meetings please visit www.huttcity.govt.nz

POLICY AND REGULATORY COMMITTEE

Membership:	11
Meeting Cycle:	Meets on a six weekly basis, as required or at the requisition of the Chair
Quorum:	Half of the members
Membership Hearings:	Minimum of either 3 or 4 elected members (including the Chair) and alternates who have current certification under the Making Good Decisions Training, Assessment and Certification Programme for RMA Decision-Makers. The inclusion of an independent Commissioner as the rule rather than the exception
Reports to:	Council

PURPOSE:

- To assist the Council monitor the development of strategies and policy that meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- To consider matters relating to the regulatory and quasi-judicial responsibilities of the Council under legislation. This includes, without limitation, matters under the RMA including the hearing of resource management applications.

Determine:

- Maintain an overview of work programmes carried out by the Council's Environmental Consents, Regulatory Services and strategy and policy development activities.
- Draft policies for public consultation, excluding those that will subsequently be required to follow a statutory process
- Approval and forwarding of submissions on matters related to the Committee's area of responsibility
- Hearing and deciding notified resource consent applications.
- Hearing and deciding objections to conditions imposed on resource consents
- Hearing and deciding any matter notified under the Local Government Act 2002
- Hearing and deciding objections to the classification of dangerous dogs under section 31 of the Dog Control Act 1996 and abatement notices regarding barking dogs under section 55 of that Act
- Hearing and deciding objections to the classification of dogs as menacing dogs under sections 33A and 33C of the Dog Control Act 1996
- Hearing objections to specified traffic matters where the community board wishes to take an advocacy role
- Exercising the power of waiver under section 42A (4) of the Resource Management Act of the requirement to provide parties with copies of written reports prior to hearings
- Authorising the submission of appeals to the Environment Court on behalf of Council
- To appoint a subcommittee of suitably qualified persons to conduct hearings on behalf of the Committee. The Chair of the Policy and Regulatory Committee is also delegated this function.
- All statutory requirements under the Reserves Act 1977 that require the Department of Conservation to ratify.

Conduct of Hearings:

- To conduct hearings where these are required as part of a statutory process¹.
- Hearing of submissions required on any matters falling under the Terms of Reference for this committee or delegating to a panel to undertake hearings (this delegation is also held by the Chair of the Policy and Regulatory Committee).

General:

- Any other matters delegated to the Committee by Council in accordance with approved policies and bylaws.

NOTE:

The Ministry for the Environment advocates that Councils offer specialist RMA training in areas of law which are difficult to grasp or where mistakes are commonly made. This is to complement the Good Decision Making RMA training that they run (which is an overview and basic summary of decision making, rather than an in-depth training in specific areas of the RMA). Therefore in order to facilitate this, the RMA training run for councillors that wish to be hearings commissioners is mandatory.

Reasons for the importance of the training:

- 1 Hearings commissioners are kept abreast of developments in the legislation.
- 2 Legal and technical errors that have been made previously are avoided (many of which have resulted in Environment Court action which is costly, time consuming and often creates unrealistic expectations for the community).
- 3 The reputation of Council as good and fair decision makers or judges (rather than legislators) is upheld.

¹ When acting in this capacity the committee has a quasi-judicial role.

HUTT CITY COUNCIL

POLICY AND REGULATORY COMMITTEE

Meeting to be held in the Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt

on

Tuesday 21 November 2017 commencing at 5.30pm.

ORDER PAPER

PUBLIC BUSINESS

1. APOLOGIES

2. PUBLIC COMMENT

Generally up to 30 minutes is set aside for public comment (three minutes per speaker on items appearing on the agenda). Speakers may be asked questions on the matters they raise.

3. CONFLICT OF INTEREST DECLARATIONS

4. RECOMMENDATIONS TO COUNCIL - 12 December 2017

a) Bell Park (17/1672)

Report No. PRC2017/5/282 by the Divisional Manager, Parks and Gardens

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b) Molesworth Street Reserve (17/1673)

Report No. PRC2017/5/283 by the Divisional Manager, Parks and Gardens

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5. QUESTIONS

With reference to section 32 of Standing Orders, before putting a question a member shall endeavour to obtain the information. Questions shall be concise and in writing and handed to the Chair prior to the commencement of the meeting.

Susan Haniel
COMMITTEE ADVISOR

29 October 2017

File: (17/1672)

Report no: PRC2017/5/282

Bell Park

Purpose of Report

1. The purpose of this report is to consider the community feedback from the consultation undertaken on the future of Bell Park.

Recommendations

It is recommended that the Committee recommends that Council:

- (i) notes the community feedback received on the future of Bell Park;
- (ii) agrees to publicly notify a proposal to revoke the reserve status of approximately 1 hectare of Bell Park and make the land available for housing, for the following reasons;
 - (a) the park is no longer required as a formal sports ground serving the wider Lower Hutt community;
 - (b) a smaller area of land is required for the purposes of providing a neighbourhood reserve in this suburb than currently exists;
 - (c) there will be an opportunity to improve visibility to the neighbourhood reserve and thereby improve public safety, once that part of the Park not required is sold and developed;
 - (d) the proceeds of the sale of that part of the Park not required for the neighbourhood reserve, will enable other Council reserve development priorities to be undertaken, such as those identified in the Valley Floor Review implementation plan or the development of the balance of Bell Park that is retained; and
- (iii) requests officers to work with the Ignite Sport Trust to develop a proposal for the development of the balance of the Park, should Ignite Sport decide to purchase the building on the Park from the Lower Hutt Football Club and make budget provision in the draft Long Term Plan for consideration by Council for such a proposal.

Background

2. At its meeting of 14 March 2017, Council requested officers to carry out community consultation on the future of Bell Park and report back. A copy of the initial report and the attachments to that report is attached as Appendix 1 to the report.
3. Consultation with the neighbourhood was undertaken via a letter box drop. The information that was circulated is attached as Appendix 2 to the report. A total of 81 respondents formally engaged in this process. Their individual responses are attached as Appendix 3 to the report.
4. The local survey found that the main local use of Bell Park was as a shortcut between streets, for informal recreation and for dog walking. In terms of regularity of use 38 % used the park occasionally, 27% weekly, 15% daily and 9% did not use at all. Other uses that were suggested for the park were for a children's playground; a hub for organised sport for youth; a fenced dog park; a picnic area; courts; running track; skate board, scooter or BMX facilities; and fitness course.
5. In terms of enabling part of Bell Park to be used for housing 70% of local residents were opposed to the idea and 30% were open to it.
6. Neighbours also initiated a public meeting which was held in the clubrooms on the park on 13 September 2017. There was a good turnout of local residents who had the opportunity to ask questions about the park and the process.
7. One submission from Ignite Sport Trust (SBP17/70) proposes a development plan for the park. The Trust is considering the possibility of purchasing and refurbishing the Hutt Valley City AFC clubrooms as its new base and would want to work with Council on creating a community/neighbourhood park that could be used for the Trust's activities and by local residents. The Trust proposes that the park could include a children's playground, an all-weather recreation court, a family picnic/BBQ area and a fitness trail.
8. City-wide consultation was undertaken via a telephone survey of 250 residents by Peter Glen Research. The results of the survey are attached as Appendix 4 to the report.
9. The results of this survey can be summarised as follows:
 - 60% of residents surveyed were aware of Bell Park
 - 9% of residents surveyed had visited Bell Park in the last 12 months
 - 80% of residents surveyed supported other uses for Bell Park
 - 55% of residents surveyed supported housing on part of Bell Park
 - 26% of residents surveyed supported retaining the area as green space

Discussion

10. Consultation with neighbouring residents reveals that the majority want to see the Park retained as open green space and enhanced so that its

usefulness is improved. From the wider City perspective, a majority of residents would be open to part of the Park being used for another purpose. These two conflicting results are not unexpected.

11. The key question posed in the earlier report of what is a reasonable provision of open space to satisfy local need has not changed. Sports grounds by their nature need large areas for formal senior sport, but with football no longer played on the Park, the area available for a neighbourhood reserve is, in relative terms, quite generous.
12. Two other factors that require consideration in deciding the future of the Park are the usefulness of the space as it currently presents, and the cost of making improvements to effect better use. Currently there is no funding in the Long Term Plan to make improvements on the Park. The current lack of public visibility to the Park also needs to be considered.
13. The proposal from the Ignite Sport Trust is exciting in that it would see the park space activated, allowing for both local and city-wide use. It will require some investment, part of which would appropriately come from Council. Selling part of the Park to help fund improvements would be one practical way to achieve this.

Options

14. There are two main options to consider. That is to retain all of Bell Park as a neighbourhood reserve or retain a smaller area and make some of the park available for another use through revoking its reserve status.

Consultation

15. Council has sought the views of the community on the future of Bell Park both locally and city-wide. The results of this feedback are summarised in the background section of this report.

Legal Considerations

16. Should Council decide to propose to revoke the reserve status of part of Bell Park, the process set out in section 24 of the Reserves Act 1977 must be followed. The steps in the process are described in the initial report of 27 February 2017.
17. Some submissions have indicated that Bell Park was gifted to Council. This is not the case. The legal title review attached as Appendix 5 to the report, sets out the history of the property. The Crown purchased this property as part of a larger block of land in 1924 from a private owner, Philip Joseph Nathan. In 1932 the property was set apart as a recreation reserve and in 1934 the title was issued in the Borough of Lower Hutt in trust.

Financial Considerations

18. It is estimated that the value of that part of Bell Park proposed to be revoked is in the order of \$1.5M.
19. There is currently no funding provision in the Long Term Plan for any improvements to Bell Park.

Other Considerations

20. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of the local government in that it considers the future of a Council owned community asset. It does this in a way that is cost-effective following the process set out in the Reserves Act 1977.

Appendices

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Approved By: Matt Reid
General Manager City and Community Services



Policy and Regulatory

16 January 2017

File: (17/9)

Report no: PRC2017/1/50

Future of Bell Park

Purpose of Report

1. The purpose of this report is to look at the future of Bell Park in Waiwhetu.

Recommendations

It is recommended that the Committee recommends that Council:

- (i) notes that historically Bell Park has been managed as a formal sports park but has not been used for this purpose for two seasons and will not be required for such use in the future;
- (ii) notes that an independent assessment of reserve values has been undertaken which considers Bell Park has a medium rating, contributing to the local and wider reserve network;
- (iii) agrees to undertake public consultation on a proposal to revoke the reserve status of approximately 1 ha of Bell Park and make the land available for housing, for the following reasons;
 - (a) the park is no longer required as a formal sports ground, serving the wider Lower Hutt community;
 - (b) a smaller area of land is required for the purposes of providing a neighbourhood reserve in this suburb than currently exists;
 - (c) there will be an opportunity to improve visibility to the neighbourhood reserve and thereby improved public safety once that part of the Park not required is sold and developed; and
 - (d) the proceeds of the sale of that part of the Park not required for the neighbourhood reserve, will enable other Council reserve development priorities to be undertaken, such as those identified in the Valley Floor Review implementation plan.

Background

2. Bell Park is a recreation reserve, 15,500 m² in size, situated in the suburb of Waiwhetu. The park is bounded on all sides by housing with single-lane vehicular access off Bell Road and two pedestrian access points from Douglas Street and Riverside Drive South. An aerial plan of the park is attached as Appendix 1 to the report.
3. The park has traditionally been used as a sports ground, having been the home of the Lower Hutt City Association Football Club (the Club), prior to its move to Fraser Park in 2013. The park is included in the Sports Grounds Reserve Management Plan.
4. The park accommodated a single premier football pitch and an area for football training. The Club's building, which is on a separate legal title of 785 m², is sub-let by the Club to the Bellevue Boxing Club.
5. As a sports ground the park had limitations with the Club having to erect and maintain high nets at either end of the pitch to try and prevent the ball from being kicked over the fence into adjoining properties. In 2013 the Club relocated to Fraser Park and for the past two seasons the Park has not been used for football.
6. The introduction of artificial football turfs at Memorial and Fraser Parks, has resulted in a reduced need for grass fields across the City.
7. The Council's reserves ground lease with the Club expired on 31 March 2016 and is currently on a month to month basis. A new long term lease is shortly to be entered into, based on a decision made by the Community and Infrastructure Services Committee in November 2011 that Council would give an undertaking of long term tenure to the Club at the time the lease expired. The new lease is for a period of 15 years (10+5).

Valley Floor Review

8. Council resolved at its meeting on 15 March 2016, when considering the Valley Floor Review, to direct officers to undertake a review of Bell Park for the purpose of considering its future. The catalyst for this review is that sport is not now played on the reserve. If the Park is not required for organised sport in the future, then an assessment needs to be made on its use and purpose as a neighbourhood park.
9. An independent assessment of the Park's reserve values has been undertaken in accordance with the criteria established by Council as part of the Reserves Strategic Directions 2016-2026. This assessment concludes that Bell Park has an overall **medium** level of reserve significance. The report by PAOS is attached as Appendix 2 to the report.
10. Officers have been asked to investigate relocating the Sola Power Throwing Academy (SPTA) from its existing site between the overbridges at Moera to another suitable Council site. Bell Park would be large enough for this activity though it would need to be positioned to ensure there was no chance of an ill-thrown javelin, hammer or discus ending up in private property, or

endangered other casual users of the park. The request to relocate the activity does not originate from SPTA, which has indicated that it is very satisfied with its current location and does not want to move. If it was to move then Council would need to pick up all costs, noting that SPTA has all approvals to operate from its current site.

Discussion

11. If Bell Park is not required for the delivery of formal sports ground activities, then its use will be limited largely to being that of a neighbourhood reserve. The key question then is what would be a reasonable provision of open space to satisfy this local need, taking into account other nearby reserve land.
12. While there are no specific guidelines to determine what this provision should be, officers consider that the current area of just over 1.5 hectares for a local neighbourhood park is at the generous end of the scale. The New Zealand Recreation Association identifies 0.3 hectares as a minimum size required for a neighbourhood reserve, with most neighbourhood reserves being around 0.5 hectares in size.
13. The Waiwhetu Stream corridor and Bell Square are the closest other reserve land to Bell Park, being within 200 metres. There are also two school grounds within the immediate vicinity, which provide further open space within the suburb. Two large sports grounds at Te Whiti Park and Hutt Park, while being further away (between one and two kilometres), provide large open spaces for formal recreation north and south of Bell Park.
14. The layout of Bell Park, with it being almost fully enclosed by residential properties having high rear fences, results in a lack of public visibility, which is not desirable.
15. The assessment of reserve values identifies a medium rating for the park. It notes that the park has a role in the local and wider reserve network ensuring, that residents of Gracefield are within the desired 400 metres of a Council reserve.
16. In considering the wider reserve needs and priorities there would be two main advantages to Council declaring part of the Park surplus to requirements and re-using the land for the development of housing. These are:
 - a. there will be an opportunity to improve visibility to the neighbourhood reserve and thereby improved public safety; and
 - b. the proceeds of the sale of that part of the Park not required for the neighbourhood reserve, would be credited to the Reserves Purchase and Development Fund and be available for other reserve development priorities, such as those identified in the Valley Floor Review.
17. Making available the surplus part of the park for housing would also be consistent with Council's Urban Growth Strategy.

Options

18. There are two main options to consider. These are:

- a. to retain Bell Park as it is and take no further action; or
- b. to consider a proposal to reduce the area of Bell Park.

Consultation

19. This report recommends that Council publicly notify a proposal to revoke the reserve status of part of Bell Park. All adjoining owners will be contacted as part of the consultation on this proposal. Other interested parties such as the Football and Boxing Clubs will also be notified.

Legal Considerations

20. The proposal to revoke the reserve status of part of Bell Park is subject to Reserve Act 1977 processes. Section 24 deals with the revocation of reserve lands. This process generally requires;
- a. Council initiating a proposal on the possibility of revoking the reserve status and disposing of reserve land
 - b. Placing a public notice inviting objections/submissions
 - c. Collating objections/submissions and reporting results of these back to Council with officer recommendations
 - d. Council hearing submissions and further considering the proposal
 - e. Council's decision sent to DOC for approval by the Minister or her delegate
 - f. The decision to revoke if approved by DOC is published in the New Zealand Gazette.

Financial Considerations

21. There are no financial considerations at this stage.

Other Considerations

22. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of local government in that it considers the future of a Council owned community asset. It does this in a way that is cost-effective following the process set out in the Reserves Act 1977.

Appendices

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1	Bell Park Aerial Plan (<i>Under Separate Cover</i>)	
2	Bell Park Assessment of Reserve Values February 2017 (<i>Under Separate Cover</i>)	

Author: Bruce Hodgins
Divisional Manager, Parks and Gardens

Approved By: Bruce Sherlock
General Manager, City Infrastructure



Bell Park, Waiwhetu

Assessment of Reserve Values

PREPARED FOR:

Hutt City Council

PREPARED BY:

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February 2017

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Bell Park
Assessment of Reserve Values

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Part 1 Introduction

This report presents results of an assessment of the reserve values of Bell Park and its role and significance in the context of Waiwhetu and the other reserves in the area. The assessment uses a process set out in 'Hutt City Council Reserves Strategic Directions 2016-2016', a document that provides for long term planning and development of the reserve network.

The park is a classified Recreation Reserve under the Reserves Act 1977, zoned as a General Recreation Activity Area under the Hutt City Council District Plan and managed under the Hutt City Council Sportsfields Management Plan. It is located within the Hutt Valley Landscape Identity Area as outlined in the 'Hutt City Council Reserves Strategic Directions 2016-2016'. It is identified as a suburban reserve in the 'Review of Valley Floor Reserves 2014'.

Assessment Methodology

The assessment was carried out using the following methodology:

- A site visit to the reserve and the surrounding area
- Analysis of the demographic and planning context
- Use of the process set out in 'Hutt City Council Reserves Strategic Directions 2016-2016' to determine reserve values and the park's significance in the wider reserve context.

Summary of assessment findings

This assessment gives the park an overall medium level of reserve significance. The table below summarises the rating:

VALUES	RATING
Open Space	medium-high
Visibility	medium-low
Recreation - organised	medium-low
Recreation - Informal	medium

Reasons for the ratings are:

1. Open Space Values – The park meets four Hutt City Council Reserve Strategic Directions, which shows that it has a role in the local and wider reserve network. It helps Council achieve the aim of most residents being able to access a reserve within 400 metres or an 8.5 minute walk from their homes. The public open space of the park helps to balance loss of private

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open space due to increased housing density. It contributes to improving health by providing opportunities for physical activity in an area with pockets of socio-economic deprivation and social housing.

2. Visual Values – The park is not visually prominent and does not bring visual amenity to the streetscape and local area because it is surrounded by housing. The park is only glimpsed from neighbouring streets through the three entrances. At the same time the houses that surround and overlook the park bring a sense of safety to park users.
3. Organised Recreation Values – The open grassed space is no longer used for organised recreation and its location within a residential block limits its utilisation e.g. not all sports could use the playing fields because of issues of balls going into neighbouring properties. Sola Power Throwing Academy (SPTA) may be interested in moving to Bell Park from its current site in Moera and would require up to 80 metres for javelin throwing. The indoor facilities are tenanted and there is demand for such facilities by community groups, clubs and organisations.

While organised sports remain popular, especially in the dominant age group of Waiwhetu (15-39 years), there is a general trend towards informal recreation. Organised recreation is provided for in Te Whiti Park which is just over 1 kilometre away and Hutt Park is just under 2 kilometres away. Trafalgar Park (just under 1.5 kilometres away) and York Park (1.5 kilometres away) provide open space for activities such as holiday sports and children's sport, but Bell Park has better facilities to support organised recreation.

4. Informal/Casual Recreation Values – The park is used as a neighbourhood reserve although it currently lacks amenity e.g. it has no shade/shelter, trees, spaces of different scales for different activities, vegetation, paths or other facilities. The park is easy and safe to access, overlooked by neighbouring houses with access through boundary fences and connects streets and neighbourhoods. The nearest neighbourhood reserve with safe, flat, grassed open space for informal games and play, children's play equipment and community fruit trees is over 800 metres away between Godley Street and Whites Line East.
5. Without Bell Park, the distance to a reserve from a number of properties in the Bell Road/Douglas Street/Waikanae Avenue area would be greater than the aim of a 400 metre or an 8.5 minute walk to a public open space. Properties on Bell Road south of Bell Park are able to access Bell Square within that threshold, but the reserve has limitations for use as a neighbourhood open space because of streets on all four sides of the grassed area.
6. Since the land review, lands with low reserve values have largely been removed from the reserve network and this has better focused resources. The 'Reserves Strategic Directions 2016-2026' identified that the task now is to protect and enhance individual reserves and

connections between them, particularly in suburbs like Waiwhetu because of levels of socio-economic deprivation, health issues, mixed use and increasing housing density. The aim is to have a reserve network that encourages people to walk or cycle through reserves as short cuts when making local trip between home, work and school. The reserves strategy wants reserves to be popular and to make more of existing resources, and to achieve this the emphasis is on quality reserves that reflect their communities and where people feel welcomed. With some community engagement, Bell Park could become the focus for community recreational and outdoor social activities.

7. If a new tenant for the playing fields is not found, modest improvements, activities and programmes would increase the value of the playing fields as a space for neighbourhood activities. The playing fields make up approximately 1 hectare, which is enough space for a neighbourhood reserve.¹ The clubrooms and carpark area could continue to be leased for organised recreation. In the future, were the demand for playing fields to increase, the park could be used once again for organised recreation.

The assessment notes that two schools on Bell Road have playing fields which are viewed from the street and are accessible after school hours. Unlike reserves that come under the Reserves Act and allow for public access, continuing public access on education land is not guaranteed and is at the discretion of the school concerned.

Part 2 Bell Park and its setting

Location

Bell Park is located in Waiwhetu between Bell Road, Riverside Drive and Douglas Street (see Figure 1). Waiwhetu is described as a destination in the Council's 'Integrated City Vision 2012 (Part 2)' and is on land set aside for Te Atiawa in the nineteenth century. The suburb has a significant Maori community and the marae Arohanui ki to Tangata, is located close to Te Whiti Park.

The Eastern Hills form the backdrop to Waiwhetu and Waiwhetu Stream is a feature of the suburb. The stream connects the four eastern valley floor suburbs (Fairfield, Waterloo, Waiwhetu and Moera) and is separated from Bell Park by Riverside Drive. The banks of Waiwhetu Stream have potential to be a safe, continuous walking and cycle trail linking the eastern suburbs.

¹ The NZ Recreation Association identifies 0.3 hectares as the minimum size for a neighbourhood reserve. Some neighbourhood reserves are up to 2 hectares in size, but most are around 0.5 hectares.

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The park is near two primary schools. The Waiwhetu Industrial Park lies to the east of the park across Waiwhetu Stream, The Hutt Railway Workshops to the west and Gracefield to the south (including the Gracefield Innovation Quarter). The residential area on three sides of the park is zoned General Residential and the fourth side for Medium Density Housing (See Appendix 2, District Plan Zoning map)

Figure 1 – Reserve Location in Waiwhetu



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Bell Park Description

The reserve of 1.5 hectares is located in a residential area and is surrounded by houses with three entrances from neighbouring streets (see Figure 2). The driveway from Bell Road is narrow and one-way with access to a carpark and clubrooms in the park. Entrances from Douglas Street and Riverside Drive South are for pedestrians and cyclists only. Waiwhetu Stream lies directly to the east the park across Riverside Drive with Wainui Bridge, Wainuiomata Road and Waiwhetu Industrial Park beyond (see Figure 3).

The dominant features of the park are the open grassed former playing fields, the clubrooms and the asphalt carpark (see Figure 4). Houses that border the park have 'eyes on the park' and many have access onto the park through boundary timber fences, bringing neighbourhood access, activities and surveillance into the park. Medium Density Housing lies on the eastern boundary of the park (see Figure 5).

Figure 2 Park entrances



Vehicle entrance from Bell Road



Pedestrian entrance from Riverside Drive and Waiwhetu Stream



Pedestrian entrance Douglas Street

Figure 3 Views of the neighbourhood



Streetscape Bell Road



Waiwhetu Stream on Riverside Drive with view to Waiwhetu Industrial Park



Wainui Bridge & Waiwhetu Stream

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Figure 4 Views of the park



Panorama of the park looking over the playing fields to the clubrooms



Carpark and clubrooms

Figure 5 Houses on the park's boundaries, many with gates that open onto the park. The Medium Density zoned housing area is on the park's eastern boundary in the middle of this panorama



Use of the park

The park is in transition. The reserve was the home of the Lower Hutt Association Football and Sports Club for nearly 93 years.² The number one pitch was located in the park and football was played there until two seasons ago when the club relocated to Fraser Park. Since then the playing fields do not have regular use by a resident club. The club now leases its clubrooms to the Bellevue Boxing Club which uses the two storied clubrooms as a boxing gym for training. There is a demand for such facilities and the clubrooms are likely to stay in the long term.

The outdoor areas of the park are no longer used for club sports but continue to be used by the neighbouring community for informal use. Seventeen properties with boundaries onto the park have

² Lower Hutt AFC, <http://www.lhcafc.org.nz/>

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gates that allow neighbours to access the park. Local community use of the park includes recreational activities such as dog walking, ball games and other casual recreational activities.³

When football was played at the park there were issues with balls going over the fences into neighbouring properties requiring ball stop nets. For this reason the park is not a suitable venue for a number of sports.

A proposal for new organised sport use is to relocate the Sola Power Throwing Academy (SPTA) to the park from its current site on Council property located between the two overbridges at Moera. If this were to happen the club would require the entire playing fields, as a length of up to 80 metres is required for the javelin. Moving to Bell Park would mean improved pedestrian and vehicle access when compared to the Academy's current site.

Were a new organised recreation use not found for the park, an option is to widen use of the park and extend park values, programs and activities by developing it into a community or neighbourhood park. This could be achieved by engaging with and involving the community. At the very least, establishing an all-weather path through the reserve to connect Bell Road with Riverside Drive and the Waiwhetu Stream Trail will improve connectivity.

³ Personal communication with a park neighbour

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Figure 6 - Aerial view of Bell Park



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Nearby Reserves

Most people in Waiwhetu can access a reserve within the 400 metre or 8.5 minute recommended walking distance. The reserves range in size and the Waiwhetu neighbourhood reserves are generally large enough for an open grassed area for casual recreation and play, trees and community programmes and activities⁴ (see Figure 7 for locations of reserves).

Parks and reserves in the area help connect neighbourhoods and link streets giving through access and more direct and pleasant routes away from traffic to shops, schools and other destinations e.g. Bell Park, York Park, Godley Street Reserve. Lack of all-weather paths through reserves reduce their role of connecting neighbourhoods, providing short cuts between destinations and encouraging walking and cycling as an alternative to driving with associated benefits for health.

The railway workshop area and railway line limits connectivity between suburbs and easy and direct access to the area's reserves e.g. between Waiwhetu and Moera and Waiwhetu and Hutt Park. The path and overbridge between Waiwhetu and Moera is long and has some safety issues due to low levels of public surveillance.

Reserves in the area are:

- Te Whiti Park - has playing fields that attract regional, district and city-wide sports use. It has clubrooms, playground, paths, access to Eastern Hills trails and large trees along Waiwhetu Stream. The park is jointly managed with local iwi. It is used by local people for casual recreation such as walking, dog walking, casual team games, jogging and other fitness activities and has a playground accessed from Whites Line East. The park is 1306 metres from Bell Park
- Hutt Park – is a large and multi-purpose with playing fields, sports club, Pelorus Trust Sports House, car parking, indoor sports, planting along Awamutu and Waiwhetu Streams, golf course and holiday park. The railway workshops separate the park from Waiwhetu. Hutt Park is almost 2 kilometres from Bell Park.
- Bell Square - the closest reserve to Bell Park. Bell Square is a 'village square' on Bell Road, just over 200 metres to the south of Bell Park. It is a grassed area with streets on all sides and large trees on street edges.
- Waiwhetu Stream lies on the eastern side of Riverside Drive and can be accessed from Bell Road through Bell Park
- Godley Street- a neighbourhood reserve with a grassed open space, children's playground and fruit trees. It is accessed from two streets and connects neighbourhoods. It is over 800 metres from Bell Park and accessed from Godley Street and White Line East

⁴ NZ Recreation Association recommends a minimum size for neighbourhood reserves at 0.3 hectares.

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- Trafalgar Park - is further away, over one kilometre from Bell Park. Its sportsfields are not used on a regular basis for club sports but is a venue for events and activities such as holiday sports. It is a pleasant tree lined open space with street frontage on two sides and connects neighbourhoods
- York Park - lies immediately to the north of Hutt Park in neighbouring Moera. It has an open grassed area with Awamutu Stream running through it. It is surrounded by residential housing and accessed from three streets and used for children's sport. Because the railway workshops lie between it and Bell Park, access between the two parks is via streets and a walkway over the railway between Awamutu Grove and Randwick Road, a distance of one and a half kilometres from Bell Park.

Table 1 Details of nearby reserve land

Name of the reserve	Location	Size in hectares	Distance from Bell Park (via roads)	Primary Purpose ⁵	Significance/ Community of Interest i.e. who is likely to visit the reserve
Bell Square	Bell Rd	0.2 ha	237m	Neighbourhood reserve	Local people
Waiwhetu Stream	Riverside Drive	N/A	54m	Provides recreational and ecological linkages through the urban environment from Naenae to the harbour	People from the Eastern suburbs
Godley Street Reserve	Godley St	0.5 ha	834m	Neighbourhood reserve	Local people
Te Whiti Park	Whites Line East	12 ha	1,306m	Sport and recreation	People from around the city
Trafalgar Park	Brook and Trafalgar Streets	1.7 ha	1,361m	Sport and recreation	People from nearby suburbs

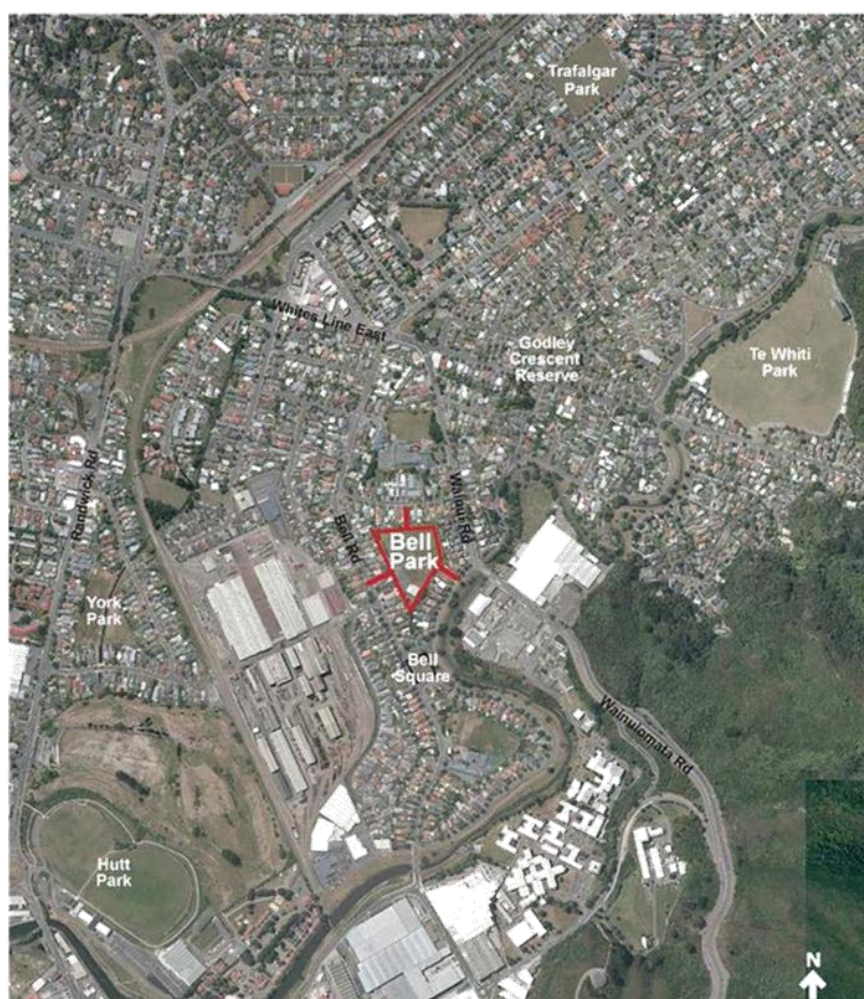
⁵A reserve's Primary Purpose and Significance or Community of Interest (calculated by assessing how far people are likely to travel in order to visit the reserve) is based on NZ Recreation Association categories. The categories were developed by the NZ recreation industry and are consistently applied throughout the country.

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York Park	Elizabeth St/York St	1.5 ha	1,560m (via walkway & overbridge) 1,880m (via roads)	Neighbourhood	Local people
Hutt Park		35 ha	1985m	Sport and recreation	People from throughout the region

Figure 7 – Location of reserves in the area in relation to Bell Park



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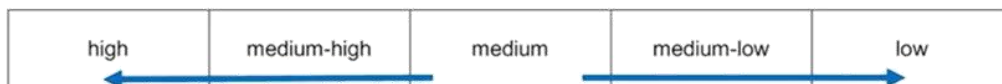
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Part 3 Assessment of reserve values

Introduction

This assessment follows Reserve Land Acquisition/Disposal Policy outlined in Hutt City Council 'Reserves Strategic Directions 2016 – 2016'⁶. The policy establishes a process to review existing reserve lands in order to identify a reserve's role and its significance. Criteria are used to assess the reserve values from a continuum of high, medium or low level of significance.



In this case, the assessment considered the significance of the park's open space, how visible the park is and its use for informal recreation and organised sport. The assessment also considered the park's setting and context, the reserve's role in the immediate and wider reserve network, reserve needs of the community based on its demographic profile⁷, and the degree that reserve improvement would be required in order to increase its reserve values and meet community needs.

Assessment

Characteristic and Description	Level of Significance	Comment
Open Space		
The role and purpose of the reserve	high	<p>The park meets more than one strategic direction:</p> <p>Strategic Direction 1 – it is within easy walking distance from homes, has open space for casual recreation in an area with more intensive housing, and children can visit independently from neighbouring houses without having to cross roads;</p> <p>Strategic Direction 3 – it connects streets and neighbourhoods and provides short cuts for pedestrians /cyclists, and has existing buildings that can help meet needs of community organisations;</p> <p>Strategic Direction 4 – there is potential to widen use of the park through community engagement. This is especially important because of the higher levels of housing density expected around Bell Park;</p> <p>Strategic Direction 5 – it is especially important to prioritise the activation and promotion of reserves in areas with higher levels of economic and social deprivation, and areas with higher density housing</p>

⁶ Hutt City Council Reserves Strategic Directions 2016 – 2016, pages 35-36 and 39-42.

⁷ See the Appendix 1 for the demographic profile of Waiwhetu

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Characteristic and Description	Level of Significance	Comment
The range of purposes, use and users	medium	The reserve is in transition. Its sportsfield is no longer needed for football. The clubrooms have a new tenant but the sportsfield is no longer utilised. A proposal for new organised sport use of the park is to relocate the Sola Power Throwing Academy (SPTA) to Bell Park from its current site. The park is a flexible space that has capacity to change. There is potential to enhance the reserve as a community or neighbourhood space. It is larger than most neighbourhood reserves - neighbourhood reserves range from 0.1 to 2 hectares with a minimum recommended size of 0.3 to 0.5 hectares (NZ Recreation Association)
The way the land might address a 'threat' to the character of the area (in this case housing intensification which reduces open space)	medium	The reserve is in an area zoned for housing intensification with potential for smaller private space and overall loss of open space. The open space of the park helps balance this loss
Contribution to quality of life, health and well-being – the degree of need for public open space to enhance the health and wellbeing of communities and connections between them.	medium	The reserve is in an area of socio-economic deprivation and medium rates of avoidable hospitalisation and a mixture of social and private housing. The park is a place where people can enjoy the outdoors, recreate, make contact and socialise.
Visual Landscape		
Landscape Identity Area – the way the land reinforces the character of the area.	low	The park does not contribute to the key characteristics of the Harbour Landscape Identity Area
Prominence - the degree to which the area is seen.	medium-low	The park's location is not obvious because it is enclosed by residential properties. Some people in the area may not realise that there is a park there; it is only glimpsed from neighbouring streets along entrances. Only properties on the park's boundaries have a good view of the park. Signage is therefore important in order to draw attention to the park. Houses overlook the park and help parks users feel safer.
Vividness – the park influences the character of the area	low	The park has no visually striking or memorable elements, qualities or characteristics that contribute to the identity or overall character to the neighbourhood
Formal Recreation (organised sport)		
Demand	low for sportsfields; medium-high	The proximity of surrounding residential properties limits the range of sports that can use the sportsfields. Sports are well catered for in Waiwhetu e.g. at Te Whiti Park.

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Characteristic and Description	Level of Significance	Comment
	for indoor facilities	Trafalgar Park and York Park, while not used for regular sports, have space for activities such as holiday sports and children's sport. There is demand for indoor facilities like the clubrooms at Ball Park
Provision	medium-low	The sportsfields are currently not utilised by a resident sports club. The park is currently only used by the Bellvue Boxing Club
Added value	low	The Bellvue Boxing Club brings activity into the park but does not utilise the park's open space.
Demographics	medium	The dominant age group in Waiwhetu (15-39 years) is the largest group that participates in organised recreation
Supporting facilities	medium	The clubrooms with storage capacity and on site vehicle parking support use of the grounds. Goals, seating and other equipment have been removed from the sportsfield
Informal Recreation		
Linear activities – trails that connect and enable walking, running, cycling etc.	medium	People can cut through the park and walk, jog, run, cycle and walk their dogs around and through the park. The park connects neighbourhoods and streets
Access to natural areas and amenity as relief or interest and used informally	low	Waiwhetu Stream and the future streamside trail can be accessed through the park from Bell Road
Proximity to urban areas	high	The park lies within an urban area and is easily and safely accessed without having to cross roads. It is accessed from neighbouring houses through gates in boundary fences and is overlooked by neighbouring houses which makes the park a safer place
Provides for neighbourhood activities	medium	It is used informally as a neighbourhood reserve. Nineteen neighbouring properties have gates in boundary fences to access the park. A park neighbour said that the park is used for activities such as dog exercise and a cricket pitch was mown by neighbours. The nearest neighbourhood with flat open space for such activities is Godley Street Reserve just over 800 metres away. The park helps Council achieve the goal of having a reserve which most residents can reach within a 400metre walk or an 8.5 minute walk from their home
Space provides amenity as relief in the urban environment and used informally	medium-w	It provides open space and opportunities for activities but lacks amenity e.g. the park has no shade/shelter, trees, spaces of different scales for different activities or paths and other facilities, but has potential as a neighbourhood reserve

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Conclusion

This assessment of the reserve values of Bell Park gives the park an overall medium level of reserve significance.

The park has value as an open space, improves connectivity in an area zoned for housing intensification, some social housing and lower socio-economic levels and provides for informal recreation and indoor clubrooms for recreation. Without the park, people who live near it would not be able to access a reserve with sufficient space to kick a ball around in safely, within the goal of a reserve 400metres or an 8.4 minute walk away. Houses overlooking the park make the park less visible and some people may not know it is available for public use. On the other hand, many of the houses that overlook the park have gates that open up onto the park. This is an indication that local people use the park for informal recreation and give park users a sense of safety.

The playing fields are no longer used for organised sport and playing fields are available elsewhere in the suburb. The clubrooms are tenanted and there is a demand for these sorts of indoor facilities, particularly with on-site carparking. The playing fields that make up the balance of the reserve have potential to serve recreational needs of the neighbourhood, but require some additional amenity such as quality paths and seats, and trees for shade and shelter.

References

Hutt City Council District Plan
Hutt City Council Reserves Strategic Directions 2016-225, 2016
Hutt City Council Review of Valley Floor Reserves, 2013
Hutt City Council Review of Reserves in the Valley Floor - Eastern Suburbs, 2015
Hutt Valley DHB, Lucie-Smith, Elizabeth, 'Measuring the Difference – Avoidable Hospitalisations', July 2012
NZRA, 'Park Categories and Levels of Service' June 2011

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Appendices

Appendix 1: The demographic and planning context

1. Demographics and implications for reserves

Overall, the population of Waiwhetu is increasing slightly, is becoming more ethnically diverse, the proportion of elderly is growing and numbers of children are decreasing. Waiwhetu generally has lower socio-economic levels than Waterloo and Fairfield directly to the north and has a concentration of social housing throughout the suburb, including near Bell Park. The suburb's population is ethnically diverse and the future population is likely to be proportionally higher in young adults and adults (15-39 years old). This age group generally looks for recreational opportunities for casual sports and recreation, in addition to organised sport, and are more mobile than other age groups. The area currently has good access to sports and recreation (Bell Park, Te Whiti Park, Hutt Park and the Eastern Hills track network via Te Whiti Park).

Waiwhetu population has higher numbers of avoidable hospital admissions than neighbouring Waterloo and Fairfield. Avoidable hospital admissions are an indication of general health and rates of avoidable hospitalisation for preventable chronic diseases like type 2 diabetes and cardio vascular disease, and are influenced by factors such as opportunities for daily physical activity such as housing quality and access to services.⁸

The demographics of Waiwhetu have implications for reserves in this area. There is a need for reserves that:

- Are places where young people in particular can actively recreate
- Provide for casual sports and recreation as well as organised sport and recreation
- Provide opportunities for physical activity as part of everyday life such as access to places for exercise, walkable street patterns, access to public transport, access to parks and reserves and all-weather paths through reserves to connect neighbourhoods and destinations
- Are quality public open spaces and well maintained with evidence of stewardship and care
- Have large specimen trees which give shade and shelter and a sense of permanence (which refugees and newer immigrants particularly value)
- Welcome various cultures and provide spaces where the neighbourhood can gather, picnic, play and engage socially and in community activities.

⁸ Elizabeth Lucie-Smith, 'Measuring the difference - Avoidable Hospitalisation', Hutt Valley DHB, 2008

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2. Planning Context

The reserve is a gazetted Recreation Reserve under the Reserves Act 1977, is currently managed as a sportsground under the policies of the 'Sportsfield Reserves Management Plan' and is maintained under the 'Sportsground Maintenance Contract'. Lands classified Recreation Reserve are primarily managed to allow public access and the conservation of qualities that "contribute to the pleasantness, harmony and cohesion of the natural environment and to the better use and enjoyment of the reserve".⁹

District Plan Zoning (refer to Appendix 1 for a map showing zoning) - The reserve is zoned as a General Recreation Activity Area, as are most Hutt City reserves. Activities in lands with this zoning need to be compatible with the characteristics of the lands. The area bordering three sides of the park is zoned General Residential Area.

The residential area on the park's eastern boundary and north of the park on each side of Wainui Road have been zoned for Medium Density Housing (See the District Plan map in Appendix 1). In this area the expectations are that house sites will generally become smaller with greater site coverage, multi-unit housing, low-rise apartments and infill housing will be developed in future. Some properties that border the park have already been subdivided and two dwellings occupy space that was previously a typical suburban property with a single dwelling and a large garden area. This zoning means that private open space is likely to be much smaller with less space for activities such as play and gardening and fewer trees and other vegetation that bring amenity to an area. Reserves close to urban areas where density is expected to increase are especially important because of reduced private open space for informal recreation.

Hutt City Council Reserves Strategic Directions 2016-2026 - The 'Reserves Strategic Directions' sets priorities for the management and development of parks and reserves. Strategic Directions identified that are relevant to Bell Park are as follows:

- Strategic Direction 1, Protection and Enhancement of the Reserve Network – The aim is for a reserve within an easy walking distance from most houses and particularly in parts zoned for more intensive housing, reserves to have space for informal games, all weather paths and some form of free play opportunities and shelter and shade (such as large trees), make it easy for people to access reserves, have reserves that children can access safely without having to cross busy streets and which are overlooked and accessed from neighbouring houses for safety, and make changes to the design and function of reserves so that they meet community needs
- Strategic Direction 3, Connected Reserves – Encourage cycling and walking through reserves that link streets and neighbourhoods and have connected and accessible public open space

⁹ Reserves Act Guide, page 8/5.

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- Strategic Direction 4, Quality Reserves, programmes and Facilities - Quality reserves are likely to be more popular so priorities are to broaden the use of reserves by engaging with local communities, enhance existing reserves, and encourage shared use of buildings and facilities on reserves and community initiatives for reserve use.

The 'Reserves Strategic Directions' locates the reserve within the Valley Floor Landscape Identity Area (LIA). Features of this LIA relevant to Bell Park are its location on the valley floor within intensive urban development and increasing density in some areas, Waiwhetu Stream, the eastern Hills and key transport routes (roads, railway corridor and bus routes).

Relevant actions for this LIA are to:

- Develop all weather paths through reserves to improve access and link streets and connect neighbourhoods
- Plant large trees, especially in areas zoned for more intensive housing where private open space is small with fewer opportunities for trees
- Develop a pedestrian/cycleway along Waiwhetu Stream from Naenae to the harbour for recreation and commuting
- Engage with local communities to improve reserve quality, character, safety and use with physical works and programmes.

Review of Valley Floor Reserves 2013 - The review of reserve provision on the valley floor had the overall aim of planning reserve provision and development in order to meet current and future public open space needs, and in particular to establish the likely requirements for neighbourhood reserves. Improvements in reserve provision in the eastern suburbs are:

- Develop cycle and pedestrian routes
- Have neighbourhood reserves in projected higher density areas
- Develop reserves like Bell Park that are 'enclosed' and overlooked by residential properties into neighbourhood reserves.

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Appendix 2: District Plan Zoning



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Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand

www.huttcity.govt.nz

T 04 570 6666
F 04 569 4290

15 August 2017

Bruce Hodgins
Parks and Gardens>
570 6839
bruce.hodgins@huttcity.govt.nz
Bell Road Consultation

Dear Resident

Bell Park

Council is looking at the future of Bell Park now that it is no longer used as a formal sports ground.

Please find enclosed background information on this consultation along with a short questionnaire, which you are encouraged to complete and return to Council in the enclosed postage paid envelope.

Completed questionnaires and /or written submissions may be made and submitted to Council up until Friday 8 September 2017.

If you have any questions regarding this consultation please contact me on 570 6839.

Yours sincerely

Bruce Hodgins
Divisional manager

Background Information

Future of Bell Park

Introduction

1. As part of the Valley Floor Review, Council has decided to consult with the community about the future of Bell Park in Gracefield. This statement provides background on the park, seeks input on current and possible future use and provides two scenarios for consideration.

Background

2. Bell Park is a recreation reserve, 15,500 m² in size (1.55 hectares), situated in the suburb of Waiwhetu. The park is bounded on all sides by housing with single-lane vehicular access off Bell Road and two pedestrian access points from Douglas Street and Riverside Drive South.



3. The park has traditionally been used as a sports ground, having been the home of the Lower Hutt City Association Football Club (the Club), prior to its move to Fraser Park in 2013. The park accommodated a single premier football pitch and an area for football training. The Club's building, which is on a separate legal title of 785 m², is sub-let by the Club to the Bellevue Boxing Club.
4. As a sports ground the park had limitations with the Club having to erect and maintain high nets at either end of the pitch to try and prevent the ball from being kicked over the fence into adjoining properties. In 2013 the Club relocated to Fraser Park and for the past three seasons the Park has not been used for football.

5. The introduction of artificial football turfs at Memorial and Fraser Parks has resulted in a reduced need for grass fields across the City. Accordingly Bell Park is not required for organised sports now or likely to be in the future.
6. If Bell Park is not required for the delivery of formal sports ground activities, then its use will be limited largely to being that of a neighbourhood reserve. A key question then is what would be a reasonable provision of open space to satisfy this local need, taking into account other nearby reserve land.
7. While there are no specific guidelines to determine what this provision should be, officers consider that the current area of just over 1.5 hectares for a local neighbourhood park is at the generous end of the scale. The New Zealand Recreation Association identifies 0.3 hectares as a minimum size required for a neighbourhood reserve, with most neighbourhood reserves being around 0.5 hectares in size.
8. The Waiwhetu Stream corridor and Bell Square are the closest other reserve land to Bell Park, being within 200 metres. There are also two school grounds within the immediate vicinity, which provide further open space within the suburb. Two large sports grounds at Te Whiti Park and Hutt Park, while being further away (between one and two kilometres), provide large open spaces for formal recreation north and south of Bell Park.
9. The layout of Bell Park, with it being almost fully enclosed by residential properties having high rear fences, results in a lack of public visibility, which is not desirable.
10. An independent assessment of the Park's reserve values has been undertaken in accordance with the criteria established by Council as part of the Reserves Strategic Directions 2016-2026. This assessment concludes that Bell Park has an overall **medium** level of reserve significance.

Current and Future Use

11. In reviewing the future of the Park, Council is interested in understanding how it is currently used (frequency and type of use), and to ascertain what other recreational uses the Park might host in the future. To this end a simple questionnaire has been developed and is attached as Appendix 1 to this document.

Options

12. Officers have identified two main options that Council could consider for the future of Bell Park. That is to;
 - a. retain Bell Park as it currently exists; or
 - b. reduce the size of Bell Park.
13. The advantages of retaining Bell Park in its current state are:
 - a. its value and potential as an open space is not diminished in any way;
 - b. the status quo is retained for immediate neighbours; and

- c. it would provide greater flexibility to respond to unforeseen future recreational needs.

14. The advantages of reducing the size of Bell Park are:

- a. there will be an opportunity to improve visibility to the neighbourhood reserve and thereby improve public safety;
- b. the proceeds of the sale of that part of the Park not required for the neighbourhood reserve, would be available for other reserve development priorities, such as those identified in the Valley Floor Review; and
- c. making available the surplus part of the park for housing would help meet an expected future housing shortfall and be consistent with Council's Urban Growth Strategy.

Submissions

15. Written submissions may be posted or e-mailed to HCC.

E-mail address: submissions@huttcity.govt.nz

Postal submissions: Bell Park Consultation
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

16. Submissions close on Friday 9 September 2017 and will be the subject of a report to Council, for which all submitters will be notified.

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☐

Name: _____

Address: _____

Email: _____

Phone: _____

INDEX OF SUBMISSIONS TO THE BELL PARK REVIEW 2017



Submission Number	Submitter
SBP17/1	Victoria France
SBP17/2	Alison Section
SBP17/3	Zinny McCormick
SBP17/4	Josh Thurston
SBP17/5	Sophie Grant
SBP17/6	Gina Hamilton
SBP17/7	Rochelle Hammond
SBP17/8	Tracey Davis
SBP17/9	Malcolm and Jane Bell
SBP17/10	Vanessa Ward
SBP17/11	Anonymous
SBP17/12	Patricia Strawbridge
SBP17/13	Goi Bo Yip
SBP17/14	Jackie Zubcevic
SBP17/15	Matthew Brown
SBP17/16	P and L Enoka
SBP17/17	Guy Smith
SBP17/18	Lindsey Mills
SBP17/19	David Cross
SBP17/20	Matthew Weldon-Smith
SBP17/21	Diana Henderson
SBP17/22	Paul Herd
SBP17/23	Kylie
SBP17/24	J Emmens
SBP17/25	Justin Enoka
SBP17/26	Benjamin Miles
SBP17/27	Brady Dyer
SBP17/28	Mike Barton
SBP17/29	Laurie Carter
SBP17/30	Anonymous
SBP17/31	Melanie Smith
SBP17/32	M and D McGinnity
SBP17/33	Claire Smith
SBP17/34	Chengyin Liu and Shuqin Zhnag
SBP17/35	Martin Warbrick
SBP17/36	Fei Hueng
SBP17/37	Michelle Cheeseman
SBP17/38	G Wakefield
SBP17/39	Angela Baker
SBP17/40	Giselle Black
SBP17/41	Rachel Stechman
SBP17/42	Michael Buckley
SBP17/43	Ruth O'Grady
SBP17/44	Pam Whittington
SBP17/45	M J Ingham
SBP17/46	Alison Perry

Submissions as at 19 September 2017

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Submission Number	Submitter
SBP17/47	Paul and Kristel Hewitt
SBP17/48	Ngoc To Chung
SBP17/49	Pat Kendrick
SBP17/50	Balajee Thiruppukkuzhi
SBP17/51	Janet Tufuga Arnold
SBP17/52	Alona Olsen
SBP17/53	Lucas Martin
SBP17/54	Louise Bell
SBP17/55	Meredith Butland
SBP17/56	Pam Hanna on behalf of Petone Community Board
SBP17/57	Ahmad Mohamad Bid Morad
SBP17/58	AL and DP Arcus
SBP17/59	Simon Roche on Behalf of Powerco
SBP17/60	Terry and Andrea Hill
SBP17/61	Chris and Tristan Smith
SBP17/62	Katrina Harding
SBP17/63	Alastair Lee
SBP17/64	Nick Williamson
SBP17/65	Linda and Marty Taylor
SBP17/66	Wendy Baker
SBP17/67	Maureen Coomer
SBP17/68	R M Maulder
SBP17/69	Darryl Jewiss
SBP17/70	Kevin Goldsbury on Behalf of Ignite Sport
SBP17/71	Kylie Keatley
SBP17/72	PJ Brambley
SBP17/73	Shane Brockelbank
SBP17/74	Emmily
SBP17/75	Joe Apikotoa
SBP17/76	Simon Coubrough
SBP17/77	Mike Werry
SBP17/78	Lucy Green
SBP17/79	Jaimee Whittington
SBP17/80	Robert Bruce Coulston
SBP17/81	Jon - [LATE]

Submissions as at 19 September 2017

SBP17/1

From: contact@huttcity.govt.nz
Sent: Thursday, August 17, 2017 1:29 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily

Main activity : Shortcut between streets

Other use :

Potential activities : If play equipment was put in the park area I think it would be well used by local families, it is halfway between Lady of Rosary school and Gracefield School and there isn't a local park other than the schools close by.

Housing development : No

Name : Victoria France

Email : [REDACTED]

Other contact :

Victoria France

[REDACTED]

Daily

Shortcut between streets

If play equipment was put in the park area I think it would be well used by local families, it is halfway between Lady of Rosary school and Gracefield School and there isn't a local park other than the schools close by.

No

SBP17/2

From: contact@huttcity.govt.nz
Sent: Thursday, August 17, 2017 1:41 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Informal recreation
Other use :
Potential activities : Develop a childrens play area in one corner similar to Godley Street
Housing development : Yes
Name : Alison Serton
Email : [REDACTED]
Other contact :

Alison Serton

[REDACTED]

Occasionally

Informal recreation

Develop a childrens play area in one corner similar to Godley Street

Yes

SBP17/3

From: contact@huttcity.govt.nz
Sent: Thursday, August 17, 2017 1:44 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Dog walking

Other use :

Potential activities : A better community sports area including small BMX track and ramps, basketball and netball courts for local schools and after hours useage

Housing development : No

Name : Zinny McCormick

Email : [REDACTED]

Other contact :

Zinny McCormick

[REDACTED]

Occasionally

Dog walking

A better community sports area including small BMX track and ramps, basketball and netball courts for local schools and after hours useage

No

SBP17/4

From: contact@huttcity.govt.nz
Sent: Thursday, August 17, 2017 6:58 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Never

Main activity :

Other use :

Potential activities : I have not used Bell Park. However I think it is the sort of space that is becoming increasingly valuable because of the type of land it is - unspoilt, with significant potential. This includes informal neighbourhood gatherings, sports, a safe place to learn to ride a bike, an alternative area for young people to congregate rather than around shops or similar. I think providing some simple facilities such as picnic tables, trees, a small playground, a water fountain, a path / trail for cycling to connect the river to the suburbs, lighting and signage at entrances and throughout, could make this space much more welcoming. I think this is important because Waiwhetu is a relatively low socio-economic area, and while there are other parks nearby, this is the only one on the south side of the Wainui Rd/ Whites Line East of any size that is readily accessible. I think shrinking the park would be a shame as that green space would never be recovered and the potential of the park would be lost. At the moment, it is a blank canvas, and I think the views of local marae, schools, churches, and community groups should be actively sought to come up with options for using the park, and supporting groups to develop it into a significant community resource. The land, once sold off, will not be available for community purposes, and even a reduction in size for a good purpose such as housing has serious consequences - will that housing and increased population have a park to use? The trade-offs are significant.

Housing development : No

Name : Josh Thurston

Email : [REDACTED]

Other contact :

Josh Thurston

[REDACTED]

Never

I have not used Bell Park. However I think it is the sort of space that is becoming increasingly valuable because of the type of land it is - unspoilt, with significant potential. This includes informal neighbourhood gatherings, sports, a safe place to learn to ride a bike, an alternative area for young people to congregate rather than around shops or similar. I think providing some simple facilities such as picnic tables, trees, a small playground, a water fountain, a path / trail for cycling to connect the river to the suburbs, lighting and signage at entrances and throughout, could make this space much more welcoming. I think this is important because Waiwhetu is a relatively low socio-economic area, and while there are other parks nearby, this is the only one on the south side of the Wainui Rd/ Whites Line East of any size that is readily accessible. I think shrinking the park would be a shame as that green space would never be recovered and the potential of the park would be lost. At the moment, it is a blank canvas, and I think the views of local marae, schools, churches, and community groups should be actively sought to come up with options for using the park, and supporting groups to develop it into a significant community resource. The land, once sold off, will not be available for community purposes, and even a reduction in size for a good purpose such as housing has serious consequences - will that housing and increased population have a park to use? The trade-offs are significant.

No

SBP17/5

From: contact@huttcity.govt.nz
Sent: Friday, August 18, 2017 10:16 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly

Main activity : Shortcut between streets

Other use :

Potential activities : A playground! There are so many young families in the area - putting in a playground would make this park so much more appealing and there aren't the safety issues many parks have with being onto busy roads.

Housing development : No

Name : Sophie Grant

Email : [REDACTED]

Other contact :

Sophie Grant

[REDACTED]

Weekly

Shortcut between streets

A playground! There are so many young families in the area - putting in a playground would make this park so much more appealing and there aren't the safety issues many parks have with being onto busy roads.

No

SBP17/6

From: contact@huttcity.govt.nz
Sent: Friday, August 18, 2017 10:42 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Other
Other use : My boys go over and kick at ball there
Potential activities : A park for kids would be wonderful
Housing development : No
Name : Gina Hamilton
Email [REDACTED]
Other contact :

Gina Hamilton

[REDACTED]

Occasionally

Other

My boys go over and kick at ball there

A park for kids would be wonderful

No

SBP17/7

From: contact@huttcity.govt.nz
Sent: Friday, August 18, 2017 12:37 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily
Main activity : Informal recreation,Dog walking
Other use :
Potential activities : possible a kids park
Housing development : No
Name : Rochelle Hammond
Email : [REDACTED]
Other contact :

Rochelle Hammond

[REDACTED]

Daily

Informal recreation,Dog walking

possible a kids park

No

SBP17/8

From: contact@huttcity.govt.nz
Sent: Friday, August 18, 2017 6:37 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Informal recreation
Other use :
Potential activities :
Housing development : Yes
Name : Tracey Davis
Email : [REDACTED]
Other contact :

Tracey Davis

[REDACTED]

Occasionally

Informal recreation

Yes

SBP17/9

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

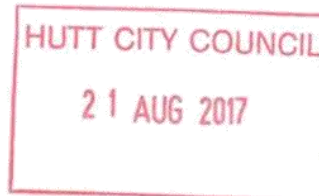
Weekly

☐

Occasionally

☐

Never

☒

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Malcolm Bell/Jane Bell

Address:

[Redacted] Wairakei, 4/ Hutt

Email:

[Redacted]

Phone:

[Redacted]

SBP17/10

From: contact@huttcity.govt.nz
Sent: Monday, August 21, 2017 10:51 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly
Main activity : Dog walking
Other use :
Potential activities : Children's sports events.
Housing development : No
Name : Vanessa Ward
Email : [REDACTED]
Other contact :

Vanessa Ward

[REDACTED]

Weekly

Dog walking

Children's sports events.

No

SBP17/11

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

*Sponting turf, artificial cricket turf,
hockey, room for outdoor basketball.*

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name: _____

Address: _____

Email: _____

Phone: _____

SBP17/12

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☒

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

exercices groups / fitness outside.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Patricia Strawbridge

Address:

[REDACTED]

Email:

[REDACTED] Wainheta, Lower Hutt 5010

Phone:

[REDACTED]

SBP17/13

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☒Specify: Nothing

3. What other recreational activities do you consider Bell Park could be used for?

Playing, Picnics

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

GTOi Bo Yip

Address:

Email:

Phone:

SBP17/14

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

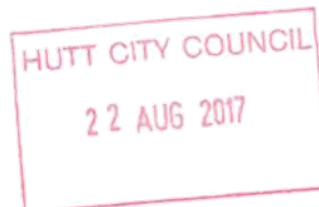
Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

Track & fieldCycling

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

JACKIE ZUBCEVIC

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/15

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

HUTT CITY COUNCIL

22 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Matthew Brown

Address:

[REDACTED], Waingeta

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/16

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

childrens playground

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

P & L ENOKA

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/17

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:12 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Never

Main activity : Other

Other use : I don't use Bell Park ever. At all. For any reason.

Potential activities : It could be developed as a playground, or dog exercise area, or even with a short BMX track around it for kids or something. It desperately needs *something* to make it a destination because at present it's in the middle of nowhere, hidden from view, and pretty unpleasant to be at.

Housing development : Yes

Name : Guy Smith

Email [REDACTED]

Other contact :

Guy Smith

[REDACTED]

Never

Other

I don't use Bell Park ever. At all. For any reason.

It could be developed as a playground, or dog exercise area, or even with a short BMX track around it for kids or something. It desperately needs *something* to make it a destination because at present it's in the middle of nowhere, hidden from view, and pretty unpleasant to be at.

Yes

SBP17/18

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:17 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Other
Other use : Used to go when it was LH football club.
Potential activities : It should be sold.
Housing development : Yes
Name : Lindsey mills
Email : [REDACTED]
Other contact :

Lindsey mills

[REDACTED]

Occasionally

Other

Used to go when it was LH football club.

It should be sold.

Yes

SBP17/19

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:35 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Never

Main activity : Other

Other use : I used to use it for football now it has no apparent value.

Potential activities : There is no shortage of green space near Bell Park and it seems to be something of a hub for questionable behaviour with so little street frontage. Surely there is a better use for this space when we have good recreational areas nearby.

Housing development : Yes

Name : David Cross

Email : [REDACTED]

Other contact :

David Cross

[REDACTED]
Never

Other

I used to use it for football now it has no apparent value.

There is no shortage of green space near Bell Park and it seems to be something of a hub for questionable behaviour with so little street frontage. Surely there is a better use for this space when we have good recreational areas nearby.

Yes

SBP17/20

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:41 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Never
Main activity : Other
Other use : Used to for Football, now that Lower Hutt Football Club has gone, it isn't needed anymore.
Potential activities : A little playground for kids
Housing development : Yes
Name : Matthew Weldon-Smith
Email : [REDACTED]
Other contact :

Matthew Weldon-Smith

[REDACTED]

Never

Other

Used to for Football, now that Lower Hutt Football Club has gone, it isn't needed anymore.

A little playground for kids

Yes

SBP17/21

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:43 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Dog walking,Shortcut between streets

Other use :

Potential activities : A Play Park for the Many children in the area ,even if reduced for housing that would include more children. needing a safe away from road place to play ,its hard enough for care givers or parents to entertain children during holidays without costing the earth and a Play park for them to go to that's within walking distance would be a godsend.It could include picnic tables,play area ,maybe a small bike track .I am putting No below,But would consider it being reduced IF and only IF many many family's of the Area are considered regards the Gated Play area . And if the Housing where not Ugly one up one down styles

Housing development : No

Name : Diana Henderson

Email : [REDACTED]

Other contact :

Diana Henderson

[REDACTED]

Occasionally

Dog walking,Shortcut between streets

A Play Park for the Many children in the area ,even if reduced for housing that would include more children. needing a safe away from road place to play ,its hard enough for care givers or parents to entertain children during holidays without costing the earth and a Play park for them to go to that's within walking distance would be a godsend.It could include picnic tables,play area ,maybe a small bike track .I am putting No below,But would consider it being reduced IF and only IF many many family's of the Area are considered regards the Gated Play area . And if the Housing where not Ugly one up one down styles

No

SBP17/22

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:48 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Shortcut between streets

Other use :

Potential activities : kids play ground

Housing development : Yes

Name : Paul Herd

Email : [REDACTED]

Other contact : just a small play ground for kids there is all thats need the rest could be used for housing

Paul Herd

[REDACTED]

just a small play ground for kids there is all thats need the rest could be used for housing

Occasionally

Shortcut between streets

kids play ground

Yes

SBP17/23

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 7:01 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Informal recreation
Other use :
Potential activities : Playground Picnics Exercise Whanau gatherings Trees for shade
Housing development : No
Name : Kylie
Email : [REDACTED]
Other contact :

Kylie

[REDACTED]
Occasionally

Informal recreation

Playground Picnics Exercise Whanau gatherings Trees for shade

No

SBP17/24

From: contact@huttcity.govt.nz
Sent: Tuesday, August 22, 2017 9:06 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly
Main activity : Informal recreation
Other use :
Potential activities : Local sports/sports days,fairs,neighborhood get togethers.
Housing development : No
Name : J emmens
Email : [REDACTED]
Other contact :

J emmens

[REDACTED]

Weekly

Informal recreation

Local sports/sports days,fairs,neighborhood get togethers.

No

SBP17/25

From: contact@huttcity.govt.nz
Sent: Wednesday, August 23, 2017 7:53 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly
Main activity : Shortcut between streets,Other
Other use : Football
Potential activities : Play ground for children in the community
Housing development : No
Name : Justin Enoka
Email : [REDACTED]
Other contact :

Justin Enoka

[REDACTED]

Weekly

Shortcut between streets,Other


Football

Play ground for children in the community

No

SBP17/26

From: contact@huttcity.govt.nz
Sent: Wednesday, August 23, 2017 9:26 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily
Main activity : Informal recreation,Dog walking,Shortcut between streets,Other
Other use : Social cricket, dog walking and training.
Potential activities : Family activities, picnics, dog area
Housing development : No
Name : Benjamin Miles
Email : 
Other contact :

Benjamin Miles


Daily

Informal recreation,Dog walking,Shortcut between streets,Other

Social cricket, dog walking and training.

Family activities, picnics, dog area

No

SBP17/27

From: contact@huttcity.govt.nz
Sent: Wednesday, August 23, 2017 10:49 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Never

Main activity :

Other use :

Potential activities : To replace The sports ground on the corner of Randwick Rd and whites Line East. Once cross valley link happens we will lose this facility. Think bell park could be smaller to allow some housing, but not all.

Housing development : Yes

Name : Brady Dyer

Email : [REDACTED]

Other contact :

Brady Dyer

[REDACTED]

Never

To replace The sports ground on the corner of Randwick Rd and whites Line East. Once cross valley link happens we will lose this facility. Think bell park could be smaller to allow some housing, but not all.

Yes

SBP17/28

From: contact@huttcity.govt.nz
Sent: Wednesday, August 23, 2017 2:52 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Shortcut between streets
Other use :
Potential activities : Children's sports.
Housing development : Yes
Name : Mike Barton
Email : [REDACTED]
Other contact :

Mike Barton

[REDACTED]
Occasionally

Shortcut between streets

Children's sports.

Yes

SBP17/29

From: contact@huttcity.govt.nz
Sent: Wednesday, August 23, 2017 9:58 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly

Main activity : Dog walking,Other

Other use : Running laps or doing the beep test

Potential activities : Sport (organised and informal) we use it to play backyard cricket in the summer. It could have cricket nets, a running track or measured space for things like the beep test, a scooter/bike riding track, basketball courts etc all for free community use A childrens playground A community garden - I do not support use for a housing development. Green space is very important, it would be better to change subdivision rules to 300sqm sections as there are still plenty of 650-750sqm sections in the area that could be subdivided rather than taking space away from the community

Housing development : No

Name : Laurie Carter

Email [REDACTED]

Other contact :

Laurie Carter

[REDACTED]

Weekly

Dog walking,Other

Running laps or doing the beep test

Sport (organised and informal) we use it to play backyard cricket in the summer. It could have cricket nets, a running track or measured space for things like the beep test, a scooter/bike riding track, basketball courts etc all for free community use A childrens playground A community garden - I do not support use for a housing development. Green space is very important, it would be better to change subdivision rules to 300sqm sections as there are still plenty of 650-750sqm sections in the area that could be subdivided rather than taking space away from the community

No

SBP17/30

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☐

Name:

Address:

Email:

Phone:

partially, only if a thorough study
was done to see how traffic
and roads in the area could cope

SBP17/31

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify:

Kite flying

3. What other recreational activities do you consider Bell Park could be used for?

Children's playground or bike track perhaps.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Melanie Smith

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/32

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

a reduce space would be accepted.
 Perhaps use for junior sports clubs/hockey teams
 Access is too constricted for housing

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Mr D McGinnity

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

The traffic management
 is far too busy now and
 with two schools this
 needs to be addressed.

If housing go
 ahead this need
 to be a priority.

street maintenance like
 footpaths & lighting needs

SBP17/33

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☒

Short cut between streets

☒

Other

☒Specify: kite flying

3. What other recreational activities do you consider Bell Park could be used for?

open to any groups for different
activities

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Claire Smith

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/34

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☒Specify: walk

3. What other recreational activities do you consider Bell Park could be used for?

It would be great to build a playground or sports ground. Around Bell park there is no other field can be used for this purpose.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Chengyin Liu & Shugui Zhang

Address:

[REDACTED] Lower Hutt

Email:

Phone:

SBP17/35

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

- Daily ☐
- Weekly ☐
- Occasionally ☒
- Never ☐

2. What is the main activity for which you use Bell Park?

- Informal recreation ☒
- Dog walking ☐
- Short cut between streets ☐
- Other ☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

MAYBE FOR YOUTH OR CHILDREN'S
CRICKET.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes ☒ No ☐

AS LONG AS THEY ARE ONLY ONE LEVEL

Name: MARTIN WARBRICKAddress: [REDACTED]Email: [REDACTED]Phone: [REDACTED]

SBP17/36

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☒Specify: walking

3. What other recreational activities do you consider Bell Park could be used for?

Children play ground due to the householders
increase in the Warrilwuh area. there is not
enough space for kids, other than go to other pla
ep: Avelon
Park

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Fei Huang

Address:

[REDACTED]

Email:

Phone:

[REDACTED]

SBP17/37

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Address:

Email:

Phone:

(however please sell it seperately first home buyer would love it! not to a commercial company like Ficks homes)

Michelle Cheeseman

SBP17/38

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

There is a younger group of people coming into the area. So should be well used in the future.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

G Wakefield

Address:

[REDACTED]

LH

Email:

Phone:

SBP17/39

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

HUTT CITY COUNCIL

25 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

nothing

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Angela Baker

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/40

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily	<input type="checkbox"/>
Weekly	<input type="checkbox"/>
Occasionally	<input type="checkbox"/>
Never	<input checked="" type="checkbox"/>



2. What is the main activity for which you use Bell Park?

Informal recreation	<input checked="" type="checkbox"/>
Dog walking	<input type="checkbox"/>
Short cut between streets	<input type="checkbox"/>
Other	<input type="checkbox"/>

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

Name:

GISELLE BLACK

Address:

Email:

Phone:

SBP17/41

From: rachel stechman <[REDACTED]>
Sent: Sunday, August 27, 2017 1:40 PM
To: Corporate Records
Subject: Bell Park Consultation

Dear Sir/Madam,

I would like to make submissions regarding the future of Bell Park in Gracefield.

I support reducing the size of Bell Park and making the surplus area available for housing. As far as I can tell, the space is hardly used for anything, so I can't see why reducing the space would be a problem for anyone. I support the smaller area being used for dog walking and similar activities.

I would also like to make submissions regarding the clubrooms in the corner of the park. Your background information pack does not mention what is likely to happen to the clubrooms in the event the park becomes smaller. I have a number of concerns about the current state of the clubrooms, particularly around public safety.

I live at [REDACTED], and my property backs onto the park next to the clubrooms building. I am not comfortable with the current situation. The clubrooms, being two storeys, overlook the backyards of residential properties, which I do not find appropriate or safe. Also, the lights shine directly into the adjacent properties at night. As a resident, I have no access to information about who is using the club, or when, or for what purpose. Being so far from the roads, there appears to be very little oversight as to what activities go on in this rather inaccessible corner of the property. In the past years there have been motorcycle gangs lighting hangis, which is a huge safety concern, loud music on weeknights, and random comings and goings during weekend hours. Any future use of the clubrooms needs to be far more carefully monitored to make sure that it's being used for a reasonable purpose and users are being considerate of the park and the residents who live nearby. I would support getting rid of the clubrooms altogether, but if it is to remain, I would like to see its use restricted to daytime hours during the weeks only. I hope that there will be more information about the future of the clubrooms in due course.

Thanks very much for your consideration.

Yours sincerely,
Rachel Stechman

SBP17/42

From: contact@huttcity.govt.nz
Sent: Sunday, August 27, 2017 4:13 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Shortcut between streets

Other use :

Potential activities : Could be turned into a community centre with a sports field or playground.

Housing development : No

Name : Michael Buckley

Email : [REDACTED]

Other contact :

SBP17/43

Appendix 1

**Bell Park Questionnaire**

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. ~~What other recreational activities do you consider Bell Park could be used for?~~

I consider all of Bell Park should be turned into housing - there is a small park just down the road and areas by the Waiwhetu Stream for recreation

4. Would you support a proposal to ~~reduce the size of Bell Park to enable housing development?~~ *turn Bell Park into a* →

Yes

☒

No

☐

Name:

Ruth O'Grady

Address:

[Redacted]

Email:

[Redacted]

Phone:

[Redacted]

SBP17/44**HUTT CITY COUNCIL****29 AUG 2017**

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

How can you
consider unsafe.
Would you let your
children play on
Bell square kicking
a ball all on to
roadway.

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☐

Other

☐

Many children use Bell
Park as it is safe.

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

Family Gatherings

Playing Area

Kite Flying

Bike Riding for little children

Kids Soccer

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Sam Whittington

Address:

[REDACTED]

Wauwhetu

Email:

[REDACTED]

Phone:

[REDACTED]

SDP17/44

Warrumbungle

To Mr Bruce Hodgins

I am writing to request a public meeting about Bell Park.

I object to your suggestion to use this area for housing as the land was bequeathed to the children of the area as a safe place to play.

This park is well used by children for playing, kite flying etc also people walking their dogs. To suggest that children use the vacant area between Bell road & Riverside Dr is absolutely ludicrous.

I am also requesting a time extension as the person who is running this program is on holiday until the 10th and submissions close on 8th.

I think it is only fair that the interested people have a meeting to put forward suggestions to better utilise this area.

look forward to hearing from you.

Many thanks

Dam Whittington.



SBP17/44*Nathan Surridge*

Received by Customer Service Centre

on 5.9.17 Time 11.45AM

SBP17/44

To Hutt City Council
Parks & Reserves

HUTT CITY COUNCIL
15 SEP 2017

Wairarapa

After attending Wednesday's meeting re Bell Park I was quite disheartened as there was no clear message on how much land was allocated for housing & green space.

Caerid advocates their clean green image of lower Hutt and how proud they are of them but once you start filling them with housing you will never get it back.

At the moment the grounds are in very poor condition with the drainage and sewer easement along side never have been looked at since I have lived here since 1981. The water table in this area is very high which suggests that housing will only make it worse as it will have no where to drain except into surrounding properties.

I suggest it be left as is and encourage sports clubs to use as training for children. Also it is well used by neighbourhood families, children playing, flying kites, friendly cricket matches etc.

Why don't we all make this a park to be proud of. Footpaths between each alleyway perhaps made of lime chip to encourage good drainage. Also trees not hedging around perimeter still leaving centre for recreational use. I am not suggest spending a lot of money to be spent on it just looking after it to make a nice place to play and which would in turn encourage the people that use it respect and help care for it.

Many thanks
D. ...

SBP17/45

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☒Specify: Walking for healthy exercise

3. What other recreational activities do you consider Bell Park could be used for?

How about a playground for the kids
There seems to be more young families
living in the area

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒Definitely NOT

Name:

M. J. Ingham

Address:

[Redacted]Lower Hutt.

Email:

[Redacted]

Phone:

[Redacted]P.T.O

SBP17/45

Bell Park is used by many people some run around the park train for their sport or just to keep fit b children kick a ball around playing a small game of rugby or football or just kicking to one another. People watch their children flying a kite and generally enjoying themselves. Not everyone has a big back yard to play in so Bell Park is ideal. Many people walk their dog or throw a ball for the dog to run after and return to their owner for another throw. Apart from being fun it keeps the dog fit instead of them just lying around. Many people just walk around the park a few times for their daily exercise.

do not build houses on such a beautiful park

M. Ingham

SBP17/46

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐*more frequently during summer.*

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☒

Specify:

Kicking a ball around with friends. Picnic.

3. What other recreational activities do you consider Bell Park could be used for?

*Playground. Bike park. Picnics.**(Bit like Avalon Park)**Needs adequate lighting at night for security. (like street lighting).*

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒*Definitely not*

Name:

Alison Perry

Address:

[Redacted]

Email:

[Redacted]

Phone:

[Redacted]

SBP17/47

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

Sports games, events

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Paul & Kristel Hewitt

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/48

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

HUTT CITY COUNCIL

31 AUG 2017

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐Specify: walking

3. What other recreational activities do you consider Bell Park could be used for?

Children playing Flying Kites
Kicking a ball around
Training for sport or to keep fit

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒NO!!!

Name:

NGOC TO CHUNG

Address:

[REDACTED]WAIWHETU LOWER HUTT 5010

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/49

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☒

Other

Take Grandchildren
To Play☒

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

Dog Area, Kids Play ground.
 Considered if House Built
 Where is the main Entrance going
 To be.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Pat Kendrick

Address:

[Redacted Address]

4/14/14

Email:

[Redacted Email]

Phone:

[Redacted Phone]

SBP17/50

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐

Name:

Balajee Thiruppurkuzhi

Address:

[Redacted] *Wainheta*

Email:

[Redacted]

Phone:

[Redacted]

SBP17/51

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily	<input checked="" type="checkbox"/>
Weekly	<input type="checkbox"/>
Occasionally	<input type="checkbox"/>
Never	<input type="checkbox"/>

2. What is the main activity for which you use Bell Park?

Informal recreation	<input checked="" type="checkbox"/>	Specify: _____
Dog walking	<input checked="" type="checkbox"/>	
Short cut between streets	<input checked="" type="checkbox"/>	
Other	<input checked="" type="checkbox"/>	

3. What other recreational activities do you consider Bell Park could be used for?

My 7 children & their friends take the ball down, play tag, play tag dog (real dog) Summer we train for touch rugby then we have dragged the big there one year, great area.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes ☒ But not by much No ☐

Name: Janet Tufuga Arnold - Household of 9Address: [REDACTED] WainhetuEmail: [REDACTED]Phone: [REDACTED]

Pto →

= Ideas

SBP17/51

- * Dog area
- * Better car access
- * Kids play ground
- * BBQ area
- * Neighbourhood fire pit
- * Teen's would love a netball/basketball hoop 1/2 Court.
- * Community garden - lots of fruit trees Please.
- * Bike track for little ones
- * Water fountain / Drinking =

SBP17/52

From: contact@huttcity.govt.nz
Sent: Friday, 1 September 2017 5:26 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally
Main activity : Informal recreation,Dog walking
Other use :
Potential activities : General space for kids and families to play
Housing development : No
Name : Alona olsen
Email : [REDACTED]
Other contact :

SBP17/53

From: contact@huttcity.govt.nz
Sent: Friday, 1 September 2017 10:13 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly

Main activity : Informal recreation,Dog walking

Other use :

Potential activities : What a disgusting proposal. SHAME ON YOU LOWER HUTT COUNCIL

Housing development : No

Name : Luke Martin

Email : [REDACTED]

Other contact :

SBP17/54

From: contact@huttcity.govt.nz
Sent: Saturday, 2 September 2017 8:12 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Informal recreation,Shortcut between streets

Other use :

Potential activities : Sports events. There is a great clubrooms. School events.

Housing development : No

Name : Louise Bell

Email : [REDACTED]

Other contact :

SBP17/55

From: Hutt City Council <CONTACT@HUTTCITY.GOV.NZ>
Sent: Monday, 4 September 2017 8:41 AM
To: Corporate Records
Subject: FW: [#30C09L]

-----Original Message-----

From: "Meredith Coomer" <[REDACTED]>
Sent: Saturday, 2 September 2017 4:03 PM
To: "contact@huttcity.govt.nz" <contact@huttcity.govt.nz>
Subject:

I am firmly against any development of housing at Bell Park and would like it to stay as us. We use the park daily to fly kites, ride bikes, play sports and a shortcut to school.

Please don't take this away from our children.

Thank you
Meredith Butland
[REDACTED]

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SBP17/56

From: Pam Hanna <[REDACTED]>
Sent: Thursday, September 14, 2017 1:11 PM
To: Corporate Records
Subject: Re: Thank you for your submission
Attachments: Bell Park Review PCB Submission.docx

Attached is an amended Petone Community Board submission which we want to have replace the one sent in around 5 September. We understand submissions are open now until this Friday and look forward to hearing that our previous submission is deleted and this one now our submission

Kia ora

Pam Hanna
Chairperson
Petone Community Board
[REDACTED]

On 5/09/2017, at 3:34 PM, submissions@huttcity.govt.nz wrote:

Thank you for sending your feedback to Hutt City Council.

Your submission has been received and a Council officer will contact you after the close of submissions to outline the remaining steps in the process, and the likely timeframe.

Bell Park Review Submission from the Petone Community Board

On Saturday 5 September Petone Community Board member Karen Yung and Chair Pam Hanna spent two and a half hours door knocking on houses around Bell Park to try and ensure that people were aware of and responding to the HCC consultation re Bell Park. At least five households we managed to speak with said they had had no letter/consultation.

We spoke with 18 households and asked about Bell Park's current use and possible future use and whether people would support housing on the park. Some that we approached (6) had or were sending in their responses to HCC and for some of these no comments were recorded. Below are the results of 14 verbal responses:

Current uses included¹:

- | | |
|----------------------------------|-----|
| • Walking, running or exercising | 40% |
| • Children playing | 33% |
| • Dog exercising | 27% |
| • Sport practice | 13% |

The importance of the view out to green space and the major use after the Kaikoura earthquake as a helicopter pad were also mentioned

Support of housing on Bell Park:

- | | |
|--|-------|
| • No Support | 64.3% |
| • Support of housing on the park | 14.3% |
| • Possible support/unsure/need more information ² | 21.4% |

We also heard of the park being gifted by William Bell for the community and also for the families of railway workers and for recreation purposes. People said that as a result HCC has no right to sell off the land. Another suggestion was that this is Maori land and should not be sold.

Another area of feedback was about how there has never been any vandalism from the park and zero tagging or graffiti on the fences around the park - and the latter was very obviously visibly true. There was also the suggestion that there could be a neighbourhood change to 1m high picket fences now that the soccer games are not being played there so that the park was more visible and attractive.

Other points raised were:

- ❖ The impossibility of access to the park for any housing development
- ❖ How the drainage and stormwater runoff in the area is already extremely bad (also very observable on 5 September) and how any more housing would add to this problem
- ❖ A requirement by GWRC to have no subdivision of the current properties because of possible flooding in the area means that more housing would be irresponsible

The best future of the park was most often mentioned as being able to be made more of and for children with e.g. a playground area in a part of the park plus the importance of it continuing to be a space for everyone and how there could be

¹ Some people mentioned more than one use so the total is more than 100%

² These people variously did not want apartments on the park or said what was being asked was too vague and they needed to know a lot more

SBP17/56

gym/exercise opportunities there and a running/cycle track plus how with three gates used it could be an enclosed dog park.

We met and talked with people from a large range of cultural/ethnic backgrounds (including being invited into a Muslim family's home on what was a special day for them) and found nearly everyone open to sharing their views and their caring about Bell Park in an area that we saw as having the potential to be very family friendly and also an area with a park that could be made a rain garden area and/or a local community disaster gathering area.

We think there needs to be a lot more communication with the residents concerned before any decision is made and endorse the nearly two thirds response that we had re how the park is not suitable for housing.

Pam Hanna

Chairperson
Petone Community Board
[REDACTED]

You are here: Home > Your Council > Have your say > Current consultations > Bell Park review and questionnaire > Bell Park questionnaire

SBP17/57

Bell Park questionnaire

Fill out our online questionnaire.

Submissions are due by Friday 8 September.

Bell Park questionnaire

All fields marked with * are compulsory.



How often do you visit Bell Park?*

- ☒ Daily
☐ Weekly
☐ Occasionally
☐ Never

What is the main activity for which you use Bell Park?

- ☐ Informal recreation
☐ Dog walking
☐ Shortcut between streets
☒ Other

If you picked 'Other', describe how you use the space:

How do you use Bell Park? *Walking and exercises*

What other recreational activities do you consider Bell Park could be used for?

Children play ground, and Football field.

Would you support a proposal to reduce the size of Bell Park to enable housing development?*

- ☐ Yes
☒ No

Your name:*

Your full name *Ahmad Mohamed El Mofed*

Your email:*

We'll use this to update you about the review

Any other contact details:

If you'd prefer to be contacted by mail or phone, add these details here

Submit

SBP17/58

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily	<input type="checkbox"/>
Weekly	<input type="checkbox"/>
Occasionally	<input checked="" type="checkbox"/>
Never	<input type="checkbox"/>

2. What is the main activity for which you use Bell Park?

Informal recreation	<input checked="" type="checkbox"/>	with grandchildren
Dog walking	<input type="checkbox"/>	
Short cut between streets	<input type="checkbox"/>	
Other	<input type="checkbox"/>	Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

Organised sport for young children

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

Name: A.L. + D P ArcusAddress: [REDACTED] Lower Hutt 5010Email: [REDACTED]Phone: [REDACTED]

SBP17/58

RECREATION RESERVE -----BELL PARK

What is the definition of a recreation reserve?

Land not intended for housing development.

It is a concern for the owners of [REDACTED] as they believe the property at 56 Bell Road has been purchased by Hutt City Council controlled company Urban Plus Ltd. Maybe the Council is looking at using this property as a street entrance into a housing development. If this is the intention, it probably reduces the value of our property; we have four bedrooms on that side of the house. This is of concern to us.

Darrel Arcus and her late husband would have been unlikely to purchase the property if there was a street/road to a housing development next door.

Background Information paper, No 4.-----One of the reasons the high nets were put in place was that there was a cantankerous old bugger who complained every time the ball went into his property, this person has since passed

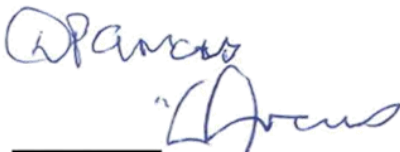
Background Information paper, No 9---the neighbours keep a good eye on the park so the undesirables are not around. Long ago Bell Park was used by street kids at night but since the trees and bushes at the Bell Road/Douglas Street corner where they hung out were removed there have been no problems.

No damage has been done to the park. A shipping container used by the football club as a storage facility for their gear was located on about the half-way mark, parallel to the football field. The container had a mural painted on both sides and both ends, in the twenty or so years the container was on the park it never defaced in any way.

We would like to see the PUBLIC RESERVE or BELL PARK used by younger children, 4 to 7 year olds playing football or cricket, as there are many children who look up to the All Whites and the Black Caps as their hero's.

Thanks

Darrel and Tony Arcus



[REDACTED]
Waiwhetu
Lower Hutt 5010

6 September 2017

SBP17/59

From: Simon Roche [REDACTED]
Sent: Wednesday, September 6, 2017 3:52 PM
To: Corporate Records
Subject: Powercos submission on the future of Bell Reserve
Attachments: Submission by Powerco on the future of Bell Reserve.pdf

Hi there

Please find attached Powercos submission on the future of Bell Reserve.

Regards

Simon Roche | Environmental Planner

POWERCO

[REDACTED] New Plymouth 4312 | [REDACTED] New Plymouth 4342

[REDACTED] | Web www.powerco.co.nz

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SBP17/59**SUBMISSION BY POWERCO LIMITED ON THE FUTURE OF BELL RESERVE IN
GRACEFIELD, LOWER HUTT****Due 8/9/2017**

TO: Hutt City Council
Private Bag 31-912
Lower Hutt 5040
Via email: submission@huttcity.govt.nz

From: Powerco Limited ("Powerco")
[REDACTED]
NEW PLYMOUTH

ADDRESS FOR SERVICE: Powerco: [REDACTED]
New Plymouth 4342
Attention: Simon Roche
Phone [REDACTED]
Email [REDACTED]
Ref: SUB/2017/12

Dated at New Plymouth this 6th day of September 2017

Signature of person authorised to sign on behalf of Powerco Limited:

Simon Roche

1. INTRODUCTION

- 1.1. This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco Limited (**Powerco**) is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2. Powerco distributes natural gas to households, businesses and industries throughout Hutt City and has assets within, nearby or within the road reserve of the properties managed as reserve by the Hutt City Council. The locations of Powerco's assets that service Bell Reserve are shown on the plan in **Appendix A**.

2. POWERCO'S SUBMISSION

- 2.1. Hutt City Council (the Council) has issued a notice of intention to consult with the community about the future of Bell Reserve in Gracefield. Options to be considered are to retain Bell Park as it currently exists; or reduce the size of Bell Park and possibly using the surplus part of the park for future housing to meet an expected future housing shortfall and be consistent with Council's Urban Growth Strategy.
- 2.2. Powerco is neutral as to future of this reserve. However, should the reserve land be rezoned for housing it is necessary to have some forewarning and plan for the laying of new gas pipes and connections. It is therefore best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers.

3. EXISTING ASSETS

- 3.1. Powerco has gas assets within the boundaries of Bell Reserve. There is a gas service connection from the street in Bell Road that extends through 40, 42 and 42A Bell Road, through the boundary into the reserve, and connects to the existing building at the south end of the reserve. This gas pipe and meter are shown on the plan in Appendix A.
- 3.2. The location of any future building works is unknown. However, Powerco does not support the erection of structures over its underground assets as this can result in physical damage to assets and restrict access to gas assets for maintenance purposes.

- 3.3. Should the existing building be demolished through lease changes or rezoning, the council or land owners should contact Powerco's gas pipeline customer service team (Gashub) on ph: 0508 427 428 or by email: info@thegashub.co.nz. They will arrange for a disconnection and meter removal prior to any demolition work.
- 3.4. All new buildings, structures and concrete surfaces that may result from altering this reserve must be set back a minimum of 2 metres from the existing underground gas services within the reserve land, should they remain.
- 3.5. The location of underground services prior to works commencing to ensure any excavation or development works are clear of underground pipes and cables. Information on the location of underground pipes and cables can be obtained through the Dial Before You Dig service found online at <http://www.beforeudig.co.nz/#> or by phone 0800 248 344 (0800 B4U DIG).

4. Ensuring adequate supply of gas to new developments

- 4.1. I would also refer you to the objectives and policies of the National Policy Statement on Urban Development Capacity, where Hutt City is deemed a *Medium-Growth Urban Areas*, relating to "other infrastructure", which includes gas:

OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;

Powerco seeks to ensure that any District Plan changes give effect to this National Policy Statement.

- 4.2. The identification of future residential growth areas shows potential future service provision. To enable a more orderly and timely provision of gas supplies, the structure plan process and/or the subdivision provisions of the relevant District Plans need to facilitate the provision of services in concert with development.
- 4.3. For the potential new sites that will be created it is necessary to have some forewarning and plan for the laying of new pipes and establishment of locations for utility street furniture/above-ground assets. It is therefore best if any new

infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area.

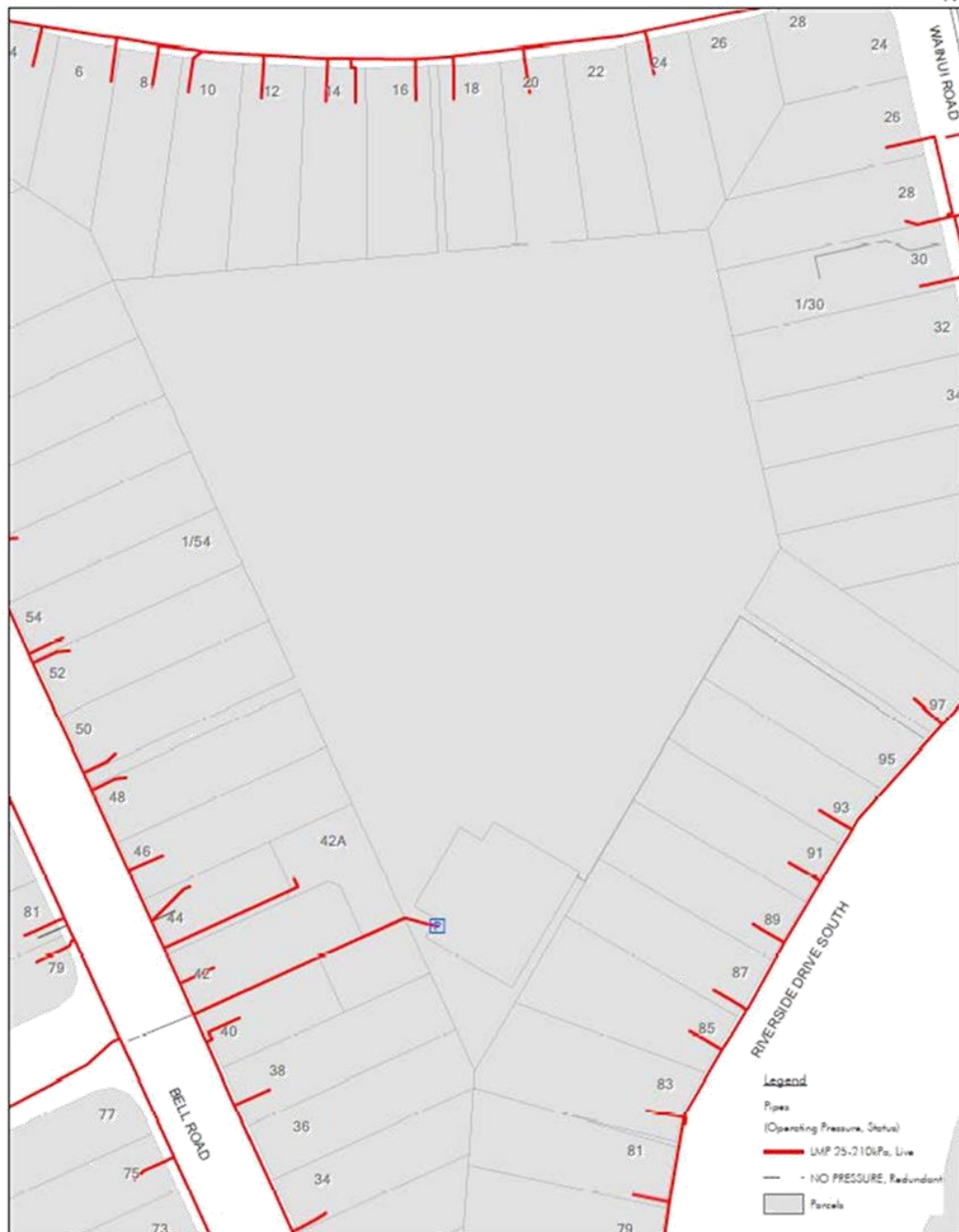
5. CONCLUDING COMMENT

- 5.1. In conclusion, Powerco is neutral as to the future of this reserve. However, should the reserve land be rezoned for housing it is necessary to have some forewarning and plan for the laying of new gas pipes and connections. Should the area be developed in the future developers need to be aware of our existing underground assets shown in Appendix A. If there is any removal of existing buildings land owners or council should contact Powerco's for a disconnection and meter removal prior to any demolition work.
- 5.2. Should you wish to discuss any proposals for works in close proximity to Powerco's gas pipeline, please contact Powerco's customer service team on ph: [REDACTED] or by email: [REDACTED]
- 5.3. Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche [REDACTED]

APPENDIX A – Powerco Asset Map of Bell Reserve

Powerco Assets in Bell Park,
Lower Hutt

Disclaimer: No warranty is provided regarding the accuracy or completeness of any information shown. Information is to be used for indicative purposes only.



SBP17/60

From: contact@huttcity.govt.nz
Sent: Thursday, September 7, 2017 7:06 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Informal recreation

Other use : As a free space when the family is out for a walk

Potential activities : We believe that Bell Park would make a good hub for organised activities for youth. It is very accessible for people from Wainuiomata with a good transport service. The Boxing Academy and the Sola Park Throwing Academy would be a very suitable combination and great for Hutt Valley Youth.

Housing development : No

Name : Terry and Andrea Hill

Email : [REDACTED]

Other contact : We would like to be contacted to make a spoken submission. Contact telephone number [REDACTED]

SBP17/61

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

- 3 GATES - LARGE DOG PARK - FENCE PART FOR SMALL DO- ADD STATIC FITNESS EQUIPMENT - STEEL BARS/STEPS ETC- PLAY GROUND - 1/2 COURT BASKETBALL

2 & PT

10.

** HIGH REAL FENCES COULD BE LOWERED FOR PUBLIC VISIBILITY **

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

CHRIS + TRISTAN SMITH

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/62

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☒

No

☐*reduce yes, remove completely, no.*

Name:

Kathina Handley

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/63

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☒

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

- Socialising with friends in an open green space given the minimal backyards around; including casual ball games.
- Kite flying.
- Small child recreation safe from traffic.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Alastair Lee

Address:

[REDACTED]

Wainheta

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/64

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☒

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☒

Short cut between streets

☐

Other

☐

Specify: _____

(Keeping in mind this is in one of the wettest months of the year
I do use the park more in summer!)

3. What other recreational activities do you consider Bell Park could be used for?

Sport

Jogging

Events

Fenced in dog park.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Nick Williamson

Address:

[REDACTED]

, Wairakei, Lower Hutt

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/64

To my mind, the park also represents a significant area that can absorb excess water. Your "Flood hazard Information sheet 11", dated January 2010 would seem to support that there is a flood risk in the area, and I have yet to see any work in the area to mitigate that.

Future of Bell Park

Hi there

In response to the information supplied to the residents in the area around Bell Park by the Lower Hutt City Council;

I'd like to address a number of points -

3. The park has been traditionally used as a sports club

Lower Hutt football club was located at bell park for 93 years. Residents may be interested to read the publicly available hutt city council minutes regarding this move here;

http://infocouncil.huttcity.govt.nz/Open/2011/11/CIS_10112011_MIN.htm

9. ..Bell Park .. Fully enclosed, not desirable

- The argument here is that this is perceived as less safe. That is just not the case with this reserve. There is little evidence of vandalism or tagging which are generally precursors of that concern. As for a fully open reserve, such as Bell Square, this is surrounded on all sides by roads, which is much less safe, from the point of view of somewhere for your kids to play.

11. Putting forward current usage of the reserve at the time of the year when the Hutt valley has its coldest and certainly wettest month of the year, is in my view somewhat cynically timed. People certainly make increased use of the park in summer, given the drainage issues in winter. I enjoy jogging in the park and exercising our dog.

Where is the pressure coming from to increase housing in the area?

<http://www.stuff.co.nz/dominion-post/news/89940532/bid-to-put-housing-on-former-lower-hutt-soccer-ground-put-on-hold>

What is the council's wider plan on housing

<http://www.stuff.co.nz/dominion-post/news/92827113/apartments-infill-housing-and-three-storey-buildings-to-boost-hutts-population>

Three-storey housing

The ten areas where apartments and terrace houses would be allowed are

*Stokes Valley

* Taita

* Naenae

* Avalon

*Epuni

*Waterloo

*The edge of the central business district

*Alicetown

* Waiwhetu/Woburn

*Wainuiomata.

It's my impression that the council is feeling (probably political) pressure to expand housing in the Hutt valley and to free up its precious reserve spaces to do so. In order to satisfy demand it appears to be willing to carve up a reserve to add a cul-de-sac of expensive houses (i.e. *not* affordable homes) with small in-filled sections (as per the wider plan link above). To do this it looks like it has undertaken a slow and deliberate process to gradually free up the reserve land for housing. Urban Plus Limited has the right of first right of refusal to purchase the land, as stated by the council representative at the public consultation meeting on 13/09/2017. Urban Plus has purchased 56 Bell Road (which quite clearly gives it an access road into the reserve). This purchase was also confirmed by council at the public consultation meeting 13/09/2017.

But if this is political pressure and this is a recent development, consider that this process was being thought about in 2011, or even before then. When was the house purchased in 56 Bell Road? Once all the reserve land has been sold, and the houses built and sold and a tidy profit made, where does *that* money go? Back to the council via dividends to further invest in its funding priorities? One would hope so, considering, the Hutt City Council is 100% shareholder (split into three allocations) of Urban Plus Limited (as shown by the Companies office share register),

<https://www.companiesoffice.govt.nz/companies/app/ui/pages/companies/838960/detail?backurl=%2Fcompanies%2Fapp%2Fui%2Fpages%2Fcompanies%2F838960%2Fshareholdings%3Fbackurl%3D%252Fcompanies%252Fapp%252Fui%252Fpages%252Fcompanies%252Fsearch%253Fmode%253Dstandard%2526type%253Dentities%2526q%253DUrbanPlus%252520Limited>

And that the deputy mayor (David Bassett) is one of the directors of the board.

(Urban Plus is a CCTO (Council Controlled Trading Organisation) - <http://www.urbanplus.co.nz/our-services/property-development/>)

I would submit to you, the council, that the people of the area do not want to give up their park that they use for recreation. This is an area of young families and parents of young families want green spaces for their kids to play in.

The residents are concerned about flooding, and the infrastructure that will be needed to protect their homes. They are probably still annoyed that everyone's property value dropped after the area was declared flood prone, and now the council want to build on it! I know that housing values have rebounded, but that still seems pretty contradictory.

The efforts that the council *seem* to have gone to *appears* underhanded - even if they are not! and the suggestion tonight (13/09/2017) that the council has no influence over UrbanPlus is disingenuous at best. Tell the people what the plan is, and you may get more support. With the way things stand at the moment, you don't have mine.

Also, please note all of this information is publicly available, and I've added the URL's for reference.

As to some of the legislation involved, that should be considered ;

<http://www.legislation.govt.nz/act/public/1977/0066/52.0/DLM7234104.html>

15AA Administering body may authorise exchange of recreation reserve land for other land

(4)

If this subsection applies, the administering body must—

- (a) make a decision on the application to exchange the recreation reserve land; and
- (b) if it decides to grant the application, authorise the exchange of the recreation reserve land by notice in the *Gazette*; and
- (c) advise the applicant of the decision.

(5)

The administering body must not grant the application unless—

- (a) it has had regard to any submissions that were made on the application during the public notification process under the RMA and that relate to the exchange; and
- (b) it considers that the exchange would result in a net benefit for recreation opportunities for the community that uses, benefits from, or enjoys the reserve.

<http://www.legislation.govt.nz/act/public/1977/0066/52.0/DLM444648.html>

25 Effect of revocation of reserve or change of classification or purpose

(2) Upon any change of classification or purpose or revocation of reservation in respect of any reserve, the land specified in the *Gazette* notice under section 24(1) shall be held subject to such restrictions, encumbrances, liens, and interests as are specified in the notice.

(3) Notwithstanding anything in subsection (1) or subsection (2), where any land the reservation of which is revoked had been transferred to the Crown by way of gift for the purposes of a reserve, the following provisions shall apply:

(b) in the case of any other land, the Minister, unless he or she considers it would not be in the public interest, shall offer the land, on such terms and conditions as he or she thinks fit, to the former owner or, if he or she is deceased, to his or her personal representative.

It is not clear under what conditions the land was gifted to the council by William Bell, and if any covenants or other restrictions are in place on that title. It is likely that the deed can be obtained either via LINZ

<http://www.linz.govt.nz/land/land-records/overview/record-types/types-land-records/deeds-and-deed-registers-indexes>

<http://www.linz.govt.nz/land/land-records/order-copy-land-record>.

or via the national archives.

<http://www.legislation.govt.nz/act/public/1977/0066/52.0/DLM444632.html>

Change of classification or purpose or revocation of reserves

(2) Before any classification or purpose is changed or any reservation is revoked pursuant to subsection (1),—

(b) the administering body of the reserve after consulting the Commissioner, or the Commissioner if there is no administering body, shall publicly notify the proposed change of classification or purpose or proposed revocation of reservation, as the case may be, specifying the reason or reasons for the proposal:

(c) every person claiming to be affected by the proposed change of classification or purpose or revocation shall have a right of objection to the change or revocation, and may, at any time within 1 month after the date of the first publication of the notice of the proposal, give notice in writing of his or her objections to the proposed change or revocation and of the grounds thereof to the Commissioner if there is no administering body, and to the principal administrative officer or chief executive of the administering body in any other case, who shall forward all such objections to the Commissioner with a copy of the resolution of the administering body in relation to those objections, after the administering body has considered those objections:
provided that, where the date of the first publication of the notice of the proposal falls between the period commencing with 10 December in any year and ending with 10 January in the next succeeding year, notice of objection to the proposed change or revocation may be given at any time before 10 February next following that period:

(h) any person who does not lodge an objection in accordance with this subsection shall be deemed to have assented to the change of classification or purpose or the revocation of reservation set forth in the public notification.

Note that; once the proposal is formally made, if you have an *objection*, objections must be made to the CEO of the Hutt City Council (the CEO of the administering body; Hutt City Council) or to the Commissioner of the Department of conservation. (Not by submission to a councillor, or by submission to the mayor)

SBP17/64**Notes regarding drainage and flooding on Bell Park**

Flood hazard sheet put out by the Hutt City Council

<http://www.gw.govt.nz/assets/Our-Services/Flood-Protection/Waiwhetu-project/Waiwhetu---Flood-Hazard-Sheets/11-Waiwehtu-Awamutu-Stream-Flood-Hazard-Sheet-11.pdf>

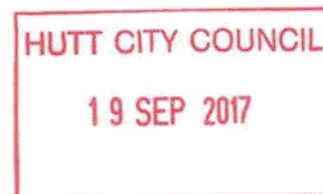
Comments regarding flooding by Lower Hutt Football Club

http://infocouncil.huttcity.govt.nz/Open/2011/11/CIS_10112011_MIN.htm

Yours Sincerely
Nick Williamson



Waiwhetu
Lower Hutt
5010



SBP17/65

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☒

Dog walking

☒

Short cut between streets

☒

Other

☒Specify: Family childrensGrandkids recreation

3. What other recreational activities do you consider Bell Park could be used for?

Sporting Practice, Family activities

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

LINDA & Marty Taylor

Address:

[REDACTED] WAIRAKI

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/65

el Rd / Douglas st have areas
at flood frequently throughout
year. Storm water drains can
st keep up with the medium/heav
in falls.

ood prone area in Bell Rd / Dougl
run parallel with Bell Park.
esidents have knee high dep
there boundaries

otorist, water level covering wheel
depth, Safety hazard for pedestria
children getting to and from schoo
esidents getting in and out of
ve properties.

ajor Health + Safety issues.
lt City Council, Brian Smith,
emergency flood phone line, would
ave data on these flooding areas
s been happening for decades.
ease sort the flooding issues.

Thank you

Linda

Please sort out this first

SBP17/66

From: contact@huttcity.govt.nz
Sent: Friday, September 8, 2017 4:34 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily

Main activity : Informal recreation,Dog walking

Other use :

Potential activities : Put gates on the Riverside Drive and Douglas Street ends, put a fence along the Bell Road side and make it a proper dog park.

Housing development : No

Name : Wendy Baker

Email : [REDACTED]

Other contact :

SBP17/67

From: contact@huttcity.govt.nz
Sent: Saturday, September 9, 2017 5:34 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly
Main activity : Other
Other use : Playing with grandchildren
Potential activities : Petanque Adventure playground Bike riding/skate boarding/scooter course for children to practice
Housing development : No
Name : Maureen Coomer
Email : [REDACTED]
Other contact :

SBP17/68

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational activities do you consider Bell Park could be used for?

SPORTS + RECREATION

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

MRS R. M. MAULDER

Address:

[REDACTED]

Email:

LR HUTT

Phone:

[REDACTED]

SBP17/69

From: contact@huttcity.govt.nz
Sent: Monday, September 11, 2017 7:50 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily
Main activity : Dog walking
Other use :
Potential activities : Walking, recreation and sports
Housing development : No
Name : Darryl Jewiss
Email : [REDACTED]
Other contact :



8 September 2017

Submissions Team
Hutt City Council
Private Bag 31912
LOWER HUTT

To the Submissions Team

Please find enclosed our submission (3 copies) and proposal from Ignite Sport Trust for the use of reserve land at Bell Park, Bell Road, Waiwhetu.

Ignite Sport Trust is a not for profit organization providing youth development opportunities for young people in the Hutt Valley and wider region. We are currently reviewing our organisations needs and are considering the option to purchase the Football clubrooms on Bell Park. The option to purchase is in part determined by the outcome of surrounding park space, its use and potential development.

This submission includes a proposed plan to:

- Develop a Community/Neighbourhood Park.
- The potential purchase and refurbishment of the Hutt Valley City AFC clubrooms as Ignite Sport's new hub for its work.

Please do not hesitate to contact me if you would like more detail about our proposal or if I can in any way assist with further discussions regarding plans for Bell Parks future.

Kind Regards

Kevin Goldsbury
Coordinator – Ignite Sport Trust

SBP17/70

inspiring young people
and impacting communities
through sport

Submission to Hutt City Council

Proposal to establish the Ignite Sport Centre and a Community/Neighbourhood Park at Bell Park, Lower Hutt



ABOUT IGNITE SPORT TRUST

Ignite Sport is a volunteer-based youth development organization which aims to *'inspire young people and impact communities through sport'*. More than ever, young people need positive role models to follow and be influenced by, especially at a time when young people are making some of their most important life decisions. Ignite Sport workers and volunteers aim to make difference by helping young people develop positive pathways that will ultimately determine their future.

IGNITE SPORT HISTORY:

Ignite Sport was originally established in 2001 with the aim of developing NZ young people using the medium of sport. Between 2001 to 2005 six 'live in' Sports Academy Camps were run targeting representative level athletes across a range of sporting disciplines and codes. Over 350 senior High School students attended these academy camps in both Wellington and Christchurch. As well as significant skill learning through practical sessions and workshops, academy participants had the opportunity to interact and journey with many successful and New Zealand athletes and coaches.

IGNITE SPORT TODAY:

In 2007 Ignite Sport Trust was established as a charity and 'not for profit' organization, registered with the NZ Charities Commission (CC20406).

Ignite Sport has developed its programmes to work with a wide variety of students in schools and communities. Our very first Ontrack Sports Academy was run at Hutt Valley High School for Year 10 students in 2007. A more comprehensive Youth Development strategy is now in place with a wide range of youth development, life skills and leadership programmes now offered to students from Year 7-13 in Intermediate and Secondary Schools throughout the Hutt Valley and wider Wellington Region. Ignite Sports currently works in 13 schools. Since 2007, over 4000 students have graduated from Ignite Sport Youth Development programmes, 9000 young people have participated in Ignite Sport events and we have engaged with 18000+ people through community initiatives and activities.

Ignite Sport is significantly involved in Hutt Valley schools including Hutt Valley High School, Naenae College, Wainuiomata High School, Wainuiomata Intermediate, Taita College, Hutt Valley Activity Centre. Other schools include Heretaunga College, Upper Hutt College, Titiro Whakamua Teen Parent School, Maidstone Intermediate, Porirua College, Rongotai College and Otaki College and Red Cross Migration Programmes – working with former refugee youth (Wellington, Hutt Valley, Porirua, Palmerston North and Hamilton).

Ignite Sport specialises in delivering its youth development programmes to young people who are recognized as 'gifted and talented' through to those at risk of disengaging from education. Specialist programmes have been developed to serve and support former refugee youth.

THE IGNITE SPORT DIFFERENCE

Many coaches and sports volunteers often neglect issues of 'balance' in a young person's life. Today's youth need to be coached and trained in skill development, however they also need to consider issues of character, values and 'heart' in order to reach their 'full' potential. As Graham Henry once said. "Great men make great All Blacks". This is where Ignite Sport plays a unique part in assisting young people to think about *all* areas of life that potentially work against them in achieving that optimum performance in sport, education and in life. Ignite Sport calls this 'coaching the core' or developing 'inner fitness'. Projects and programmes are designed to support and motivate young people, encouraging them to embrace and develop not only their sporting ability but also to recognize the pathways necessary to succeed in life. We embrace a young person's passion and talent and use this as a catalyst for positive change and decision-making.



Our desire is to work closely with schools, school staff and community groups and bring about real change. By working together everyone achieves more, which is why partnerships are of critical importance to Ignite Sport. They make our work possible and play a crucial role in helping to transform not only the lives of individual young people but also their school environment and the wider community.

For further information about Ignite Sport visit www.ignitesport.org.nz

BELL PARK RESERVE - LAND AND BUILDING

1. IGNITE SPORT TRUSTS CURRENT RELATIONSHIP WITH HCC.

Ignite Sport currently leases its offices from HCC - Level 1, 7-11 Britannia St, Petone (Petone Library building). As part of its two-year plan HCC will determine the future of the building. Therefore, Ignite Sport's lease will be reviewed after one year with the possible extension of a second year depending on HCC's review for the building going forward. Ignite Sport has appreciated the generous support HCC has given us since our inception 10 years ago and we value the ongoing relationship we have with HCC and its staff.

Ignite Sport is keen to continue this positive relationship with HCC and pursue the possibility of moving its operation from Petone to a more suitable site at Bell Park.

2. LOWER HUTT CITY FOOTBALL CLUB (LHCFC)

Due to Lower Hutt City Football Club relocating to Fraser Park and their future home at Fraser Park Sportville, the club is wanting to sell their clubrooms at Bell Park. It is our understanding that it is their desire to on sell the building to another sports focused and/or community-based organization. LHCFC recently approached Ignite Sport Trust to see if the building at Bell Park would be suitable for our operation.

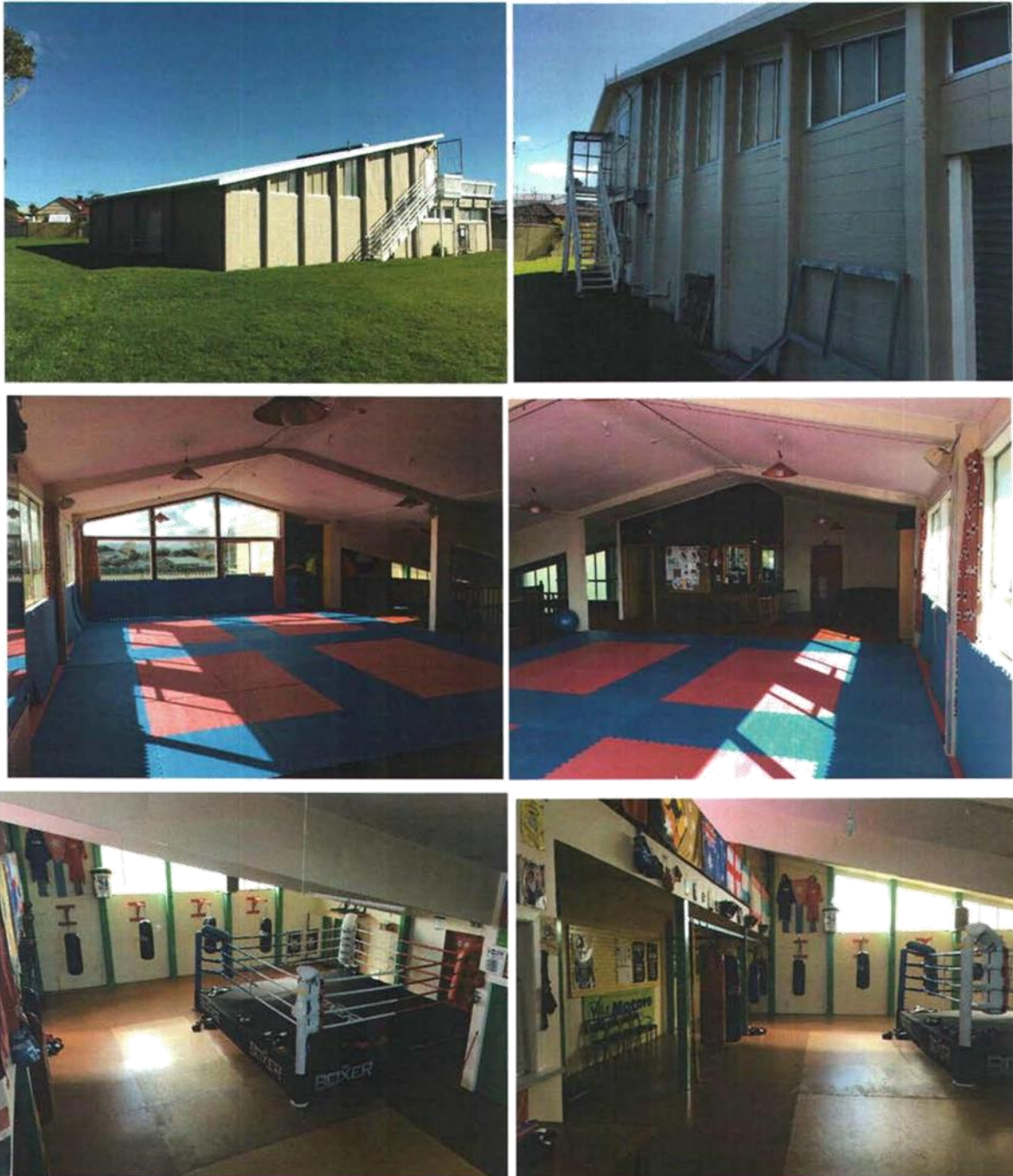
After an initial site visit Ignite Sport is keen to progress discussions with LHCFC, HCC and if appropriate the wider community to see how a community-based facility might work in everyone's interest.

3. THE EXISTING BUILDING ON BELL PARK

The building built in 1977 is two story with a larger gym extension added in 1988. Construction is generally reinforced concrete columns and concrete block with level one constructed of steel and timber framing and cladding.

The club room/kitchenette/bar and deck area (level 1) could be easily transformed into office space which we believe will be very suitable for Ignite Sport's future staffing needs. On the ground floor are ablutions, changing rooms, store rooms, a small recreation area and a small kitchen. Both ground and first floor areas can easily be adapted to suit Ignite Sport's ongoing activities. The large recreation area (approx. 18m square) would easily meet the needs of Ignite Sport's programmes, workshops and small indoor activities.



SBP17/70

4. BELL PARK – LAND LEASE

The building currently sits on a HCC recreation ground once used regularly for football when LHCFC was based at Bell Park. LHCFC currently rents the ground floor to a local boxing club.

If Ignite Sport was to purchase the building, we would enter into a new lease agreement with HCC pertaining to the area of land on which the building sits on. The terms of the new lease would need to be agreed by Ignite Sport Trust taking into consideration Ignite Sport's future growth plans.

HCC PROPOSED USE OF LAND

HCC have plans to re-develop the football pitch area for housing while retaining the area of land around the clubrooms for community/recreational use. HCC are currently consulting with the community and are asking for submissions from the community and neighbours regarding the change of use. Two alternatives are currently being proposed as outlined by HCC:

1. Advantages of retaining Bell Park as it currently exists:

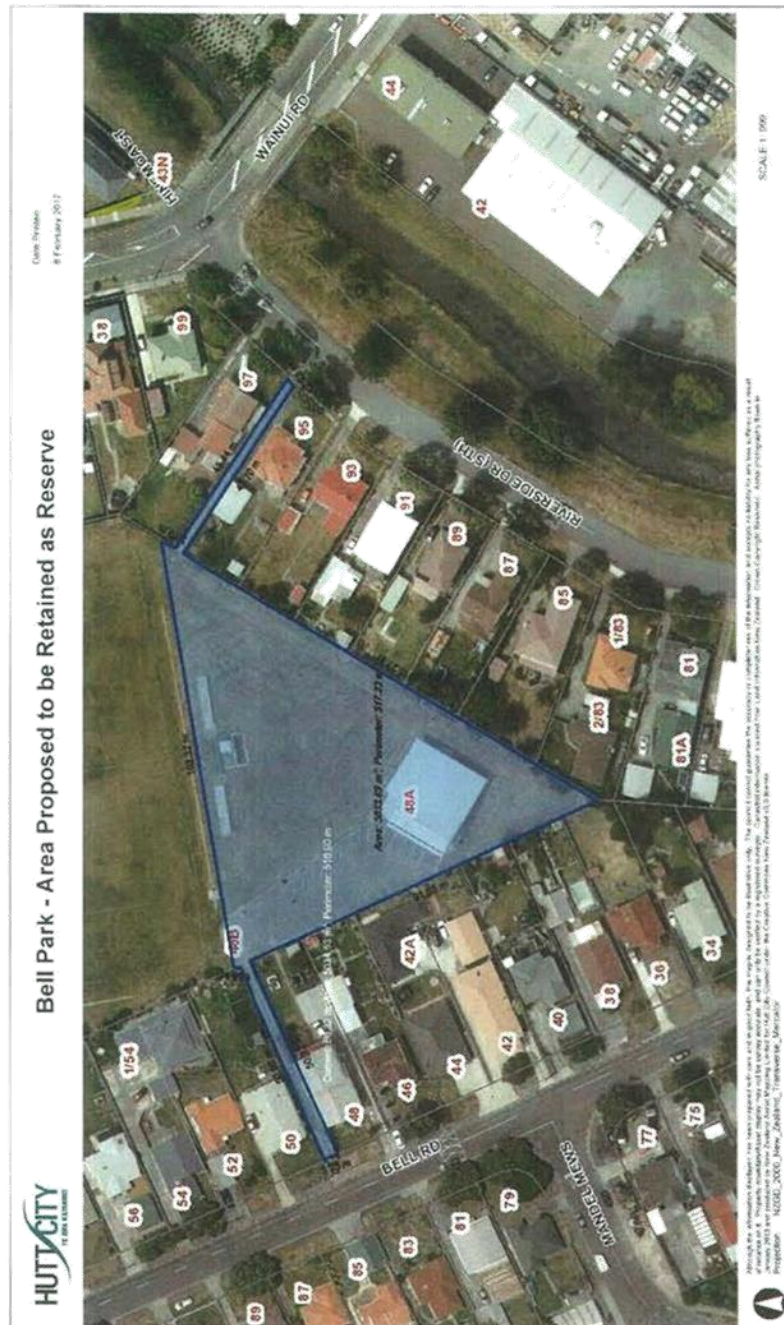
- a) Its value and potential as an open space is not diminished in any way.
- b) The status quo is retained for immediate neighbours.
- c) It would provide greater flexibility to respond to unforeseen future recreation.



SBP17/70

2. Advantages of reducing the size of Bell Park:

- a) There will be an opportunity to improve visibility within the neighbouring reserve and thereby improve public safety.
- b) The proceeds of the sale of the land in that part of the park not required for the neighborhood reserve would be available for other reserve development priorities, such as those identified in the Valley Floor Review.
- c) Making available surplus part of the land for housing and meeting the expected housing shortfall and be consistent with Council's Urban Growth Strategy.



IGNITE SPORT TRUST PROPOSAL

1. PURCHASE AND BUILDING REFURBISHMENT

Ignite Sport Trust is currently investigating the possibility of purchasing the Clubrooms. Ignite Sport Trust would need to raise funds in order to purchase the building and complete the necessary alterations required to make the building 'fit for purpose'. We would envisage raising these funds through a crowd funding appeal, donations, grants (in relation to alterations) and if required, interest free loans.

Ignite Sport Trust's ability to purchase the building will be determined by:

1. The building's potential to serve Ignite Sport's future vision.
2. The current value and affordability of the building.
3. Ignite Sport's ability to raise the necessary funds.
4. Agreements with HCC regarding land use, the design, availability and use of an outdoor community and recreation space to serve and support both Ignite Sports programmes and activities and the recreational needs of the wider community.
5. Consultation and agreement of the wider community regarding the overall concept and plans.



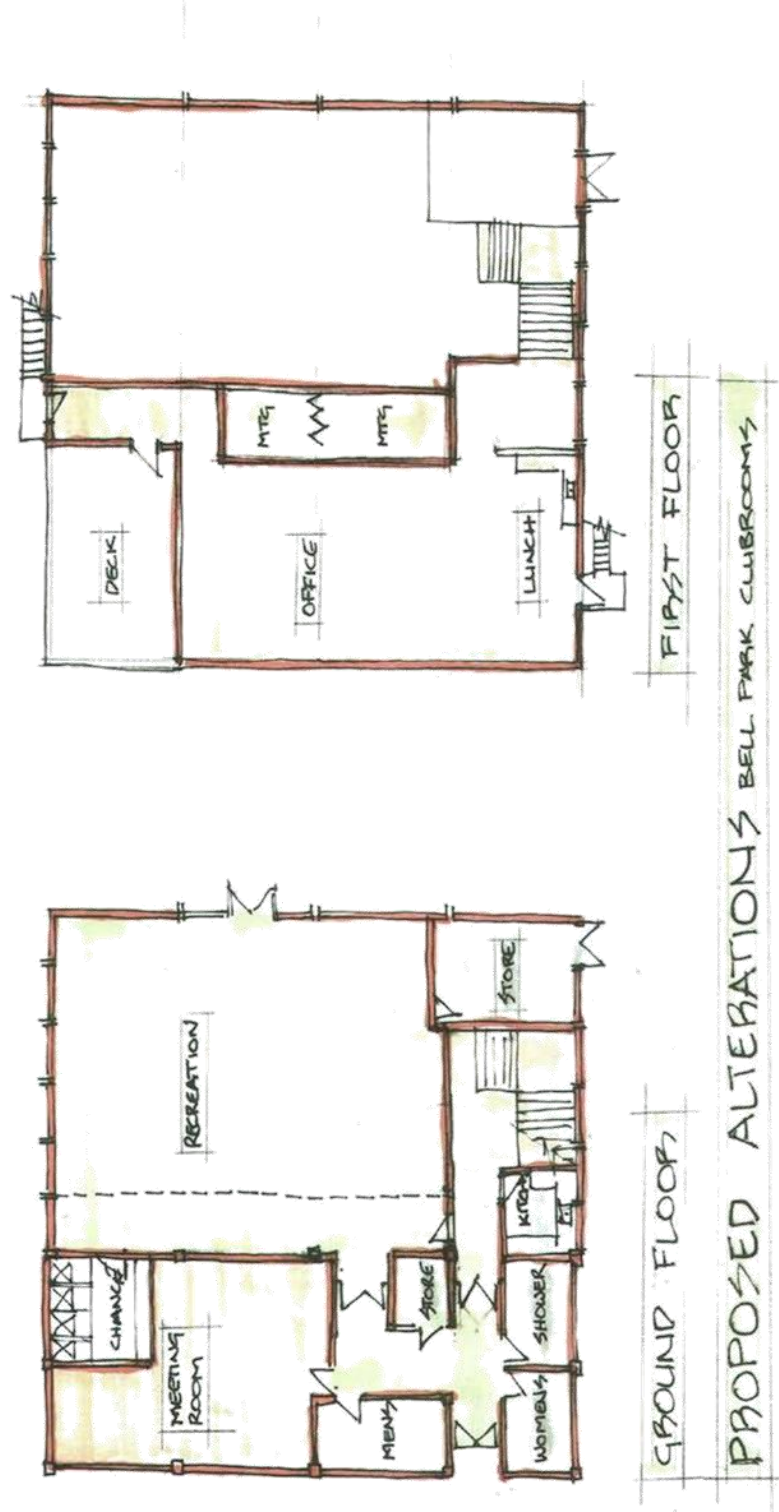
2. PROPOSED DEVELOPMENT OF A COMMUNITY/NEIGHBOURHOOD PARK

This proposal outlines a proposed plan that includes the development and use of the building and the adjacent green space to be used as a community/neighbourhood park.

1. The Ignite Sport Centre

- a) The building itself, its ownership and proposed use is pivotal to the success of the recreation area as a whole. Ignite Sport generally runs its activities through the day with only a small amount of use required after hours and in weekends. During the day access to a suitable outside space is pivotal to the success of Ignite Sport programmes and would be required in order for the organisation to relocate.
- b) The building will have a small recreation/meeting area suitable for community-based events. Ignite Sport would make this space available for the community and/or other organisations to use. Restrictions would be placed on type and hours of use.
- c) Before purchase, building reports will be required to assess building and structural condition and earthquake ratings. An assessment of ongoing maintenance work will also need to be completed.
- d) Ignite Sport would itself become a neighbour and we would do our part to encourage activities and community use of the recreation park. This could include assisting with holiday, afterschool, community day activities for local children, youth and families.
- e) Future plans to include a large garage at the rear of the building to safely house our small 22 seater bus and two small trailers.

SBP17/70



2. Community/Neighbourhood Park

The provision of a well-designed, practical and family friendly community and recreation space will be a valued asset to the immediate neighbourhood and wider community. An area needs to be developed that is safe for young children and families but is also youth friendly. A wide variety of activities need to be considered for this to work best across a wide age group.

With a focus on play, exercise, sport and family, the park will be an asset to all users and the wider community. The right activities, sports surfaces and structures will encourage regular family/group social activities, increased participation in sport and recreation and encourage a positive family and neighbourhood environment.

A well designed park would also serve Ignite Sport's community and school based initiatives which are delivered mainly throughout the school day. We suspect most community users will use the park after hours and in the weekends. This would mean the development of a community/recreation space that would be fully utilized throughout the week.

Ignite Sport would consider a maintenance/management role of the park. Some equipment would need to be booked and then put out by Ignite Sport staff for community use (e.g. volleyball nets). The maintenance/cleaning of the community BBQ could be managed by Ignite Sport, including the booking and provision of gas bottles.

a) Park considerations for community and family use:

We recommend that the park includes the following in order to best serve the immediate neighbourhood and the wider community:

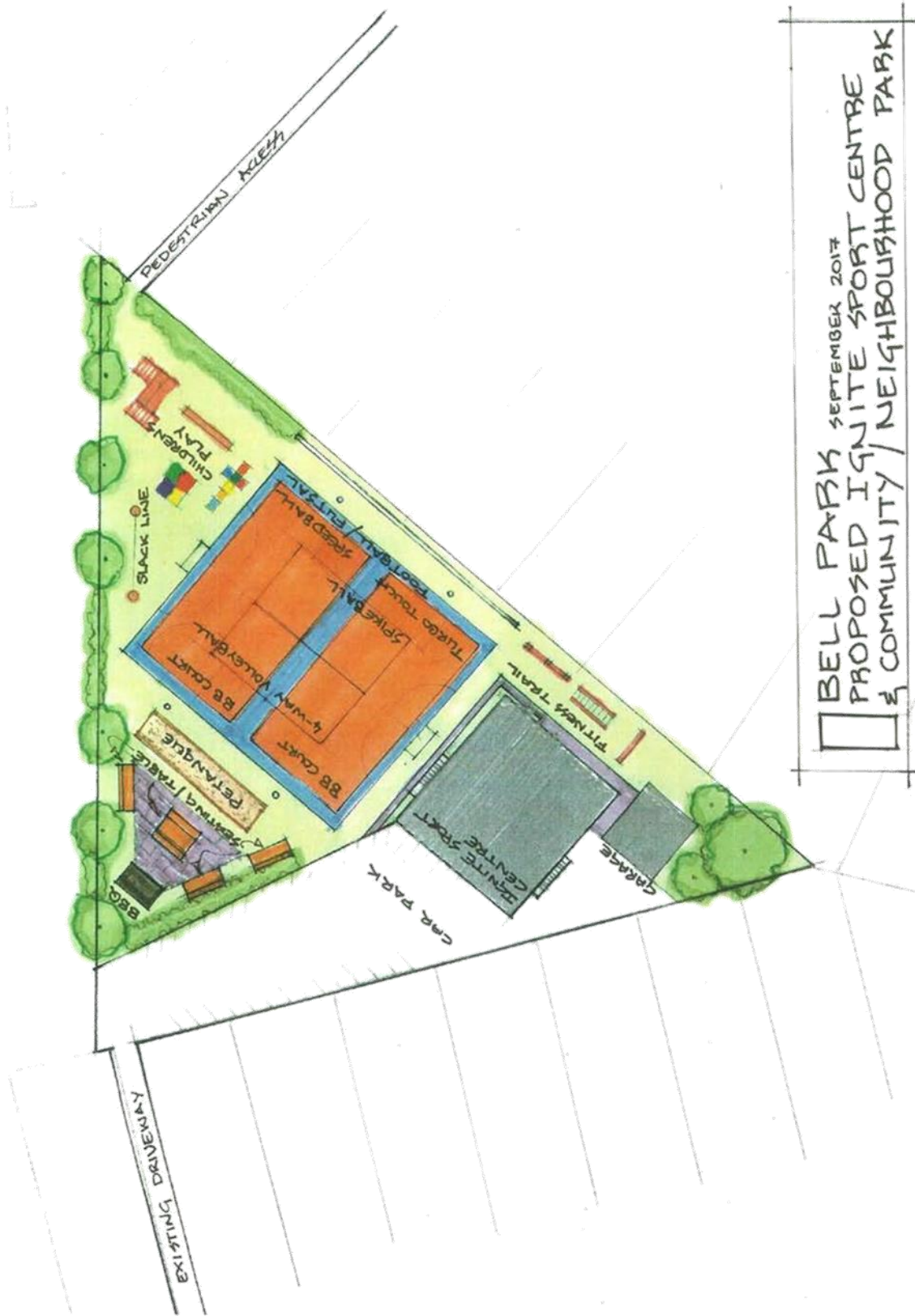
- Children's playground suitable for pre-school and primary school age children.
- A hard court recreation area to serve the needs of children, teenagers and adults. Also provides all year round use. It is noticeable that the area considered is currently boggy and unusable, particularly through winter months.
- Family/picnic area to include BBQ, picnic table(s) and Petanque court.
- Fitness Trail which is designed to be vandal proof, safe and encourages self-supervised use.
- Ignite Sport would be prepared to consider working with the community in providing activities for young people particularly during school holiday.

b) Park considerations for Ignite Sport Use:

Most Ignite Sport activities are run during the school day and in some holidays. We would expect there to be little use at these times apart from families with pre-school children. We do not envisage any major issues of joint use of the park during these times.

- The artificial court areas would serve the work of Ignite Sport well allowing Ignite Sport to run most of its activities 'on site'. Most sports-based activities that form part of our youth development programmes can be run on the hard court area. The multi-use court would have markings for several sports including Basketball, Volleyball, Football/Futsal, Turbo Touch, Speedball and Spikeball (new sport and well suited to community parks).
- The BBQ area would be used for Ignite Sport programmes and some events.
- The Fitness Trail would assist with our fitness-based and fitness testing activities.
- The Slack Line would be used by Ignite Sport although the equipment could be used for community young people with Ignite Sport supervision.

SBP17/70



SBP17/70**IDEAS GALLERY WHAT COULD BE CONSIDERED IN THE OVERALL SCHEME***Example of Fitness Trial Stations**Slack Line Activity**Children's Playground ideas*

SBP17/70*Petanque**Community BBQ**Multi-Sport Artificial Court*

SBP17/71

From: contact@huttcity.govt.nz
Sent: Tuesday, September 12, 2017 7:05 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly

Main activity : Dog walking

Other use :

Potential activities : Recreational play, kids friendly cricket or kicking a ball around

Housing development : No

Name : Kylie Keatley

Email : [REDACTED]

Other contact :

SBP17/72

From: contact@huttcity.govt.nz
Sent: Tuesday, September 12, 2017 5:46 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily

Main activity : Informal recreation

Other use :

Potential activities : Recreational play area for children including a play park suitable for 0-5 aged children as we currently do not have anything like this in the area and the local school playground is not suitable for this age group. Possible adult out door exercise equipment

Housing development : No

Name : PJ brambley

Email [REDACTED]

Other contact :

SBP17/73

Appendix 1

Bell Park Questionnaire

1. How often do you visit Bell Park?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use Bell Park?

Informal recreation

☐

Dog walking

☒

Short cut between streets

☐

Other

☒Specify: Kids Playing. Sport
on a park away from
Road.

3. What other recreational activities do you consider Bell Park could be used for?

BMX, DOG Park, (like you wanted in
woburn but owners all said no)
Kids playgrounds - and what it is
a big green space to enjoy.

4. Would you support a proposal to reduce the size of Bell Park to enable housing development?

Yes

☐

No

☒

Name:

Shane Brockelbank

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SBP17/74

From: contact@huttcity.govt.nz
Sent: Thursday, September 14, 2017 8:21 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily

Main activity : Informal recreation,Dog walking

Other use : I use Bell Park to both exercise and walk my dog. I have visited Bell park since I was a small child. Now as an adult, I take younger family members there to play and exercise.

Potential activities : I have fond memories of watching soccer at Bell Park, I wonder whether it could be used for this again? A playground would also be great to see. Community sports events.

Housing development : No

Name : Emmily

Email : [REDACTED]

Other contact :

SBP17/75

From: contact@huttcity.govt.nz
Sent: Thursday, September 14, 2017 8:41 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Weekly
Main activity : Dog walking
Other use : Exercise
Potential activities : Children sports events, school sports events
Housing development : No
Name : Joe Apikotoa
Email : [REDACTED]
Other contact :

SBP17/76

From: Simon Coubrough [REDACTED]
Sent: Friday, September 15, 2017 12:06 AM
To: Corporate Records
Subject: Bell Park Consultation

Hello

I am a resident at [REDACTED] I use the Bell Rd reserve with my family (two 9 year old sons and wife) on approximately a weekly basis for fitness (jogging, walking), flying kites, cricket and touch rugby. It is frequently used to walk and run dogs off the leash and I hope this will be an option for me in future. I agree that it has limitations, namely there is no passive observation and it can become quite boggy, but it would be missed if this neighbourhood asset was lost completely.

I think a range of single dwelling residential sections around the boundary facing in towards a single lane, one way road that circles a "village green" would be ok if the green space was sufficiently large to continue doing the activities above. This would provide some passive observation without removing the space from the community totally. I would only support this if road access was from Bell Road, although I would like to see the two other pedestrian access-ways retained.

Finally, it would be good to see some fruit trees planted on the periphery of the green to provide for a bit of community resilience and focus.

Kind regards
Simon Coubrough
[REDACTED]

SBP17/77

From: contact@huttcity.govt.nz
Sent: Friday, September 15, 2017 9:54 AM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Informal recreation

Other use :

Potential activities : Introduce pockets of native planting to encourage the habitat of native birds use for dog walking and have a playground for children

Housing development : No

Name : Mike werry

Email : [REDACTED]

Other contact :

SBP17/78

From: Lucy Green [REDACTED]
Sent: Friday, September 15, 2017 12:01 PM
To: Corporate Records
Subject: Submission for Bell Park Reserve
Attachments: Submission for Bell Park by Lucy Green.docx

Please find attached my submission.

Thanking you,
Lucy Green

Submission for Bell Park Reserve

Lucy Green
[REDACTED]

Waiwhetu

Lower Hutt

email: [REDACTED]

mob: [REDACTED]

I am very much in favour of keeping Bell Park as it currently is and not having its reserve status removed, and do not support any proposal to reduce the size to enable housing development.

I have owned my property for 25 years and have a gate into the park which I use almost daily to walk and sometimes jog, to cut across to Bell Road or Douglas Street and sometimes just go and sit on the grass in the park and watch the world go by. I keep a close eye of what is going on in the park when I am at home, as my lounge windows face west to the park, and in all the time I have lived there I have never had any disturbances or problems with untoward behaviour.

As more young families are moving into the area, the need for somewhere for them to play and kick balls around will become extremely important. In the warmer weather I witness families who have set up gazebos and volleyball nets for weekend family gatherings, local children practising football and people from the clubrooms use it to do warm up exercises before their training.

A lot of people walk and exercise their dogs there, and I've never witnessed any dogs being aggressive to other dogs or people.

What could it be used for in the future: As urban areas in Lower Hutt become more developed with backyards becoming smaller, it becomes ever more important to have open spaces for communities to use which would have a flow on effect of less people needing hospital care. Some of my suggestions would be:

- Dog walking/exercising
- Running track around the perimeter of the park
- Community garden to grow vegetables in a small corner, which would be funded and cared for by local residents
- Some bench seating in two or three areas with planting of flaxes, shrubs etc
- Paths connecting the single-lane vehicle access to each access point at Douglas and Riverside Drive South
- Practice area for certain sports teams
- Children's play area

Community Meeting: I am one of the people who organised a community meeting at the Bell Park Clubrooms on Wednesday 13th September and HCC councillors and Bruce Hodgins, Divisional Manager Parks and Gardens were invited. Bruce and four councillors (Campbell Barry, Michael Lulich, Tui Lewis and Simon Edwards) plus Pam Hana from the Petone Community Board attended along with 40 residents. This is a clear indication that people in the area are very passionate about keeping the park as it is and looking to the future of how it can be best utilised for the wider community.

It also became apparent that some residents are keen to help with improving the park and fundraising in order to help the Council pay for what is needed to retain its beautiful green status. In other words the community is willing to be help towards the caretaker role for years to come.

Additional points: Having the park surrounded by houses makes it very safe, as there are people in those houses who can see or hear what's going on 24 hours a day.

If houses were developed on the park that would cause a lot of strain on the already poor drainage and high water table/flooding issues we have around the area.

In your Leisure and Wellbeing Strategy 2012-2032 you talk about the physical wellbeing of people, so having more green spaces where people can exercise not too far from their homes is extremely important. This paragraph is taken from your strategy:

"Housing density is increasing in many areas of the valley floor. This results in smaller sites, greater site coverage, multi-unit housing, low-rise apartments and infill housing. The likely result is growing demand for 'fit for purpose' reserves close to people's homes. Neighbourhood reserves that are appropriate to an ageing population are likely to increase in importance."

Once a green space is gone we can't get it back.

Thank you

Lucy Green

SBP17/79

From: contact@huttcity.govt.nz
Sent: Friday, September 15, 2017 12:18 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Informal recreation,Dog walking,Other

Other use : Exercise - i.e. running, working out.

Potential activities : Exercise groups (bootcamp groups, kids groups, elderly groups, yoga, etc.), athletics.

Housing development : No

Name : Jaimee Whittington

Email [REDACTED]

Other contact :

SBP17/80

From: contact@huttcity.govt.nz
Sent: Friday, September 15, 2017 2:14 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Daily

Main activity : Informal recreation

Other use : Our family has lived in [REDACTED] for 37 years. During that time we have loved having a green area so close to where we live. Generations of our whanau have kicked a ball around the park, played volley ball in the park, walked our dogs in the park. Aside from the local schools, there is no other green area near us.

Potential activities : Bell Park should be used for children's sports, you could fit 2 small cricket grounds on the park. It would be nice if there was a playground as well maybe next to the club rooms. Bell Park should remain a green area where locals can walk their dogs, play games with their children and any recreational activities. If houses are built in Bell Park it will put huge pressure on both Douglas Street, Riverside Drive and Bell Road which are all narrow streets.

Housing development : No

Name : Robert Bruce Coulston

Email [REDACTED]

Other contact :

SBP17/81

From: contact@huttcity.govt.nz
Sent: Saturday, September 16, 2017 11:47 PM
To: Corporate Records
Subject: Bell Park questionnaire

Frequency of visits : Occasionally

Main activity : Informal recreation,Dog walking,Other

Other use : Family time with young family members - back to basics enjoyment of the space available.

Kicking a ball around, jogging the circumference with cousins, flying kites, playing with the in-laws dogs.

Over the years we have had picnics, played with model aeroplanes, watched football, running races, played softball and cricket. So many things you can't do in your back yard.

Potential activities : Community gardens, sports competitions for local schools, community orchard, space for clubs and hobbyists to enjoy. Future possibilities are endless - it would be tragic for future generations to lose this space for the sake of quick profit. Around the world cities are freeing up green space as progressive city management understands research showing numerous benefits of open community green spaces in urban areas. To do the opposite would be short-sighted and counter intuitive. A simple Google search reveals this! <https://www.google.co.nz/search?q=benefits+of+urban+green+spaces>

Housing development : No

Name : Jon

Email [REDACTED]

Other contact :

**PETER GLEN
RESEARCH**

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**PUBLIC CONSULTATION SURVEY
REGARDING BELL PARK**

Report prepared for Hutt City Council

Bruce Hodgins

October 2017

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1. INTRODUCTION

As part of a wider review of reserve land on the floor of the Hutt Valley, Hutt City Council has decided to consult with the community about the future of Bell Park in Gracefield. It has identified that the future of this reserve should be considered due to the changing usage patterns and reserve value.

Bell Park had been used, for many years, for organised sport (football), but with the Lower Hutt City Association Football Club relocating to Fraser Park it is no longer used for this purpose.

Hutt City Council has put together a consultation plan, with regard to this reserve. The plan includes direct consultation with relevant stakeholders, e.g. neighbours and iwi (which Council Officers will undertake), as well as seeking the wider views of Hutt City residents.

As part of the consultation process, Peter Glen Research has been commissioned to undertake a random survey of Hutt City residents, the objectives of which are outlined below. The results of the survey are presented in this report.

2. RESEARCH OBJECTIVES

The objectives of the survey were defined as follows:

- a) To determine the awareness and usage levels of Bell Park among a general cross-section of Hutt City residents
- b) To ascertain public opinion about future possible uses for this park, which can complement the Hutt City Council's other consultation processes
- c) To gain an indication of the types of uses Hutt City residents would like to see for Bell Park, including uses other than for reserve purposes
- d) To enable feedback to be obtained from the wider community, identifying any questions or concerns that they may have.

3. METHOD

The citywide survey was undertaken among a stratified random sample of 250 Hutt City residents.

The survey participants were recruited using random selection procedures, but sample quotas were set to ensure that the survey was proportionately representative of the Hutt City adult population (16+ years of age) by age, gender and ethnicity.

The interviews were spread over the six geographic areas (wards) within the city, to ensure that a proper cross-section of the community was represented. The sample was therefore structured as follows:

WARDS	SURVEY SAMPLE		POPULATION
	No.	%	%
Northern Ward	39	15.6	15.6
Harbour Ward	44	17.6	17.6
Western Ward	32	12.8	12.7
Wainuiomata Ward	44	17.6	17.6
Eastern Ward	43	17.2	17.3
Central Ward	48	19.2	19.1
TOTAL INTERVIEWS	250	100.0%	100.0%

It is estimated that this provides a sampling variance, on a citywide basis, of $\pm 5.2\%$ at the 90% confidence level. It should be noted that the survey was designed to obtain a strongly indicative reading of public opinion amongst a general cross-section of Hutt City residents.

The survey was conducted using a combination of contact approaches and interviewing procedures. The majority of interviews were undertaken by way of telephone interviewing (landline and mobile), with some face-to-face interviews, where necessary, to meet stratified sample quotas and to ensure that a proper cross-section of the community was engaged.

At enrolment, the purpose of the survey was outlined and an appointment arranged to call back, if the selected respondent was unable to complete the interview at the time of initial contact.

The interview was administered by way of a structured questionnaire, which was developed in consultation with Hutt City Council.

A team of experienced interviewers employed by Peter Glen Research conducted the interviewing.

The results of the survey show the citywide response, as well as the response obtained from local and neighbouring residents. That is, the Bell Park results contrast the responses obtained from residents in the Gracefield, Waiwhetu, Moera and Woburn areas, with those of the total city.

4. TIMING

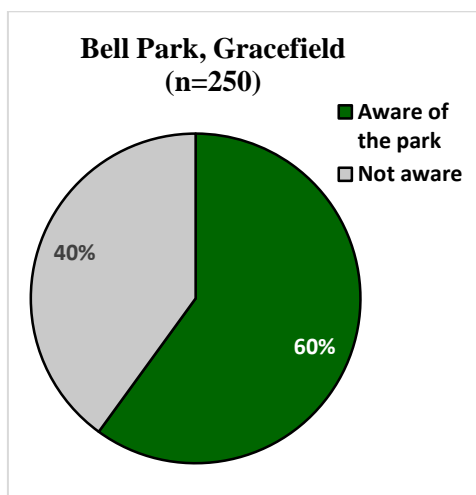
Fieldwork for this research was undertaken from 12 August to 16 September 2017.

5. THE RESEARCH RESULTS

5.1. AWARENESS OF BELL PARK

5.1.1. CITYWIDE AWARENESS

A majority of the total Hutt City residents interviewed (60%) stated that they had previously heard of Bell Park in Gracefield.



It can be noted that this is a '*prompted awareness*' level, derived in answer to the question '*have you heard of Bell Park?*' '*Free awareness*' of the park (i.e. the public's ability to spontaneously recall Bell Park) would likely be somewhat lower.

5.1.2. AWARENESS OF BELL PARK AMONG LOCAL & NEIGHBOURING RESIDENTS

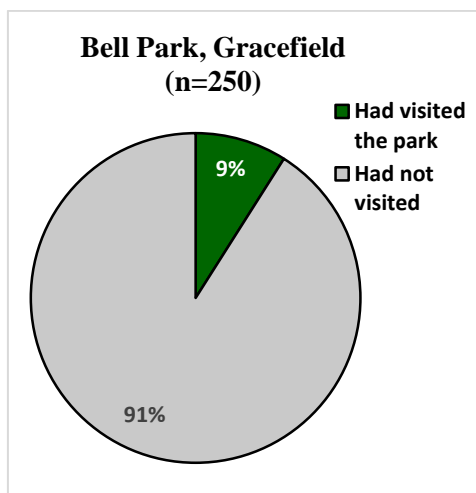
The random survey of 250 Hutt City residents yielded a sub-sample of 18 respondents who resided in the Gracefield, Waiwhetu, Moera and Woburn areas. This sub-sample is relatively small, but provides an indication of the result among people who live in the Bell Park '*neighbourhood*'.

All of these residents were aware of Bell Park.

5.2. VISITATION OF BELL PARK

5.2.1. THE CITYWIDE RESULT

9% of the total Hutt City residents interviewed claimed they had visited Bell Park in Gracefield in the past twelve months or so.



5.2.2. VISITATION OF BELL PARK BY LOCAL & NEIGHBOURING RESIDENTS

33% of the residents (6 out of 18), who resided in the Gracefield, Waiwhetu, Moera and Woburn areas indicated they had visited Bell Park in the past twelve months. When comparing this result with that of the total sample, it is apparent that there is a greater number of Hutt City residents who visit Bell Park, who are not '*local or neighbouring*' residents. That is, a further 17 Hutt City residents from other suburbs, had also visited the park.

The purposes for which Bell Park visitors had used the park were as follows:

Bell Park used for:	TOTAL	RESIDENTS FROM	
		Local & neighbouring areas	Other suburbs
	(n=250)	(n=6)	(n=17)
	No. %	No.	No.
Walking/exercising	7 3	2	5
Dog walking	6 2	2	4
Sports practise & casual sport with family/friends (e.g. touch, soccer, cricket)	5 2	1	4
Playing with children	4 2	1	3
Boxing club/fundraising	1 x	-	1
TOTAL BELL PARK USERS	23 9%	6	17

As shown in the above table, Bell Park appears to have been used for a variety of activities in the past twelve months. The majority of these users indicated that they had visited the park infrequently, with two-thirds stating they had visited between one and four times. That is:

Frequency of visiting Bell Park in past twelve months:	TOTAL		RESIDENTS FROM	
			Local & neighbouring areas	Other suburbs
	(n=250)		(n=6)	(n=17)
	No.	%	No.	No.
Once	6	2	1	5
Twice	5	2	1	4
Three or four times	4	2	1	3
Five or six times	3	1	1	2
Seven or eight times	2	1	-	2
Nine or ten times	-	-	-	-
Eleven or twelve times	1	x	-	1
Weekly (or more frequently)	2	1	2	-
TOTAL BELL PARK USERS	23	9%	6	17

5.3. INFORMATION ABOUT THE FUTURE OF BELL PARK

The survey participants were asked a series of questions regarding what they had heard about the future of Bell Park and specifically whether they could recall seeing or receiving any information from Hutt City Council about it.

Awareness of information was largely confined to the local and neighbouring residents.

Half of the respondents (9 out of 18) who resided in the Gracefield, Waiwhetu, Moera and Woburn areas indicated that they had received information about the future of Bell Park.

The information they could recall receiving came primarily from two sources, these being a '*letterbox drop*' and the '*Hutt News*'. That is:

INFORMATION OBTAINED FROM:	BELL PARK
A letterbox drop/a brochure/leaflet/ submission sheet	No. 6
The Hutt News	5
Information on HCC website	2
Spoke to someone from the Council about it	1
AWARE OF INFORMATION	9
NOT AWARE	9
TOTAL LOCAL RESIDENTS OF EACH PARK	18

It seems that the residents in the local and adjoining areas around Bell Park had a reasonable awareness of the consultation relating to the park. Those who could remember receiving information could recall 1.5 different sources of information about it.

The information that respondents (predominantly those near Bell Park) could recall covered one or more of the following points:

“There was a letterbox drop/brochure/leaflet with questions, asking residents about housing and possibilities for the park.”

“There was something/an article in the Hutt News. They might be going to put housing on the park.”

“The brochure/leaflet was asking residents for a response.”

“Residents can make a submission about the future of the park.”

“It was an information sheet, keeping the community informed of what might be happening with the park.”

The respondents who could recall receiving information were asked for their opinion about the information/material they received. Opinions were divided. Several residents felt that:

“The wording/message was clear and easy to read/understand.”

“It is good that the community is being kept informed/being consulted and asked for their opinion.”

However, other residents expressed some concern about the information that was provided. For example:

“There were no firm details in the letterbox drop brochure. It left us feeling insecure. We would like a public meeting to hear and learn more about it.”

“We now have concerns about how close things will be built to our boundary and whether we will still have a green area to play.”

“It is a big mistake to put housing on the park. There has to be balance between housing and the green needs of the community.”

“All neighbourhoods need green areas for families to play and people to relax and exercise. If it is all houses and built-up areas, it creates a very sterile environment.”

5.4. THE PUBLIC'S THOUGHTS ABOUT THE FUTURE USE OF BELL PARK

The research participants were given the following background explanation about Hutt City Council's consultation process, before proceeding with the remainder of the interview.

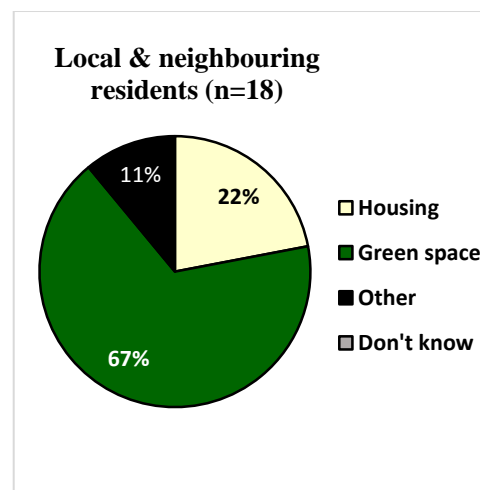
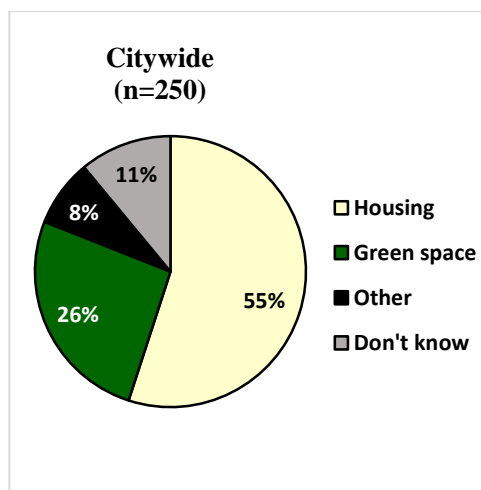
"Council has decided to consult with the community about the future of Bell Park in Gracefield. It is part of a wider review of reserve land on the floor of the Hutt Valley."

"The purpose of the review is to help with future decision-making. Before making a decision on the future of Bell Park, Hutt City Council wishes to obtain input from the community regarding its future use."

"By way of background, it can be noted that Bell Park had, for many years, been used for organised sport (football in particular). However, with the Lower Hutt City Association Football Club now relocated to Fraser Park, with its improved facilities, Bell Park is no longer used for this purpose."

Respondents were then asked to convey their thoughts and ideas as to what purposes the vacant land should be considered. The results were as follows:

On a citywide basis, the majority of opinion was that Bell Park should be considered for housing. However, as can be seen in the charts below, there was considerable support for the retention of the land as a green space, which could be used for a variety of purposes. Furthermore, the local and neighbouring residents, who reside in the Gracefield, Waiwhetu, Moera and Woburn areas were strongly in favour of retaining the land as a green space.



It can be noted that whilst many of the respondents suggested that Bell Park could be considered for housing, some were not 'fixed' or 'emphatic' in their views on this. For example, some commented along the following lines:

"Housing would seem the logical thing to consider at present. There seems to be a shortage of housing, but this would need to be properly assessed as to its feasibility and with due regard to the impact on those living in the area."

"There is a need for more affordable housing, but whether this is the right place to put it I don't know."

"Housing is what people are talking about at the moment. There is a need for houses that people can afford, but you cannot just build cheap houses. They need to be well constructed and meet adequate standards, both for the people who live in them and for retaining property values in the area."

"Housing is a good thing to consider, but there might also be other uses to which the park could be put that would benefit the community."

"Perhaps it could be used for housing, but not all of it. It is a fairly large park, so is it possible to build some houses and retain some of the area as green space?"

"There is currently a need for more social housing. Some of the state houses have gone and people need a place to live. But is Bell Park the right place for that type of housing? I don't know."

The research participants who suggested that Bell Park be retained as a green space offered a variety of suggestions as to how the area could be used. This is summarised in the table below.

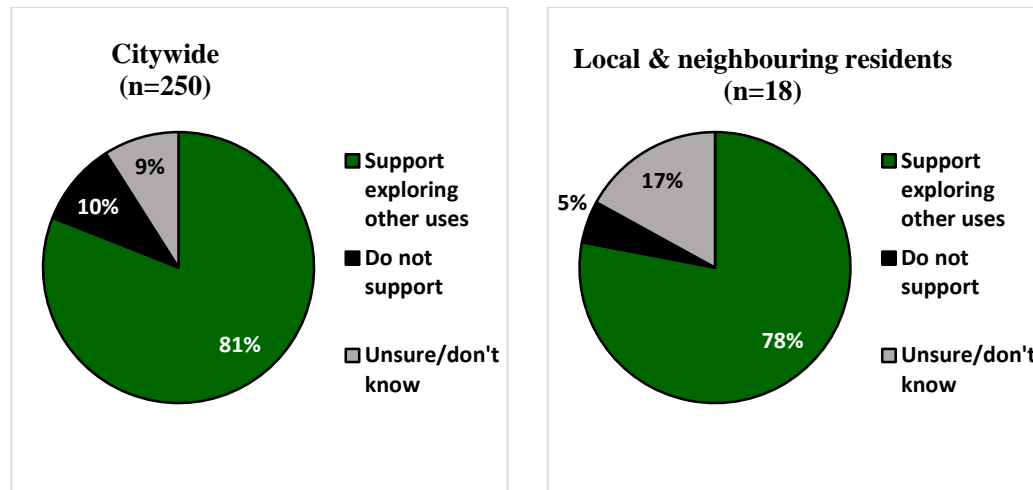
SUGGESTED USE OF <u>BELL PARK</u> AS A <u>GREEN SPACE</u>	Citywide (n=250)		Local & neighbouring residents (n=18)	
	No.	%	No.	%
Keep it as a green area/park for people/families to enjoy, play & exercise	13	5	5	28
For sports and recreation (family sport, touch, cricket, training/practises, etc)	23	9	2	11
Retain as a park & have a playground (slides, skateboard park, etc)	12	5	1	6
Make it a (secure) park where people can walk/train their dogs	10	4	2	11
Retain (as a landbank) for the future/future needs of the community	8	3	2	11
RESPONDENTS SUGGESTING THAT BELL PARK BE RETAINED AS A GREEN AREA	66	26%	12	67%

5.5. TO WHAT EXTENT DOES THE PUBLIC SUPPORT THE IDEA OF EXPLORING OTHER POSSIBLE USES FOR BELL PARK

The research participants were next asked the question:

“Given the changing usage patterns of Bell Park, do you support or not support the idea of exploring other possible uses for the park?”

Just over 80% of the total residents interviewed on a citywide basis were in favour of exploring other possible uses. That is:



Respondents were further questioned as to whether they would support or not support the Bell Park review covering each of the following possible uses. The table below shows the percentage of respondents who support the review covering each particular area of investigation.

USES THAT COULD POSSIBLY BE INVESTIGATED FOR <u>BELL PARK</u>	Citywide (n=250)		Local & neighbouring residents (n=18)	
	No.	%	No.	%
Low cost, affordable housing	159	64	9	50
Housing that reflects the property values in the area	138	55	11	61
Other community and/or recreational uses (that are not housing based)	191	76	14	78
OVERALL LEVEL OF SUPPORT	202	81%	14	78%

REASONS FOR SUPPORTING A REVIEW OF ALTERNATIVE USES FOR BELL PARK

Over half the respondents (56%) who supported the idea of exploring other possible uses for the park, expressed the following rationale:

"I support them looking at the options/getting positive ideas about what could be done with the parks – it is a sensible thing to do."

And/or:

"It is better to use the land than leave it vacant."

"It gives the land a purpose/makes it useful."

"It avoids the problem of the vacant land becoming rundown/not looked after/getting vandalised."

A further 20% of respondents who supported a review of alternative uses for the park focused specifically on the possibility of using the land for housing. They made a number of points that can be summarised as follows:

"Population is increasing/is going to increase and land is needed for housing."

"Housing is a priority/is where the greatest need is at present."

"There is a shortage of houses and affordable houses in particular."

"There is a shortage of houses and that is pushing up prices. Many people cannot afford a house these days."

"Rents are increasing/becoming prohibitive. We need more housing."

"We need community housing, to help get the homeless of the streets."

Approximately 15% of respondents supported the idea of exploring other possible uses for the park, but stressed that their support was primarily for retaining it as 'green space'.

Other respondents (7%) supported a review, with the proviso that:

"The community is involved in/is properly consulted before any final decision is made."

And:

"Future use of the park benefits, and/or is accepted by, the local community."

5.5.4. REASONS FOR NOT SUPPORTING A REVIEW OF ALTERNATIVE USES FOR BELL PARK

The Hutt City residents who did not support the idea of exploring other possible uses for Bell Park (approximately 10%) mainly expressed one or more of the following views:

“I do not support it, because communities need green areas; leave the green areas alone.”

“There is too much intensification now, which I don’t like/don’t support.”

“The council would sell the land to developers who would profit; it would not help the people who need help.”

“They should not create low cost housing areas and repeat the social problems that go with it.”

“Low cost housing may impact/is likely to have an effect on property values.”

5.6. QUESTIONS THAT RESPONDENTS WOULD LIKE TO ASK HUTT**CITY COUNCIL ABOUT BELL PARK AND/OR ITS FUTURE USAGE**

The research participants were invited to identify a question they would like to ask Hutt City Council about Bell Park and/or its future use. A number of points were identified and these are summarised below. Some questions were expressed by several respondents.

“What is the timeline? When will it be announced what Council has decided to do with the park?”

“Is there going to be a public meeting to discuss the options?”

“What is the Council doing to ensure that all parties and interest groups (e.g. residents, users, Maori) are included in the discussions and decisions that are taken?”

“We need parks and green areas. What is the Council’s plan to create/retain these?”

“What factors will Council be taking into account, when evaluating what the park will be used for?”

“Will the social and environmental needs of the community be taken into account, not just the need for housing?”

“What is the value of the land involved?”

“How much is the vacant land costing the ratepayer now?”

“What type of housing does the Council have in mind?”

“Why doesn’t the Council commit to more State or Council housing, rather than give it to the property developers?”

“Who is making money from these developments?”

“What is the Council doing to prevent another social disaster with low cost housing?”

“Is access and heavy road-use a factor in what can be done with Bell Park?”

5.7. RESPONDENT PROFILE

The chart below confirms that a broad cross-section of Hutt City residents participated in the survey.

PROFILE BY GENDER, AGE & ETHNICITY	TOTAL Citywide (n=250)	Local & Neighbouring Residents of Bell Park (n=18)
<u>GENDER</u>	%	%
Male	48	44
Female	52	56
TOTAL	100%	100%
<u>AGE GROUPS</u>		
16 to 39 years	36	22
40 to 59 years	31	39
60 years and over	33	39
TOTAL	100%	100%
<u>ETHNICITY</u>		
NZ European/New Zealander	68	67
British	3	-
Other European	1	-
NZ Maori	17	28
Pacific Island/Pacifica	10	6
Asian (Chinese, Indian, Other)	11	11
Other groups	2	5
TOTAL	112%	117%

Note that the ethnicity count adds to more than one hundred percent, because some respondents indicated that more than one ethnicity group applied to them.

5.8. CONCLUSION

The results of the survey have shown that Bell Park is known to approximately 60% of Hutt City residents. The survey also indicates that 9% of residents on a citywide basis claim they have visited Bell Park in the past twelve months. The frequency of visitation has, in the main, been occasional or infrequent for most visitors.

Bell Park appears to have a higher visitation rate among local residents and those in neighbouring areas (33% have visited in the past twelve months or so). However, it also seems to draw some visitors from other areas (refer to Section 5.2 of this report).

When respondents were asked for their ideas regarding what purposes Bell Park could be considered for, a wide variety of possible uses were identified. Housing featured prominently on a citywide basis, but uses that would retain the park as a green space also received a high level of support. Green space use was freely given a higher level of support by local and neighbouring residents.

In total, just over 80% of the Hutt City residents interviewed supported the idea of exploring other possible uses for Bell Park. Support was mainly based on the premise that *‘it is a good idea to at least look at the options, whether it be for housing or other (mainly green) purposes’*. Over half the Hutt City residents interviewed expressed this view.

Many of the other respondents qualified their support, to some degree, by stating that they favoured the review being primarily about the use of the park for housing or green space, whichever they preferred.

Some respondents stressed that the review should provide effective consultation with the local communities. In that regard, it is clear that local residents (i.e. those in the local and neighbouring areas around Bell Park) will need to be consulted with, and their interests carefully considered, before proceeding with a final decision on the future of the park. At the same time, it will be important to engage with a broader cross-section of Hutt City residents, as the current interest level in the city’s growth, the general housing shortage and green issues are prominent in the public’s mind.



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TO Bruce Hodgins

FROM Iain Smith
Leo Chin

DATE 12 October 2017

SUBJECT BELL PARK: LOT 1 DP 40725

The following is a legal title review of the site known as Bell Park located at the rear of the eastern side of Bell Road with access from Bell Road, Douglas Street and Riverside Drive, Lower Hutt.

HCC Parcel Numbers:	Not Advised
Certificate of Title:	WN12B/714
Legal Description:	Lot 1 DP 40725
Area:	1.4690ha
Registered Proprietor:	Hutt City Council in Trust ("Council")
Purpose:	No purpose is recited on the title, however the title is subject to the Reserves and Domains Act 1953, which has been repealed by the Reserves Act 1977.

Title and Ownership History

The site is currently held in Computer Freehold Register ("CFR") WN12B/714 by The Lower Hutt City Council. No purpose is recited on the CFR. However we note that the subject land was set apart for recreation purposes by NZ Gazette 1932 p1252 and was vested in the Mayor Councillors and Burgesses of the Borough of Lower Hutt in trust for recreation purposes by NZ Gazette 1932 p 1774.

The site was formerly part of Section 13 Hutt District owned by Philip Joseph Nathan, comprised in CFR WN192/166.

The Crown acquired the majority of CFR WN192/166 (the part of Section 13 lying west of Wainui Road) together with other land (Part Section 12 Hutt District) from Philip Nathan in

December 1924 by transfer 164573. The authority or the purpose for the purchase is not recited in the transfer document. The Crown paid the sum of £31,464 – 00 -00, for the land which is defined on plan A/2859.

Part Section 12 & 13 Hutt District were amalgamated and CFR WN325/164 issued in the name of His Majesty the King. No purpose is cited on the title. We note several memorials recorded on the title setting apart land for the Wellington to Napier Railway being a public works purpose.

In September 1927 DP 8743 subdivided part of Part Section 13 into various parcels including the subject land, being Section 58 Block LIV Hutt Valley Settlement. SO 18516 appears to be a copy of DP 8743. Section 58 comprised an area of 3 acres 3 roods 11.87 perches.

Section 58 was permanently set apart (by NZ Gazette 1932 p1252) for Recreation Reserve. Section 58 was then vested in the Mayor, Councillors and Burgesses of the Borough of Lower Hutt in trust (by NZ Gazette 1932 p1774). In 1934, CFR WN442/57 issued for Lot 58 Block LIV DP 8743 (Section 58) together with other land held for recreation reserve in the name of the Mayor, Councillors and Burgesses of the Borough of Lower Hutt in trust for recreation purposes.

Plan DP 40725 subdivided Section 58 into Lots 1 and Lot 2 DP 40725. CFR WN12B/714 issued for Lot 1 DP 40725 (the subject land). We note that the purpose and the fact that the land is held in trust is not shown on this title. However the title is shown to be subject to the Reserves and Domains Act 1953. The subject land is also subject to a reciprocal a right of way easement with Lot 2 DP 40725 over parts marked A & B on DP 40725. The right of way area is a narrow access strip to Riverside Drive.

Registered Interests

- Subject to the Reserves and Domains Act 1953. This Act has been repealed by the Reserves Act 1977.
- Subject to a right of way over part marked A on DP 40725 specified in Easement Certificate 134450.2.
- Appurtenant hereto is a right of way specified in Easement Certificate 134450.2. The land has the benefit of the right of way over B on DP 40725.
- The easements specified in Easement Certificate 134450.2 are subject to Section 351E(a) of the Municipal Corporations Act 1954. This section (now repealed) provides that the easement cannot be surrendered without the consent of Council.

Unregistered Third Party Interests

None known.

Drainage

Information on the Hutt City Council web site shows sewer drains run to Lot 2 DP 40725 and along the facing Riverside Drive and Douglas Street Boundaries. We note there is no registered easement in respect of these drains and assume maintenance and repairs would be carried out pursuant to powers contained in the Local Government Act 2002.

Reserve Status

The land is held as a reserve under the Reserves Act 1977. No reserve purpose is shown on the current title however the subject land was originally vested in the Council in trust as recreation reserve.

District Plan

The site is zoned General Recreation under the operative Lower Hutt City District Plan.

Public Works Act (offer back provisions)

File 22/3417 vol. 2 & 3 were viewed in relation to this land.

Correspondence on the file shows that in 1924 the Mayor of Lower Hutt entered negotiations with various owners of large blocks of land on the eastern side of Lower Hutt to acquire the land for settlement and development. The Mayor acquired several options to purchase land which expired on 31 March 1924. A proposal was put to the government that the government should take over and exercise the options to purchase of land to be acquired for settlement purposes.

The District Valuer provided a favourable report on the Mayor's proposal for the settlement, but this depended on the extension of the railway into the area. At that time, the Crown had no authority for the extension the railway and needed to introduce legislation to give effect to the settlement scheme.

The Prime Minister advised that if the land owners were prepared to extend the option to purchase this would allow time for legislation to be passed to give effect to the scheme and for railway access to be developed. The files viewed had no further correspondence regarding the extension. However transfer 164573 of the subject land to the Crown was dated December 1924 so it appears an extension was granted.

The Hutt Valley Lands Settlement Act was enacted in October 1925 which provided authority for the disposal of land for settlement. The Act applied to land in the Hutt Valley which was acquired by the Crown under the Land for Settlements Act 1908.

While the Land for Settlements Act 1908 had compulsory acquisition powers, the powers were limited in relation to the area of the land (section 15). The subject land did not meet

the criteria for compulsory acquisition, so we consider the sale by Philip Nathan was on a voluntary basis under this Act. There is no evidence the acquisition was a compulsory acquisition under the Public Works Act and the purchase of land for settlement is not considered a public work.

We consider that following acquisition, the land was "Crown land" held under the Land Act 1908 (and thereafter the Land Act 1924). We note that part of Part Sections 12 and 13 shown on SO 18568 were set apart for railway (NZ Gazette 1928 p 2817) and this gazette notice refers to the land as Crown land. The gazette setting apart the land for recreation reserve also confirms the land was Crown land held under the Land Act 1924.

SO 18984 (dated 1930), being a Crown Grant plan, shows various sections issued under a warrant from the Governor General in lieu of a Crown Grant around 1929. It appears that these sections were sold pursuant to the Hutt Valley Lands Settlement Act 1925. We note Section 58 Block LIV (comprising the subject land) is shown on this plan.

Correspondence dated November 1931 on file shows that the Council, in order to give employment under the "No. 5 Relief Scheme" requested Section 58 Block LIV (and Section 1 Block IV) of the Hutt Valley Settlement be reserved for recreation purposes and vested in the Council. This was approved by the Minister of Lands and the land was permanently set apart for recreation reserve by NZ Gazette 1932 p1252 pursuant to section 360 of the Land Act 1924 and section 71 of the Land Settlement Act 1925. The land was subsequently vested in trust in the Mayor, Councillors and Burgesses of the Borough of Lower Hutt by NZ Gazette 1932 p1774, pursuant to Section 9 of the Public Reserves, Domains, and National Parks Act 1928.

There is no correspondence in regard to the payment of any consideration by Council for the land. However, the land was vested in trust only and Council were not given outright ownership.

Where there is a succession of public works owners, rights under section 40 of the Public Works Act 1981 should be considered with respect to the purchase from the original private owner. As such TPG has traced the private ownership of the subject land back to the original acquisition by the Crown. However the land was not acquired under the Public Works Act and therefore we consider that section 40 of the Public Works Act 1981 does not apply.

We consider the subject land was purchased by the Crown under the Land for Settlements Act 1908. It was subsequently held as Crown Land (under the Land Act 1908) before being set apart for recreation reserve. The land was not purchased under Public Works Act provisions but was acquired for general purposes of settlement. There is a distinction between land acquired and held for a public work and land simply owned by the Crown for settlement. We therefore do not consider the purchase of land for settlement to be for a public work. Also there is no evidence that the owner was compelled to sell the land to the

Crown. The option to purchase obtained by the Mayor originally expired in March 1924. The owners appeared to have agreed to extend the option to allow the government to purchase the land.

We note the ownership status of the land as a reserve held in trust. In the past, the Crown has created reserves as part of a Crown housing subdivision, similar to that of Council's Te Whiti Park and Naenae Park. TPG has previously provided advice regarding Te Whiti Park and Naenae Park, which included dialogue with the Department of Conservation (DOC). DOC advised a contradictory view to TPG, being that Council's Te Whiti Park and Naenae Park are Council assets and that Council would be entitled to any proceeds of sale, despite the Council's ownership being derived from an original vesting in trust only. We understand Council has accepted DOC's advice in relation to those two properties. As we understand the situation, DOC is likely to adopt the same view in respect of the parcels considered in this report, as it appears these parcels vested as reserve as "de facto" reserves contribution as part of a Crown housing subdivision.

However, we consider the creation of the reserve was under different circumstances. The reserve was created under the Land Act 1908. It appears that the vesting in the Council was initiated at the request of the Council rather than as an obligation to meet reserve requirements on subdivision.

Pursuant to Section 9 of the Public Reserves, Domains and National Parks Act 1928, the land was vested in the Council in trust. This legislation has been repealed, however section 27(1) of the Reserves Act 1977 provides that as the reserve was Crown owned before its vesting in Council, on cancellation of the vesting, the land reverts in the Crown. On revocation of the reserve status, the land would become Crown land available for disposal (section 25(1) Reserves Act 1977).

Therefore we consider the Council does not hold the land in fee simple.

Property Assessment

A property assessment report was not obtained for the site.

Reserve revocation process under Reserves Act

If the site is considered for disposal, the procedure to revoke the reserve status to enable the sale of any part of the site is set out in the Reserves Act 1977. The process would take approximately six months. The most common reason for revocation and disposal of a reserve such as the subject land would be that the land is surplus to reserves requirements. Proceeds from the sale of the site would need to be applied in accordance with section 82 Reserves Act 1977.

Maori/Iwi Interests

The site does not appear on the list of properties for the Settlement of Historical Claims of Taranaki Whanui (Wellington) in relation to the Port Nicholson Block (Wellington District) between the Crown and Taranaki Whanui (Wellington), signed on 19 August 2008 or the Deed of Settlement with Ngati Toa Rangatira signed on 7 December 2012.

Also, we note the land is within Rangitane o Wairarapa and Rangitane o Tamaki uni-a-Rua's area of interest. However the site does not appear in the land schedule in the iwi's Deed of Settlement with the Crown and is not RFR land within the meaning of the settlement Act.

The Waitangi Tribunal, while not consulted specifically in relation to this site, has previously identified a number of claims that relate to Hutt City. The lands described as forming part of these claims are very general. There is no specific reference in those claims to this site.

As the land will become Crown land available for disposal on revocation of the reserve status, the land will need to be submitted through the Maori Protection Mechanism (MPM) process prior to disposal. We note that it is currently taking a minimum of nine months to clear this process (noting also there is the possibility that expressions of interest are received from iwi following advertising so there is no guarantee that the land will clear the MPM).

ATTACHMENTS:

- Aerial
- Locality Plan
- CFR's 192/166 WN192/107, WN325/164, WN442/57, WN12B/714. GN
- Proclamations
- Transfer 164573
- DP 8743, 40725, SO 18516, 18984, , , jm
- File correspondence

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29 October 2017

File: (17/1673)

Report no: PRC2017/5/283

Molesworth Street Reserve

Purpose of Report

1. The purpose of this report is to consider the community feedback from the consultation undertaken on the future of the Molesworth Street Reserve.

Recommendations

It is recommended that the Committee recommends that Council:

- (i) notes the results of the community consultation on the Molesworth Street Reserve;
- (ii) agrees to publicly notify a proposal to revoke the reserve status of the Molesworth Street Reserve and make the property available for housing, for the following reasons;
 - (a) the reserve has a low reserves value as independently assessed, with poor visibility and drainage and low use;
 - (b) there are other reserves in the immediate vicinity that help meet local recreation need; and
 - (c) the proceeds of the sale of the property will enable other Council reserve priorities to be undertaken, such as those identified in the Valley Floor Review Implementation Plan.

Background

2. At its meeting of 23 May 2017, Council requested officers to carry out community consultation on the future of the Molesworth Street Reserve and report back. A copy of the initial report and the attachments to that report is attached as Appendix 1 the report. The Molesworth Street Reserve plan is attached as Appendix 2 to the report.

3. Consultation with the neighbourhood was undertaken via a letter box drop. The information that was circulated is attached as Appendix 4 to the report.
4. A total of 14 respondents formally engaged in this process. Twelve were residents while the other two were organisations, being Powerco and the Ministry of Education. The individual responses are attached as Appendix 5 to the report.
5. The local survey identified that most use of the reserve was as a short-cut between streets followed by informal recreation. Eight respondents said that they used the reserve occasionally or never while four respondents said daily or weekly.
6. Four respondents proposed that the property be used for housing, three said no to any housing and three said keep and develop as a playground. One respondent suggested hot pools and a community garden.
7. The Ministry of Education submission cites no preference as to whether the property is retained as a reserve or developed for housing, but asks that it be consulted once options for the future of the property are determined. Its concern is chiefly around the safe and healthy operations of the Pomare school.
8. City-wide consultation was undertaken via a telephone survey of 250 residents by Peter Glen Research. The results of the survey are attached as Appendix 6 to the report.
9. The results of this survey can be summarised as follows:
 - 44% of residents surveyed were aware of the Molesworth Street Reserve
 - 6% of residents surveyed had visited the reserve in the last 12 months
 - 41% of residents surveyed thought the reserve should be retained as a green space
 - 25% of residents surveyed thought the reserve could be used for housing
 - 83% of residents surveyed supported exploring other uses for the reserve

Discussion

10. The consultation confirms the view as identified by the independent assessment of reserve values that the Molesworth Street Reserve is not well used. The report of the assessment from PAOS Ltd is attached as Appendix 3 to the report. The main use as a short-cut between Molesworth Street and High Street is not a legitimate use as the route between the two streets requires access over privately owned land.
11. There are other reserves in the immediate vicinity that are more developed and provide adequate green open space for the local community.
12. Council policy is to consider revoking the reserve status of reserve properties that have been assessed as having a low reserve value. Officers consider that this property should be considered for other uses.

Options

13. There are two main options to consider. That is to retain the Molesworth Street Reserve as a neighbourhood reserve or make it available for another use through revoking its reserve status.

Consultation

14. Council has sought the views of the community on the future of the reserve both locally and city-wide. The results of the feedback are summarised in the background section of this report.

Legal Considerations

15. Should Council decide to propose to revoke the reserve status of the Molesworth Street Reserve, the process set out in section 24 of the Reserves Act 1977 must be followed. The steps in the process are described in the initial report of 23 March 2017.

Financial Considerations

16. There is currently no funding provision in the Long Term Plan for any improvements to the Molesworth Street Reserve.
17. It is estimated that the value of the property if the reserve status was revoked and it be made available for sale, would be \$400k.
18. As the property already sits within the General Residential Activity Area of the District Plan, there would be little cost involved in making the site available for sale.

Other Considerations

19. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of local government in that it considers the future of a Council owned community asset.

Appendices

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Author: Bruce Hodgins
Divisional Manager, Parks and Gardens

Approved By: Matt Reid
General Manager City and Community Services



Policy and Regulatory

23 March 2017

File: (17/536)

Report no: PRC2017/2/112

Future of Molesworth Street Reserve Pomare

Purpose of Report

1. The purpose of this report is to consider the future of this reserve in Pomare.

Recommendations

That the Committee recommends that Council:

- (i) notes that as a result of the Valley Floor Review officers were directed to undertake a review of the reserve property at 132A Molesworth Street for the purpose of considering its future;
- (ii) notes that an independent assessment of reserve values has been undertaken which considers that the property has a low reserves value;
- (iii) notes that an application has been received from Empower Management Limited seeking to use the property to establish an Early Childhood Education (ECE) centre;
- (iv) either requests officers to
 - (a) undertake general consultation with the community about the future of the property and report back options; OR
 - (b) undertake consultation in accordance with the Reserves Act 1977 on a specific proposal to revoke the reserve status of the property and make available for sale, for the following reasons:
 - the property has been rated as having low reserve value;
 - there is sufficient open space/reserves within the immediate area to meet community need;
 - the proceeds of the sale of the property will be able to be used to

enhance other reserve assets.

- (v) notes that a decision on an alternative use of the property would be a matter for further consideration should Council decide, following due process, to revoke the reserve status of the property.

Background

- 2. The property situated at 132A Molesworth Street in Pomare is a Local Purpose Reserve (Community Use), 2691 square metres in size and comprised of two separate titles being Lots 1 and 2 on DP 75169. The property is zoned General Residential and is situated at the rear and south of Pomare School and enclosed by housing on its other boundaries. The property has only one legal road access off Molesworth Street. An aerial plan of the property is attached as Appendix 1.
- 3. The property has previously housed a community resource centre run by Te Taura Here O Te Awakairangi, an incorporated society, which was established to cater for local Maori who did not have links with a Hutt Valley Marae.
- 4. The resource centre building was removed from the property about five years ago having not operated for its intended purpose for some time. The building had fallen into disrepair and had been subject to vandalism.
- 5. Since that time the property has not been used for any other formal purpose.

Valley Floor Review

- 6. Council resolved at its meeting on 15 March 2016, when considering the Valley Floor Review *"to undertake a review of the reserve property at 132A Molesworth Street, Pomare, including an assessment of reserve values, for the purpose of considering its future."*
- 7. The strategic review of Council reserve properties on the floor of the Hutt Valley, extending from Pomare to Petone, identified this as one of only two properties (Bell Park was the other), which required further consideration as to their future as part of the reserve network. Decisions have been made on all other reserve properties.

Assessment of Reserve Values

- 8. An independent assessment of the reserve values of the property has been undertaken by PAOS. A copy of the assessment is attached as Appendix 2.
- 9. The assessment concludes that the property has an overall low level of reserve significance. The reserve has poor visibility, drainage issues, little evidence of use and has other more developed reserve spaces within the immediate vicinity.
- 10. Open space provision in the wider Pomare area, includes new reserves in the nearby Riverside Gardens development, the Farmer Crescent reserve and playground within 200 metres, the Pomare school grounds immediately

adjacent and the river corridor, with the Hutt River Trail, 300 metres to the west.

11. Council policy is to consider revoking the reserve status of properties that have been assessed as having a low reserve value.

Proposal for Early Childhood Education use of Property

12. An application has been made by Empower Management Limited, trading as Pomare Early Learning Centre, to establish an early childhood education (ECE) facility on the property, targeting Pacifica and Maori families. The application is attached as Appendix 3.
13. The proposal is to either lease or acquire the Council reserve property in order to relocate a building previously used as an ECE facility at Pomare School.
14. In 2016, the Ministry of Education discontinued the licence of the previous ECE operator and required that the building be removed from the Pomare School site or handed over to the Ministry in order for a new approved ECE operator to be established.
15. The former owners/operators of the ECE facility decided to sell the building to Empower Management Limited, which put the building into storage and has been looking to find a suitable site on which to re-establish the ECE operation.
16. In order to operate from the site the ECE facility would need to gain a licence from the Ministry of Education and obtain resource consent.

Discussion

17. Council needs to decide whether the reserve property at 132A Molesworth Street should be retained for community use as per its current reserve classification or, due to its low reserve rating, should be considered as being no longer required for this purpose.
18. The application from Empower Management Limited would suggest that there is a community use for the site, though there are issues relating to how this request has come about. An ECE facility was available to the local community up until last year, appropriately sited on Ministry of Education land, but due to a lack of agreement between the parties was removed. If there is a need for an ECE facility in Pomare and this has approval from the Ministry of Education then officers consider that it would be more appropriate for the building to be re-established on the school site.
19. This raises a policy issue as to whether Council should re-consider the practice of making available Council owned reserve land for educational purposes. In the past Council has made Council reserve land available for ECE type facilities, such as kindergartens. This policy issue is one that

will be considered as part of a wider review later this year of Council's policy on "Private Use of Hutt City Council Land."

20. The property itself does not lend itself well for a community use such as that proposed for an ECE facility. Access is extremely limited with a single 2.5 metre access strip off Molesworth Street. The rear nature of the property with lack of street frontage means that security has been an issue in the past.
21. Taking these matters into account, officers consider that the revocation of the reserve status of the property should be the subject of a proposal for public consultation. Officers have included an alternative recommendation to consult generally on the future of the reserve, following the recent Council decision to consult on the future of Bell Park.

Options

22. There are three main options for Council to consider.
 - a. Publicly notify a proposal to lease the land to Pomare Early Learning Centre for the purposes of running an early childhood education centre targeted towards Pasifika and Maori families.
 - b. Undertake general consultation on the future of the reserve before making a decision on its future; or
 - c. Publicly notify a proposal to revoke the reserve status and make the land available for other purposes.

Consultation

23. The ECE proposal has been discussed with Community Services officers who have expressed some concerns with the proposal and the events leading up to the removal of the ECE building from Pomare School.
24. Formal consultation as required by the Reserves Act 1977 will need to be undertaken should Council decide to lease the property or revoke its reserve status.

Legal Considerations

25. Should Council decide to consider a proposal to revoke the reserve status of the property, the following process as required by the Reserves Act 1977 will need to occur.
 - a. Council initiating a proposal on the possibility of revoking the reserve status and disposing of reserve land.
 - b. Placing a public notice inviting objections/submissions.
 - c. Collating objections/submissions and reporting results of these back to Council with officer recommendations.
 - d. Council hearing submissions and further considering the proposal.

- e. Council's decision sent to DOC for approval by the Minister or her delegate.
- f. The decision to revoke if approved by DOC is published in the New Zealand Gazette.

Financial Considerations

26. There are no financial considerations at this stage.

Other Considerations

27. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of the local government in that it considers the future of a Council owned community asset.

Appendices

No.	Title	Page
1	Plan of Molesworth Street Reserve (<i>Under Separate Cover</i>)	
2	Molesworth Street Reserve_Assessment of Reserve Values_03March2017 (<i>Under Separate Cover</i>)	
3	Pomare Empower Management Proposal (<i>Under Separate Cover</i>)	
4	Hutt Valley Samoan Church Support Letter (<i>Under Separate Cover</i>)	

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Molesworth Street Reserve

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Projection: NZGD 2000 New Zealand Transverse Mercator

SCALE 1: 721

Molesworth Street Reserve
Pomare
Assessment of Reserve Values

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3 March 2017

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Assessment of Reserve Values

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Part 1 Introduction

This report presents results of an assessment of the reserve values of Molesworth Street Reserve and its role and significance in the context of Pomare and other reserves in the area. The assessment uses a process set out in 'Hutt City Council Reserves Strategic Directions 2016-2026', a document that provides for long term planning and development of the reserve network.

The reserve is located in Pomare in an area zoned General Residential in the Hutt City Council District Plan and next to an area zoned for Medium Density Housing (See Appendix 2). The reserve lies within the Hutt Valley Landscape Identity Area as outlined in the 'Hutt City Council Reserves Strategic Directions 2016-2026' and identified as a Neighbourhood Reserve in the 'Review of Valley Floor Reserves 2014'.

The reserve was gazetted in 1997, classified a Local Purpose Reserve (Community Use) under the Reserves Act 1977 and is made up of two parts:

- Lot 1 DP 75169, 260m2, the former site of the Pomare Resource Centre and managed under the Facility Reserves Management Plan until the building was moved
- Lot 2 DP 75169, 2431m2, Molesworth St Reserve and managed under the Neighbourhood Reserves Management Plan.

Assessment Methodology

The assessment was carried out using the following methodology:

- A site visit to the reserve and the surrounding area and observation of reserve use
- Analysis of the demographic and planning context
- Use of the process set out in 'Hutt City Council Reserves Strategic Directions 2016-2026' to determine reserve values and the reserve's significance in the wider reserve context.

The methodology has some limitations. Observation of reserve use was limited to the times of the visit (one recent visit and one during the review of reserves on the valley floor). People were observed passing through the reserve but for obvious reasons not all use was captured. Hutt City Council Reserve Asset Manager was asked about the recent addition of bollards at the reserve's entrance. Pomare School was spoken to as neighbours of the reserve.

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Summary of assessment findings

This assessment gives the reserve an overall low level of reserve significance. The table below summarises the rating for open space, natural site features, visibility and informal recreational values. The reserve has no ecological, formal recreation or amenity horticultural values, and no known heritage values.

VALUES	RATING
Open Space	low
Natural Site Features	medium-low
Visibility	low
Recreation - Informal	low

Reasons for the ratings are:

Open Space Values

1. The reserve has access from Molesworth Street but continued access from High Street is not guaranteed because access is over privately-owned land as well education-owned land. The reserve has poor drainage which restricts use, and lack of an all-weather path through the reserve restricts use of the reserve as a short cut between streets and destinations. Drainage could be improved and a path constructed by allocating resources, but without guaranteed on-going access through the reserve this is not recommended.
2. The reserve is in an area zoned for Medium Density Housing. In these areas private open space is likely to reduce in size with an overall loss of open space. Never the less, the reserve has a limited range of purposes and use.
3. Neighbours of the reserve are able to access more than one reserve within 400 metres or an 8.5 minute walk from their homes (the distance and time it takes for an elderly person or young child to walk that distance¹). Reserves within this threshold are High Street Reserve, the Hutt River/Te Awa Kairangi and Hutt River Trail. Just over this threshold are Walter Nash Park, where a community-led project is currently underway to improve its facilities and meet community neighbourhood needs, and the new reserves in Pomare between Taita Drive and Farmer Crescent.

Natural Features

4. Natural features consist of two mature native trees (a kowhai and a totara). They provide shelter and shade and habitat for birds and insects.

¹ The aim in Hutt City Council Reserves Strategic Directions 2016-2025, is for a reserve within an easy walking distance from most houses in a suburb.

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Visibility

5. The reserve is not visible from neighbouring streets and has limited natural surveillance from neighbouring properties. There are no clear sightlines through the reserve when approaching it from Molesworth Street and the reserve is concealed behind the timber fence next to the pedestrian access way. The high fence along the school boundary limits alternative routes into and out of the reserve. This reduces safety for reserve users, both real and perceived.

Informal/Casual Recreation Values

6. There is little evidence to suggest that the reserve is used as a neighbourhood reserve for casual recreation. Only one neighbouring property has a gate to the reserve through the boundary fence. Recently constructed bollards at the reserve's entrance, glass in the reserve, painted out graffiti and tagging on boundary fences point to the reserve's use for more undesirable activities. More accessible reserves with space for casual ball games and other recreational activities are located in the neighbourhood.

Figure 1 – Reserve Location in Pomare/Taita



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Part 2 Molesworth Street Reserve and its setting

The reserve of 0.2691 hectares is located behind residential properties on Molesworth Street and accessed from the street via a right of way next to 134 Molesworth Street (see Figures 2-7 for images of the reserve). It has no street frontage and the reserve is not visible from neighbouring streets. It currently has a second access from the back of Pomare Foodmarket on High Street, although this is not reserve land and not a permanent public access way. Pomare School shares its northern boundary with the reserve. A high hurricane fence on the school's boundary was erected for student security with trees and other vegetation on the school side of the fence (See Figures 2 – 7).

The reserve is a flat grassed area with an asphalt path from Molesworth Street and an asphalt driveway to the site of the Pomare Community Centre. The centre was moved from the reserve to its current and more prominent location on Farmer Crescent. The grassed area is poorly drained and is wet after rain, which limits use for informal recreational activities. Vegetation in the reserve consists of a mature kowhai tree, a totara and turf ground cover. A large willow is on the reserve's boundary with the property at 136 Molesworth Street. Fences on the reserve's boundaries with neighbouring properties vary in quality and material.

The upper storey of one of the two residential blocks on the property to the south of the reserve look over the reserve. Otherwise there is little surveillance from neighbouring properties.

Use of the reserve

Only one of the properties that share a boundary with the reserve have access onto the reserve through a gate in the boundary fence, an indication that the reserve is not used to any great extent by neighbours.

The reserve links Molesworth Street and High Street and is used by people as a short cut between the two streets and to access the Pomare Foodmarket on High Street. However, poor drainage and lack of an all-weather path through the reserve reduces use of the reserve as a short cut. In addition, access from High Street to the reserve is not over reserve land and continued access is not guaranteed. There is no direct access through the reserve to the school.

Robust timber bollards have been installed at reserve entrances to restrict vehicle access. Broken glass in the reserve, including bottles and shattered vehicle windscreen glass, along with tagging and graffiti painted out on boundary fences are evidence of the need for bollards.

Figure 2 View of the reserve from the end of the right of way from Molesworth Street



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Figure 3 - Aerial view of Molesworth Street Reserve



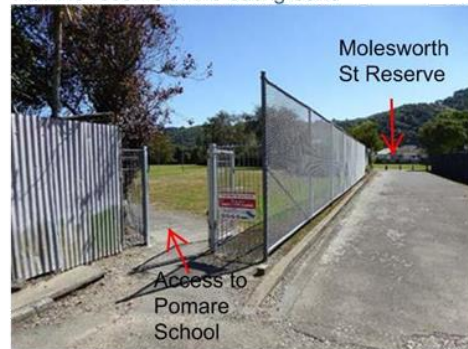
KEY

- Reserve boundary
- High boundary fence
- Current access through the reserve
- ↗ School access
- Reserve trees
- More intensive housing area

Figure 4 Reserve entrances from Molesworth Street



Figure 5 approach to the reserve from High Street with the reserve in the background



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Figure 6 View from the reserve towards High Street, school boundary fence and housing looking over the reserve



Figure 7 View south over the reserve towards Pomare School with reserve trees and boundary fences



Reserves Supply in Pomare

Most people in Pomare can access a reserve within the 400 metres or 8.5 minute recommended walking distance. The reserves range in size from the extensive area of open space along the Hutt River/Te Awa Kairangi to Walter Nash Park and smaller neighbourhood reserves with space for kicking a ball around. High Street Reserve and Walter Nash Park have children's play equipment. Molesworth Street Reserve is the smallest of the reserves and is less developed and used² (see Figure 8 for reserve locations and Table 1 for details on nearby reserves and distances from Molesworth Street Reserve).

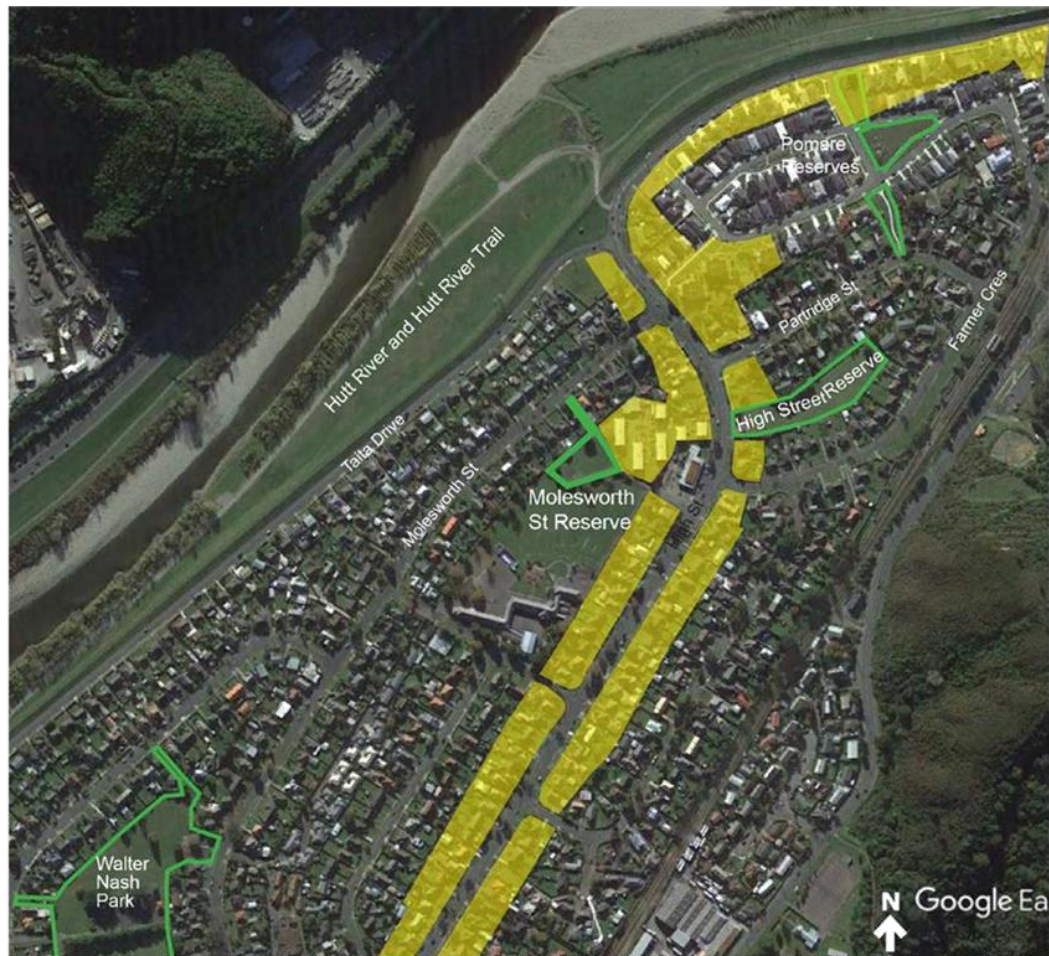
Most of the reserves in the immediate area have multiple entrances and exits and help connect neighbourhoods and link streets. The exception is High Street Reserve which has one entrance and exit from High Street. Reserves that connect streets encourage people who are making local trips to walk instead of driving providing health, environmental and economic benefits. A reserve that is well maintained, has an all-weather path, multiple entrances that are visible both from inside the reserve and from outside, and provides clear views of all areas within the reserve is more likely to be used because people feel safe (see Figures 9 and 10 showing differences in visibility).

² NZ Recreation Association recommends a minimum size for neighbourhood reserves at 0.3 hectares.

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Figure 8 – Location of reserves in the area in relation to Molesworth Street Reserve



KEY

— Reserve boundaries

More intensive housing area

Figure 9 Reserve connecting Farmer Crescent and Peck Street with a path and clear open views



Figure 10 Molesworth Street Reserve has no path through the reserve and has areas that are hidden. This makes users feel less safe



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Table 1 Details of nearby reserve land

Name of the reserve	Location	Size in hectares	Distance using footpaths from Molesworth Street Reserve entrance	Purpose ³	Significance/Community of Interest i.e. who is likely to visit the reserve
Farmer Crescent Reserve	High Street	0.682	Via Molesworth St Reserve 263m Via Molesworth & High Streets 270m	Neighbourhood Reserve Good surveillance from neighbouring properties. A former entrance off Farmer Crescent has been lost to housing reducing connections between streets.	Local people. Good quality street frontage and play equipment on High Street..
Hutt River Corridor and Trail	Hutt River/Te Awa Kairangi on western side of Taita Drive	Large open area along the Hutt River/Te Awa Kairangi	240m	Recreation and Ecological linkages	People from throughout the region for the Hutt River Trail; local people for walking, dog walking and activities to do with the river.
Pomare Reserves	Waitara Street, Farmer Crescent and between Farmer Crescent and Peck Street	0.34	420m	Neighbourhood reserves for casual recreation, connect neighbourhoods and provide short cuts between streets (Taita Drive, Farmer Crescent, Peck Street)	Local people for casual recreation.
Walter Nash Park	Molesworth Street	3.7	620m (to the Molesworth Street entrance and playground)	Sport and recreation, casual recreation, connects streets and neighbourhoods	Wider Pomare and Taita community, local people for casual recreation. People from further afield for croquet (soon to be opened in the park). Short cuts between neighbourhoods.

³A reserve's purpose and significance or community of interest (calculated by assessing how far people are likely to travel in order to visit the reserve) is based on NZ Recreation Association categories. The categories were developed by the NZ recreation industry and are consistently applied throughout the country.

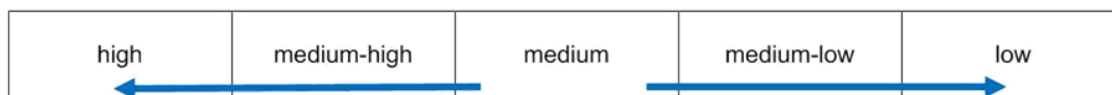
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Part 3 Assessment of reserve values

Introduction

This assessment follows Reserve Land Acquisition/Disposal Policy outlined in Hutt City Council 'Reserves Strategic Directions 2016 – 2016'⁴. The policy establishes a process to review existing reserve lands in order to identify a reserve's role and its significance. Criteria are used to assess the reserve values from a continuum of high, medium or low level of significance.



In this case, the assessment considered the significance of the reserve's open space, its natural features, how visible the reserve is for the safety of users and its use for informal recreation. The assessment also considered the reserve's setting and context, the reserve's role in the immediate and wider reserve network, reserve needs of the community based on its demographic profile⁵, and the degree that reserve improvement would be required in order to increase its reserve values and meet community needs.

Assessment

Characteristic and Description	Level of Significance	Comment
Open Space		
The role of the reserve	low	<p>The reserve partly meets one strategic direction:</p> <p>Strategic Direction 3 – The reserve currently links Molesworth Street and High Street. However, only the path from the reserve to Molesworth Street is over public land and access from High Street is not guaranteed. Poor drainage and lack of an all-weather path through the reserve also reduces its role connecting two neighbourhoods, although with some resourcing this could be improved. However, without permanent and protected access through the reserve from Molesworth and High Streets, an all-weather path and drainage is unlikely to be regarded as an efficient use of available resources.</p> <p>Cutting through the reserve rather than using streets to get from Molesworth Street does not radically reduce the distance or time taken (see comment below under 'Contribution to quality of life ...').</p> <p>Two other reserves are within easy walking distance from the neighbourhood (reserves that can be accessed within the 400m or an 8.50 minute walk) and two additional</p>

⁴ Hutt City Council Reserves Strategic Directions 2016 – 2026, pages 35-36 and 39-42.

⁵ See Appendix 1 for the demographic profile of Pomare/Taita.

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Characteristic and Description	Level of Significance	Comment
		<p>reserves can be accessed just over this distance - Walter Nash Park is 625 metres away and new reserves in Pomare 480 metres away.</p> <p>Some changes would need to be made to the reserve in order to meet the needs of the community e.g. secure access from High St such as an easement or purchase of land for a right of way.</p> <p>It is not part of a wider series of connected reserves.</p> <p>A community driven project is currently underway in Walter Nash Park (just over 600 metres away) to improve its facilities and meet community neighbourhood needs.</p>
The range of purposes, use and users	low	<p>The reserve has a limited range of purposes and use because of its size, accessibility, safety issues and drainage issues. Safety is reduced due to low levels of visibility and sightlines into and out of the reserve, and the high hurricane fence along the school boundary that limits alternative routes into and out of the reserve.</p> <p>Neighbourhood reserves range in size, but the NZ Recreation Association recommend a minimum size of 0.3 to 0.5 hectares. A reserve that is smaller than this is often described as a pocket park. This type of reserve is generally visible and accessible from the street and are often part of the streetscape, unlike Molesworth Street Reserve which is located at the back of properties and not part of the streetscape.</p> <p>Lack of protected public access from High Street limits the reserve's role in connecting streets and neighbourhoods.</p>
The way the land might address a 'threat' to the character of the area (in this case housing intensification along High Street with potential for reducing overall area of open space)	medium	<p>The reserve is in an area zoned for Medium Density Housing where there is potential for smaller private open space and overall loss of open space. The reserve could help offset this loss and could potentially be developed with specimen trees (in more intensively developed areas there is less space for specimen trees), as a small 'kick a ball' type open space or for other community activities.</p> <p>But drainage and lack of passive surveillance, guaranteed access through the reserve and clear views into and out of the reserve are issues that cannot be easily addressed.</p>
Contribution to quality of life, health and well-being – the degree of need for public open space to enhance the health and wellbeing of communities and connections between them.	low	<p>Quality, more visible and accessible public open space areas in the immediate area can be accessed within the 400m or 8.50 minute walk threshold (Hutt River/Te Awa Kairangi for a more 'natural' area and recreational experience such as dog walking, cycling, walking, jogging and activities to do with the river; High Street Reserve for a children's play area and grassed open space for casual ball games and other neighbourhood activities.</p> <p>The reserve connects High Street with Molesworth Street, but poor drainage and lack of an all-weather path across the reserve limits use. Notwithstanding a shorter walking distance between Molesworth and High Street via the reserve than walking along the streets, the reduced distance and time saved is not significant and using street</p>

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Characteristic and Description	Level of Significance	Comment
		footpaths is arguably safer (e.g. to walk from 134 Molesworth Street to the store on High Street is 318 metres walking street footpaths and 197metres walking through the reserve).
Natural Site Features		
Trees	medium-low	Natural features consist of two trees, a kowhai and totara. These provide shelter and shade, are habitats for birds and insects and are more valued in higher density areas where there is less space for large trees.
Visibility		
Landscape Identity Area (Valley Floor – the way the land reinforces the visual character of the area). ⁶	N/A	The reserve is too small and not visible from public places to contribute to the visual character of the wider area of Pomare.
Prominence - the degree to which the area is seen. People feel safer using a reserve that is overlooked and where there are clear sightlines and no places near pedestrian routes where people can hide.	low	The reserve is not visible from neighbouring streets. It is overlooked by the upper storey of a neighbouring property, otherwise boundary fences and vegetation limit natural surveillance from neighbouring properties. The reserve is not visible when approached from Molesworth Street. The angle of the right of way and a high timber fence on the reserve's boundary with a neighbouring property blocks views into the reserve. This reduces safety for reserve users.
Vividness – the reserve influences the character of the immediate area.	low	Because of the reserve's low visibility, small size and lack of distinguishing features or facilities the reserve does not influence the character of the immediate area.
Informal Recreation		
Linear activities – trails that connect and enable walking, running, cycling etc.	low	The current link through the reserve between Molesworth and High Streets is not over public land and is not guaranteed. This route does not link to the wider trail network or to commuter or recreational trails (such as the Hutt River Trail or trails that link reserves).
Proximity to urban areas – easily accessible to/from residential areas	medium-low	Lies within an urban area and easily accessed by walking or biking from Molesworth Street. Residents of High Street are more likely to use High Street Reserve which is bigger, more visible, better quality and has children's play equipment.
Provides for neighbourhood activities	low	Apart from the two existing trees that provide shade and shelter, the reserve has few facilities and features to encourage neighbourhood use. The grassed area can be used for ball games, but poor drainage limits use. Only one neighbouring property has a gate in the boundary fence for easy access to the reserve, an indication that the

⁶ Key characteristics and features that influence the character of the Valley Floor are the river plain of the valley floor with urban development fringed by the Eastern Hills, Waiwhetu Stream and Hutt River/Te Awa Kairangi and their tributaries, tree-lined streets, civic spaces, and modernist garden city urban design.

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Characteristic and Description	Level of Significance	Comment
		reserve is not greatly used by local people.
Space provides amenity as relief in the urban environment and used informally	low	There is little indication that the reserve is used. It is not visible from neighbouring streets. More accessible reserves with open green space, planted areas for amenity and in one case play equipment, are located within 400 metres from the neighbourhood of Molesworth Reserve.

Conclusion

This assessment of the reserve values of Molesworth Street Reserve gives the reserve an overall low level of reserve significance.

The reserve does not appear to be used to any great extent by local people and has limited value as an open space for neighbourhood use and informal recreation. Drainage and the lack of a path through the reserve reduces options for use.

The reserve is not visible from neighbouring streets, has limited natural surveillance from neighbouring properties and evidence of tagging and broken glass reduces real and perceived levels of safety. Lack of clear sightlines through the reserve and the fence on the school boundary also reduce safety for reserve users.

The reserve connects two streets but access from High Street is not guaranteed because the access way crosses private and education land. Moreover, cutting through the reserve does not greatly reduce the distance between Molesworth and High Streets.

Reserve neighbours have access to better quality reserves with more amenity and facilities within the threshold of 400 metres or an 8.5 minute walk between most houses and a reserve, with two further reserves accessed just over this threshold. A community driven project is currently underway in one of these reserves to improve its facilities and meet community neighbourhood needs (Walter Nash Park).

References

Hutt City Council District Plan

Hutt City Council Reserves Strategic Directions 2016-2025, 2016

Hutt City Council Review of Valley Floor Reserves, 2013

Hutt City Council Review of Reserves in the Valley Floor - Eastern Suburbs, 2015

Hutt Valley DHB, Lucie-Smith, Elizabeth, 'Measuring the Difference – Avoidable Hospitalisations', July 2012

NZRA, 'Park Categories and Levels of Service' June 2011

Appendix 1: The demographic and planning context

1. Demographics

The population of Pomare and Taita is the third largest of suburbs on the Hutt Valley floor. The area has a higher percentage of younger people than some other areas: people 39 years and younger make up 64% of the population. The elderly are expected to increase to 20% of the population over the next 17 years, similar to the projected number of children. The suburbs are culturally diverse with a higher proportion of Maori and Pacific peoples than most other valley floor suburbs.

The suburbs are defined as socially and economically deprived with high levels of social housing. Health is an issue with 46% of hospital admissions described as avoidable.⁷ Health issues have social and economic implications, and easily accessible, safe, attractive parks, reserves and walkable streets can increase physical activity levels and reduce chances of developing adverse health effects associated with inactivity.

Recent residential development in Pomare between Taita Drive and Farmer Crescent have changed this part of the suburb. Residential sections are smaller and reserves, walkable streets and connected streets are a feature of the development.

The demographics of Pomare/Taita have implications for reserves in this area. There is a need for reserves with the following characteristics:

- Neighbourhood reserves that are safely accessed by children within sight and earshot of homes
- Reserves that are accessible for the elderly, easy to navigate with safe surfaces, seating and shelter from sun and wind
- Places where young people in particular can use with provision for casual sport and recreation as well as organised activities
- Provide opportunities for physical activity as part of everyday life such as access to places for exercise, walkable street patterns, access to parks and reserves and all-weather paths through reserves to connect neighbourhoods and destinations
- Quality public open spaces that are well maintained with evidence of stewardship and care
- Large specimen trees which give shade and shelter
- Reserves that appeal to Maori and Pacific people in particular

2. Planning Context

The reserve is a gazetted Local Purpose Reserve (Community Use) under the Reserves Act 1977. This classification is because the Pomare Resource Centre once occupied the reserve and is the reason part of the reserve is currently managed under the policies of the 'Facilities Reserves

⁷ Elizabeth Lucie-Smith, 'Measuring the difference - Avoidable Hospitalisation', Hutt Valley DHB, 2008

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Management Plan, with the balance managed under the neighbourhood Reserve Management Plan. Lands classified Local Purpose Reserve are managed according to that purpose.⁸

[District Plan Zoning](#) (refer to [Appendix 1](#) for a map showing zoning) – Unlike most reserves, the reserve is zoned as a General Residential Activity Area. The residential area directly to the north and east of the reserve is zoned Medium Density Area. In this area the expectations are that house sites will generally become smaller with greater site coverage, multi-unit housing, low-rise apartments and infill housing will be developed in future. This zoning means that private open space is likely to be much smaller with less space for activities such as play and gardening and fewer trees and other vegetation that bring amenity to an area. Reserves close to urban areas where density is expected to increase are important because of reduced private open space for informal recreation.

[Hutt City Council Reserves Strategic Directions 2016-2026](#) - The 'Reserves Strategic Directions' sets priorities for the management and development of parks and reserves. The Strategic Direction that have relevance to Molesworth Street Reserve is:

- [Strategic Direction 3, Connected Reserves](#) – Encourage cycling and walking through reserves that link streets and neighbourhoods and have connected and accessible public open space

The 'Reserves Strategic Directions' locates the reserve within the Valley Floor Landscape Identity Area (LIA). Features of this LIA are rivers and streams, key transport routes, tree-lined streets, quality recreational facilities, intensive urban development and civic space. The only feature of this LIA that is relevant to Molesworth Street Reserve is its location on the valley floor in an area zoned for more intensive urban development.

Actions for this LIA that are relevant to Molesworth Reserve are to:

- Develop all weather paths to improve access, link streets and connect neighbourhoods
- Plant large trees, especially where intensive housing is taking place or is planned for
- Engage with local communities to improve reserve quality, character, safety and use with physical works and programmes (the community has been involved with developing Pomare over the last few years with changes in the area between Farmer Crescent and Taita Drive. An Internal Affairs funded community participatory process is currently underway to develop Walter Nash Park into a community facility).

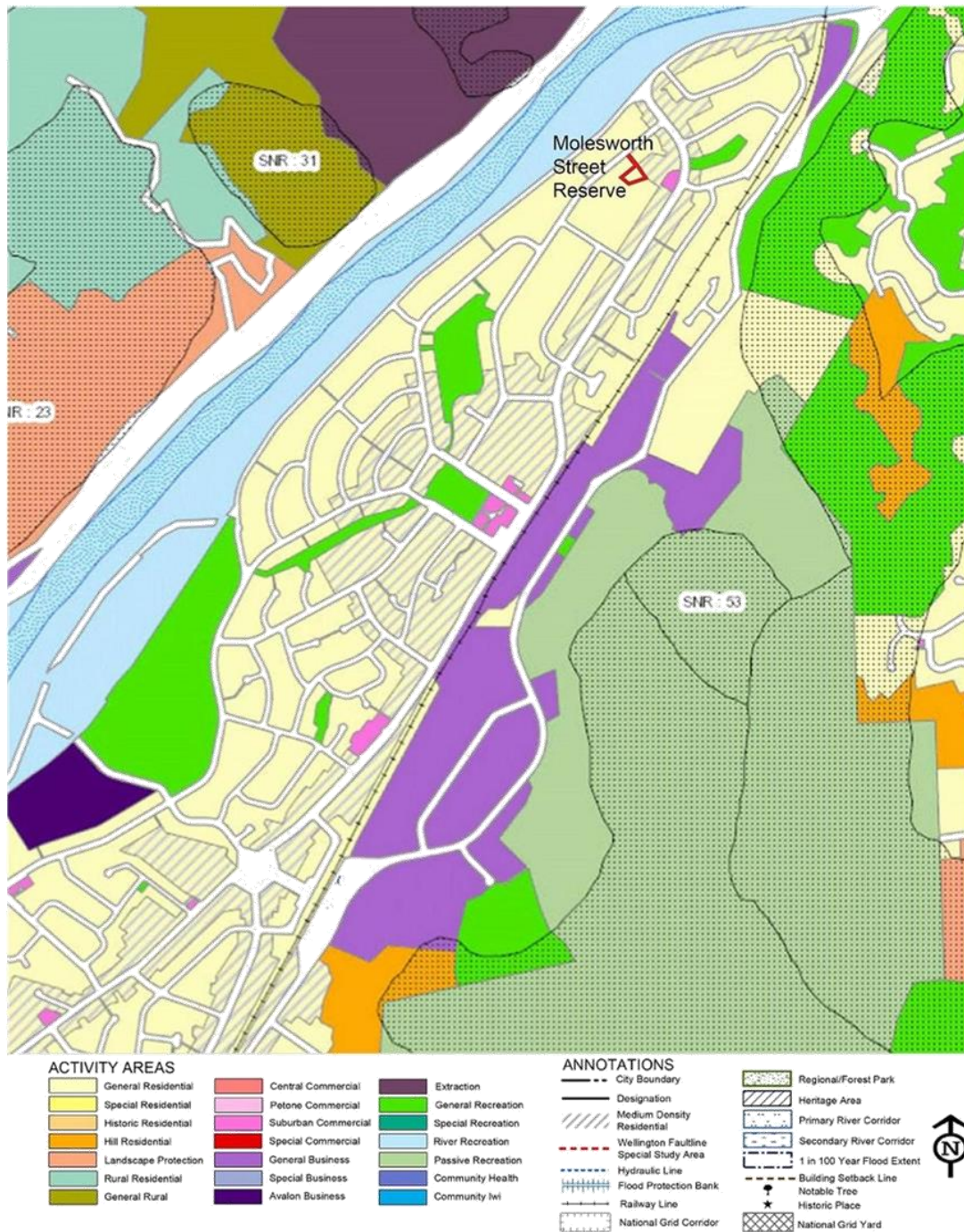
[Review of Valley Floor Reserves 2013](#) - The review of reserve provision on the valley floor had the overall aim of planning reserve provision and development in order to meet current and future public open space needs, and in particular to establish the likely requirements for neighbourhood reserves. Improvements in reserve provision in Pomare are to develop cycle and pedestrian routes, have neighbourhood reserves in projected higher density areas and develop reserves that are located within a residential block, are accessible, are overlooked by neighbouring residential properties for user safety and security and have potential for increased use with some additional resources and community engagement.

⁸ Reserves Act Guide, page 8/3.

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Appendix 2: District Plan Zoning



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Background Information

Future of Molesworth Street Reserve

Introduction

1. As part of the Valley Floor Review, Council has decided to consult with the community about the future of the Molesworth Street Reserve in Pomare. This statement provides background on the park and seeks input on current and possible future use.

Background

2. The reserve located at 132A Molesworth Street is a Local Purpose Reserve (Community Use), 2,691m² in size, situated in the suburb of Pomare. It is to the rear of the Pomare School grounds, and enclosed by housing on its other boundaries. It has only one legal access off Molesworth Street and is currently zoned in the General Residential Activity Area.

The reserve is shown shaded in blue in the map below.



3. The reserve has previously housed a community resource centre which was established to cater for local Maori who did not have links with a Hutt Valley Marae. The building was removed from the site some years ago having not operated for its intended purpose. The building had fallen into disrepair and had been subject to vandalism.
4. Since removing the building the reserve has not been used for any other formal purpose.
5. An independent assessment of the value of the reserve space has been undertaken in accordance with the criteria established by Council. This assessment concludes that the Molesworth Street Reserve has an overall **low** level of reserve significance.
6. The reserve has poor visibility, drainage issues, little evidence of use and has other more developed reserve spaces within the immediate vicinity.
7. Open space provision in the wider Pomare area, includes new reserves in the nearby Riverside Gardens development, the Farmer Crescent reserve and playground within 200 metres, the Pomare school grounds immediately adjacent and the river corridor, with the Hutt River Trail, 300 metres to the west.
8. While Council policy is to consider revoking the reserve status of properties that have been assessed as having a low reserve value, Council has decided at this stage to seek further input from the community before making any decision.
9. If not kept as a reserve the land would be used to develop housing.

Current and Future Use

10. In reviewing the future of the reserve, Council is interested in understanding how it is currently used (frequency and type of use), and to ascertain what other community and recreational uses the reserve might host in the future. To this end a simple questionnaire has been developed and is attached as Appendix 1 to this document.

Submissions

11. Written submissions may be posted or e-mailed to HCC.

E-mail address: submissions@huttcity.govt.nz

Postal submissions: Molesworth Street Reserve Consultation
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

12. Submissions close on Friday 15 September 2017 and will be the subject of a report to Council, for which all submitters will be notified.

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily	<input type="checkbox"/>
Weekly	<input type="checkbox"/>
Occasionally	<input type="checkbox"/>
Never	<input type="checkbox"/>

2. What is the main activity for which you use the reserve?

Informal recreation	<input type="checkbox"/>	
Dog walking	<input type="checkbox"/>	
Short cut between streets	<input type="checkbox"/>	
Other	<input type="checkbox"/>	Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Name: _____

Address: _____

Email: _____

Phone: _____

INDEX OF SUBMISSIONS TO THE MOLESWORTH STREET RESERVE REVIEW 2017



Submission Number	Submitter
SMQ17/1	Glenn Ross
SMQ17/2	Malcolm Cairns
SMQ17/3	E Talautseu
SMQ17/4	Nigel Robert Westerby
SMQ17/5	Anonymous
SMQ17/6	Rowena A Mudge
SMQ17/7	T R Rangitonga
SMQ17/8	Saran Ramachandran
SMQ17/9	Harmony Keatch
SMQ17/10	Mr and Mrs E Woodward
SMQ17/11	ER
SMQ17/12	Simon Roche on Behalf of Powerco
SMQ17/13	Karen Martin - [LATE]
SMQ17/14	David Batchelor on Behalf of The Ministry of Education - [LATE]

Submissions as at 19 September 2017

SMQ17/1

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐RENT FLAT
NEXT DOOR
TO VACANT RESERVE.HUTT CITY COUNCIL
24 AUG 2017

2. What is the main activity for which you use the reserve?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☐

WALKING.

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

PROPERTY BOUNDRIES SCHOOL (EXTRA SCHOOL AREA ?)
 HOUSING WOULD HAVE ISSUES WITH SCHOOL NEXT DOOR
 AND NEXT TO LOWER VALUE HOUSING BORDERING ACCESS.
 PRONE TO FLOODING. USAGE - DIFFICULT.

Name:

GLENN ROSS.

Address:

[REDACTED] POMARE.

Email:

[REDACTED]

Phone:

[REDACTED]

SMQ17/2

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

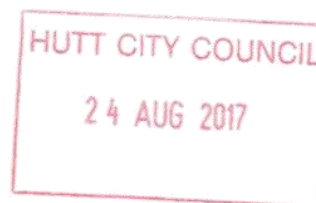
Weekly

☒

Occasionally

☐

Never

☐

2. What is the main activity for which you use the reserve?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Name:

Malcolm Cairns

Address:

Email:

Taita

Phone:

SMQ17/3

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

1 time

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☒Specify: I saved baby duck
from to be killed

3. What other recreational or community activities do you consider the Reserve could be used for?

I visited this place only once, for 3+ years I am living at the address. This was a case, when school children made attempts to kill small chicks of ducks. I went there and stopped. This area in given conditions is a source of cruelty towards ducks.

Name:

Evgeny Talantsev

Address:

[redacted] Taita, [redacted], Lower Hutt

Email:

[redacted]

Phone:

[redacted]

SMQ17/4

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

HUTT CITY COUNCIL

24 AUG 2017

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Play Ground
Housing

Name:

Address:

Email:

Phone:

Nigel Robert Westoby
Lower Hut

SMQ17/5

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

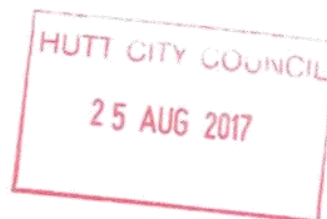
Weekly

☐

Occasionally

☐

Never

☒

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

N/A

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

I think It would be Ideal to use to build
more housing for people.

Name: _____

Address: _____

Email: _____

Phone: _____

SMQ17/6

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☒

Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Develop housing plans for the Reserve please

Name:

Rowena A Mudge

Address:

Yaita

Email:

NO EMAIL

Phone:

SMQ17/7

HUTT CITY COUNCIL

28 AUG 2017

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

Weekly

☐

Occasionally

☐

Never

☒

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Walking

☐

Short cut between streets

☐

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Housing Development

Name:

Mr T.R Rangitonga

Address:

[REDACTED] Lower Hutt 5011

Email:

Phone:

[REDACTED]

SMQ17/8

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily	<input type="checkbox"/>
Weekly	<input type="checkbox"/>
Occasionally	<input checked="" type="checkbox"/>
Never	<input type="checkbox"/>



2. What is the main activity for which you use the reserve?

Informal recreation	<input type="checkbox"/>
Dog walking	<input type="checkbox"/>
Short cut between streets	<input checked="" type="checkbox"/>
Other	<input checked="" type="checkbox"/>

Specify: To play games (soccer, tennis etc)

3. What other recreational or community activities do you consider the Reserve could be used for?

A nice playground for the kids to
play on. Football goals etc.

Name: Saran Ramachandran
Address: [REDACTED] Taita Lower Hutt
Email: [REDACTED]
Phone: [REDACTED]

SMQ17/9

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

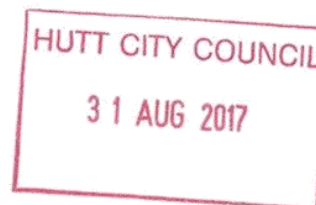
Weekly

☐

Occasionally

☐

Never

☒

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☐

Other

☐

Specify: *I never knew it
was there so
mouse at all*

3. What other recreational or community activities do you consider the Reserve could be used for?

*Anything to help the children
they are the future its not looking
great at this rate.*

Name:

Harmony Ketch

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SMQ17/10

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☐

Weekly

☐

Occasionally

☒

Never

☐

HUTT CITY COUNCIL

- 1 SEP 2017

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

We would not like to see the
Reserve used for housing.

Name:

Mr & Mrs E Woodward

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SMQ17/11

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☒

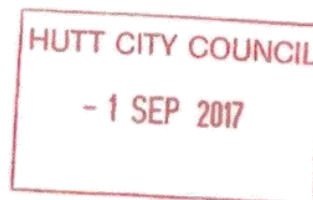
Weekly

☐

Occasionally

☐

Never

☐

2. What is the main activity for which you use the reserve?

Informal recreation

☒

Dog walking

☐

Short cut between streets

☐

Other

☒

Specify:

meditation

3. What other recreational or community activities do you consider the Reserve could be used for?

Hot poolsCommunity fruit and vegreGarden Jelf help.

Name:

ER

Address:

Email:

Phone:

SMQ17/12

From: Simon Roche [REDACTED]
Sent: Friday, September 15, 2017 10:38 AM
To: Corporate Records
Subject: Powercos submission on the future of Molesworth Reserve
Attachments: Submission from Powerco on the future of Molesworth Reserve final.docx.pdf

Dear Sir/ Madam

Please find attached Powercos submission on the future of Molesworth Reserve.

Regards

Simon Roche | Environmental Planner

POWERCO

[REDACTED] New Plymouth 4312 | [REDACTED] — Plymouth 4342

[REDACTED] Web www.powerco.co.nz

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SMQ17/12**SUBMISSION BY POWERCO LIMITED ON THE FUTURE OF MOLESWORTH RESERVE**

To: Hutt City Council
Private Bag 31-912
Lower Hutt 5040
Via email: submission@huttcity.govt.nz

From: Powerco Limited ("Powerco")
[REDACTED]
New Plymouth
(Note that this is not the address for service.)

Feedback on the Draft Structure Plan closes Friday 15 September 2017.

1. This is a submission by Powerco Limited on the future of Molesworth Reserve.
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure that an adequate and secure supply of gas can be supplied to any new development.
3. Powerco **does not wish to be heard** in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this 15th day of September 2017

Signature of person authorised to sign on behalf of Powerco Limited:

Simon Roche

SMQ17/12**ADDRESS FOR SERVICE:****Powerco:** [REDACTED]**New Plymouth 4342****Attention: Simon Roche****Phone:** [REDACTED]**Email:** [REDACTED]**Ref: SUB/2017/11****Schedule 1 – Submission by Powerco**

SCHEDULE 1**REASON FOR POWERCO'S SUBMISSION****1. INTRODUCTION**

- 1.1. This submission has been prepared on behalf of Powerco Limited (Powerco). Powerco Limited (Powerco) is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2. Powerco's gas networks are located in seven regions – Taranaki, Manawatu, Hutt Valley, Porirua, Wellington City, Horowhenua and Hawke's Bay. Powerco distributes gas to residential and commercial customers throughout the Wellington area.
- 1.3. Powerco distributes natural gas to households, businesses and industries throughout Hutt City and has assets nearby or within the road reserve near Molesworth Street Reserve managed by the Hutt City Council.

2. POWERCO'S SUBMISSION

- 2.1. Hutt City Council (the Council) has issued a notice of intention to consult with the community about the future of Molesworth Street Reserve in Pomare.
- 2.2. Molesworth Street Reserve previously housed a community resource centre for local Maori who did not have links with a Hutt Valley Marae. The building was removed from the site some years ago and as the reserve has poor visibility, drainage issues and little evidence of use, Council is considering future uses including revoking the reserve status.
- 2.3. Options may include rezoning for residential housing to meet an expected future housing shortfall and be consistent with Council's Urban Growth Strategy.
- 2.4. Powerco does not have any gas assets within the boundaries of Molesworth Street Reserve.
- 2.5. Powerco is neutral as to future of this reserve. However, should the reserve land be rezoned for housing it is necessary to have some forewarning and plan for the laying of new gas pipes and connections. It is therefore best if any new infrastructure provision can occur simultaneously with new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area.

- 2.6. I would also refer you to the objectives and policies of the National Policy Statement on Urban Development Capacity, where Hutt City is deemed a *Medium-Growth Urban Areas*, relating to “other infrastructure”, which includes gas:

OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;

Powerco seeks to ensure that any District Plan changes give effect to this National Policy Statement should any rezoning or plan change occur.

- 2.7. The identification of Molesworth Reserve future as a residential growth area shows potential future service provision. To enable a more orderly and timely provision of gas supplies, the structure plan process and/or the subdivision provisions of the relevant District Plans need to facilitate the provision of services in concert with development.
- 2.8. For more information on this please contact Powerco's customer service team on ph: 0508 427 428 or by email: info@thegashub.co.nz.

3. CONCLUDING COMMENT

- 3.1. In conclusion, Powerco is neutral as to the future of this reserve. However, should the reserve land be rezoned for housing it is necessary to have some forewarning and plan for the laying of new gas pipes and connections. For more information on this please contact Powerco's customer service team.

Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche [REDACTED]

SMQ17/13

Appendix 1

Molesworth Street Reserve Questionnaire

1. How often do you visit the reserve?

Daily

☒

Weekly

☒

Occasionally

☐

Never

☐

HUTT CITY COUNCIL

18 SEP 2017

2. What is the main activity for which you use the reserve?

Informal recreation

☐

Dog walking

☐

Short cut between streets

☒

Other

☐

Specify: _____

3. What other recreational or community activities do you consider the Reserve could be used for?

Needs to be paved to shops from Molesworth St
Basketball hoop etc might work

Name:

Karen Martin

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

SMQ17/14

Subject: FW: Hutt CC Molesworth St Reserve Consultation MoE
Attachments: Hutt CC Molesworth St Reserve Letter.pdf

From: David Batchelor [REDACTED]
Sent: Monday, 18 September 2017 4:09 PM
To: Bruce Hodgins
Cc: Craig Cottrill
Subject: Hutt CC Molesworth St Reserve Consultation MoE

Hello,

I am writing on behalf of the Ministry of Education relating to the Molesworth Street Reserve public consultation that closed on Friday 15th September.

The Ministry would like to record its interest in the future development of Molesworth Street Reserve as the Pomare School is located across its southern boundary.

Please accept the attached letter as part of the consultation and relevant for the future management of the reserve. Sorry for the lateness.

Also, can I please get a confirmation email for the receipt of this letter for our records.

David Batchelor

Planner

Phone Number: [REDACTED]

Email: [REDACTED]

www.beca.com

igniteyourthinking.beca.com

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14 September 2017

Hutt City Council,
30 Laings Road,
Private Bag 31-912
Lower Hutt 5040

Consultation on Molesworth Street Reserve

Attn: Molesworth Street Reserve Consultation Team

The Ministry of Education acknowledges that Hutt City Council (the Council) is reviewing the future of Molesworth Street Reserve in Pomare located at 132A Molesworth Street. This reserve is located across the northern boundary with Pomare School located at [REDACTED] which is a Ministry owned, designated, and operated property. The Ministry appreciates the opportunity to participate in this review.

The Ministry understands that the Council is seeking to repurpose the recreation reserve, as the previous community resource centre (since removed) was not well utilised. The Ministry seeks to maintain an operational, healthy, and safe environment for its staff and students. Therefore, the Ministry has an interest in the future management and development of the reserve due to its close proximity to the School.

The Ministry has no preference on whether the property remains as a reserve or is developed for residential use. However, the Ministry does request that it is consulted as an adjoining landowner once options for any future management and development of the reserve are determined, in order to ensure that these options are compatible with the safe and healthy operations of the Pomare School.

It would be appreciated if you could please contact the undersigned (as consultant to the Ministry) in the event of any further consultation on or proposed rezoning of the Molesworth Street Reserve.

Regards,

David Batchelor
Planner, Beca Ltd (Consultant to the Ministry of Education)

Ph: [REDACTED]
E: [REDACTED]

**PETER GLEN
RESEARCH**

Market Research You Can Action



Ph. (04) 564 4525
Fax. (04) 564 4528
Mobile. (0274) 914 330
peter.glen@xtra.co.nz
www.peterglenresearch.co.nz
P.O. Box 31-397
Lower Hutt

**PUBLIC CONSULTATION SURVEY REGARDING
THE MOLESWORTH STREET RESERVE**

Report prepared for Hutt City Council

Bruce Hodgins

October 2017

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1. INTRODUCTION

As part of a wider review of reserve land on the floor of the Hutt Valley, Hutt City Council has decided to consult with the community about the future of the Molesworth Street Reserve in Pomare. It has identified that the future of this reserve should be considered due to changing usage patterns and low reserve value.

The Molesworth Street Reserve is a neighbourhood park immediately adjacent to the Pomare School playing fields. With new reserves recently developed in Pomare, the need to retain this neighbourhood park is questionable.

Hutt City Council has put together a consultation plan, with regard to this reserve. The plan includes direct consultation with relevant stakeholders, e.g. neighbours and iwi (which Council Officers will undertake), as well as seeking the wider views of Hutt City residents.

As part of the consultation process, Peter Glen Research has been commissioned to undertake a random survey of Hutt City residents, the objectives of which are outlined below. The results of the survey are presented in this report.

2. RESEARCH OBJECTIVES

The objectives of the survey were defined as follows:

- a) To determine the awareness and usage levels of the Molesworth Street Reserve among a general cross-section of Hutt City residents
- b) To ascertain public opinion about future possible uses for this park, which can complement the Hutt City Council's other consultation processes
- c) To gain an indication of the types of uses Hutt City residents would like to see for the Molesworth Street Reserve, including uses other than for reserve purposes
- d) To enable feedback to be obtained from the wider community, identifying any questions or concerns that they may have.

3. METHOD

The citywide survey was undertaken among a stratified random sample of 250 Hutt City residents.

The survey participants were recruited using random selection procedures, but sample quotas were set to ensure that the survey was proportionately representative of the Hutt City adult population (16+ years of age) by age, gender and ethnicity.

The interviews were spread over the six geographic areas (wards) within the city, to ensure that a proper cross-section of the community was represented. The sample was therefore structured as follows:

WARDS	SURVEY SAMPLE		POPULATION
	No.	%	%
Northern Ward	39	15.6	15.6
Harbour Ward	44	17.6	17.6
Western Ward	32	12.8	12.7
Wainuiomata Ward	44	17.6	17.6
Eastern Ward	43	17.2	17.3
Central Ward	48	19.2	19.1
TOTAL INTERVIEWS	250	100.0%	100.0%

It is estimated that this provides a sampling variance, on a citywide basis, of $\pm 5.2\%$ at the 90% confidence level. It should be noted that the survey was designed to obtain a strongly indicative reading of public opinion amongst a general cross-section of Hutt City residents.

The survey was conducted using a combination of contact approaches and interviewing procedures. The majority of interviews were undertaken by way of telephone interviewing (landline and mobile), with some face-to-face interviews, where necessary, to meet stratified sample quotas and to ensure that a proper cross-section of the community was engaged.

At enrolment, the purpose of the survey was outlined and an appointment arranged to call back, if the selected respondent was unable to complete the interview at the time of initial contact.

The interview was administered by way of a structured questionnaire, which was developed in consultation with Hutt City Council.

A team of experienced interviewers employed by Peter Glen Research conducted the interviewing.

The results of the survey show the citywide response, as well as the response obtained from local and neighbouring residents. That is, the Molesworth Street Reserve results compare the responses obtained from Taita and Pomare residents, with those of the total Hutt City.

4. TIMING

Fieldwork for this research was undertaken from 12 August to 16 September 2017.

5. THE RESEARCH RESULTS

5.1. AWARENESS OF THE MOLESWORTH STREET RESERVE

5.1.1. CITYWIDE AWARENESS

44% of the total Hutt City residents interviewed claimed they had heard or were aware of the Molesworth Street Reserve in Pomare (situated next door to Pomare School). That is:

It can be noted that this is a '*prompted awareness*' level, derived in answer to the question '*have you heard of the Molesworth Street Reserve, which is situated next to Pomare School?*' '*Free awareness*' of the park (i.e. the public's ability to spontaneously recall the Molesworth Street Reserve) would likely be somewhat lower.

5.1.2. AWARENESS OF THE MOLESWORTH STREET RESERVE AMONG LOCAL & NEIGHBOURING RESIDENTS

The random survey of 250 Hutt City residents provided a sub-sample of 15 respondents who lived in the Taita, Pomare area. 86% of these residents were aware of the Molesworth Street Reserve.

5.2. VISITATION OF THE MOLESWORTH STREET RESERVE

5.2.1. THE CITYWIDE RESULT

6% of the total Hutt City residents interviewed claimed they had visited the Molesworth Street Reserve in the past twelve months or so.



5.2.2. VISITATION OF MOLESWORTH RESERVE BY LOCAL & NEIGHBOURING RESIDENTS

Two-thirds of the Taita/Pomare residents interviewed (10 out of 15) stated they had visited the Molesworth Street Reserve in the past twelve months. When this result is compared with that of the total sample, it is clear that the majority of the Molesworth Street Reserve users are local residents.

This is reflected in the following chart, which shows where the visitors reside and the purposes for which they use the park.

Molesworth Street Reserve used for:	TOTAL	RESIDENTS FROM	
		Local & neighbouring areas	Other suburbs
	(n=250)	(n=10)	(n=5)
	No. %	No.	No.
A shortcut/access way (to shops, family, home)	5 2	5	-
Walking/exercising	5 2	3	2
Dog walking	2 1	1	1
Playing with children	2 1	1	1
Touch practise	1 x	-	1
TOTAL USERS OF MOLESWORTH ST. RESERVE	15 6%	10	5

The above table shows that the Molesworth Street Reserve is mainly used as a 'shortcut/access way' and for 'walking/exercising'.

Whilst there are a number of local residents who apparently use the reserve on a regular or frequent basis, the majority of users indicated that their use had been limited to between one and four times in the past twelve months. That is:

Frequency of visiting Molesworth Street Reserve in past twelve months:	TOTAL		RESIDENTS FROM	
			Local & neighbouring areas	Other suburbs
	(n=250)		(n=10)	(n=5)
	No.	%	No.	No.
Once	4	2	2	2
Twice	4	2	2	2
Three or four times	2	1	2	-
Five or six times	1	x	1	-
Seven or eight times	-	-	-	-
Nine or ten times	-	-	-	-
Eleven or twelve times	1	x	1	-
Weekly (or more frequently)	3	1	2	1
TOTAL USERS OF MOLESWORTH ST. RESERVE	15	6%	10	5

5.3. INFORMATION ABOUT THE FUTURE OF THE MOLESWORTH

STREET RESERVE

The survey participants were asked a series of questions regarding what they had heard about the future of the Molesworth Street Reserve and specifically whether they could recall seeing or receiving any information from Hutt City Council about it.

Awareness of information was largely confined to the local and neighbouring residents.

Only two of the fifteen Taita/Pomare residents could recall receiving any information about the future of the Molesworth Street Reserve. They stated they had received the information from a 'letterbox drop' and the 'Hutt News'. That is:

INFORMATION OBTAINED FROM:	MOLEWORTH STREET RESERVE
A letterbox drop/leaflet (and submission sheet)	No. 1
The Hutt News	1
Information on HCC website	-
Spoke to someone from the Council about it	-
AWARE OF INFORMATION	2
NOT AWARE	13
TOTAL LOCAL RESIDENTS OF EACH PARK	15

The Taita/Pomare residents included in the survey seemed to have a low awareness of public information about the future of the Molesworth Street Reserve. This could, in part, be related to the timing of the survey relative to the distribution of information, or to a lower retention rate of the leaflet and less coverage/reference to media information. It can also be noted that this area of Hutt City is ethnically diverse (see Section 5.7 regarding the respondent profile of the survey), which may have some bearing on the result.

5.4. THE PUBLIC'S THOUGHTS ABOUT THE FUTURE USE OF THE MOLESWORTH STREET RESERVE

The research participants were given the following background explanation about Hutt City Council's consultation process, before proceeding with the remainder of the interview.

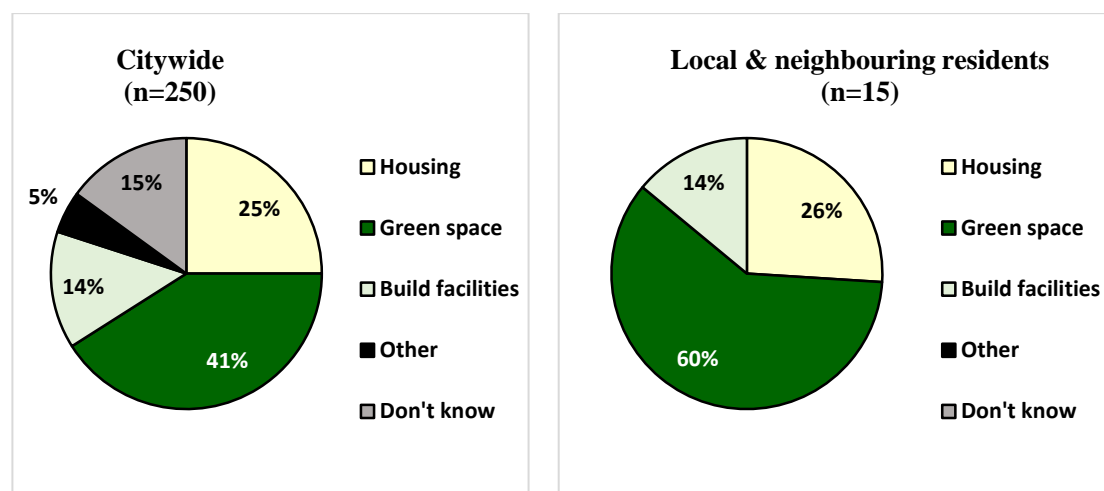
"Council has decided to consult with the community about the future of the Molesworth Street Reserve in Pomare. It is part of a wider review of reserve land on the floor of the Hutt Valley."

"The purpose of the review is to help with future decision-making. Before making a decision on the future of the Molesworth Street Reserve, Hutt City Council wishes to obtain input from the community regarding its future use."

"By way of background, it can be noted that the Molesworth Street Reserve is a neighbourhood park with a low reserve value. It is immediately adjacent to the Pomare School playing fields. With new reserves recently developed in Pomare, the need to retain this neighbourhood park is questionable."

Respondents were then asked to convey their thoughts and ideas as to what purposes the vacant land should be considered. The results were as follows:

The predominant view, both on a citywide basis and among local Taita/Pomare residents, was that the Molesworth Street Reserve should be retained as a green space. Nevertheless, a quarter of respondents freely expressed the view that the vacant land should be considered for residential housing (if there is room). A further 14% of respondents suggested building some sort of facility on the land (e.g. a skateboard park, a community centre/youth centre, a swimming pool, or a childcare centre).



The research participants who favoured retaining the Molesworth Street Reserve as a green space, indicated a number of potential uses that could apply. That is:

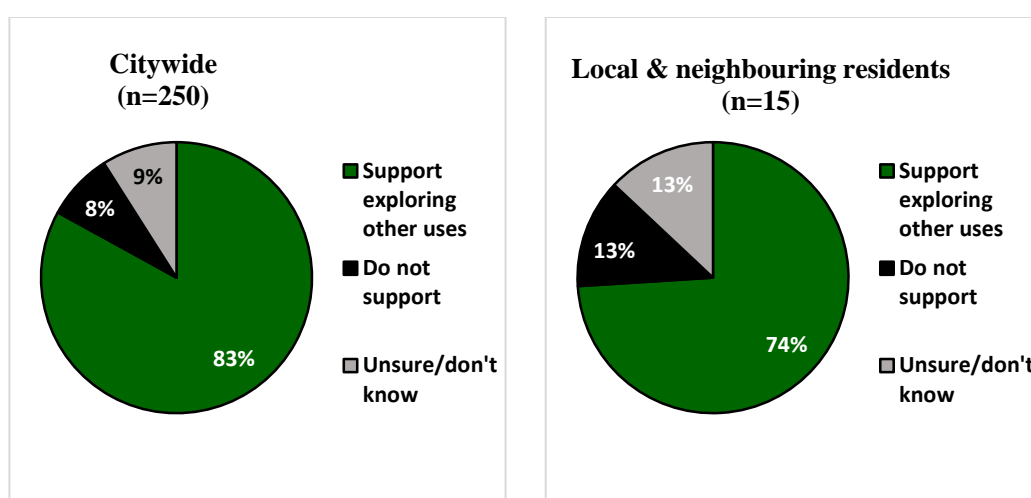
<u>SUGGESTED USE OF MOLESWORTH STREET RESERVE AS A GREEN SPACE</u>	Citywide (n=250)		Local & neighbouring residents (n=15)	
	No.	%	No.	%
Give it/add it to the school (so the school and community can still use the space)	29	12	4	26
Keep it as a green area/park for people/families to enjoy, play & exercise	31	12	3	20
For sports and recreation (family sport, touch, cricket, training/practises, etc)	25	10	1	7
Develop a small garden area for people to visit and enjoy	17	7	1	7
RESPONDENTS SUGGESTING THAT MOLESWORTH STREET RESERVE BE RETAINED AS A GREEN AREA	102	41%	9	60%

5.5. TO WHAT EXTENT DOES THE PUBLIC SUPPORT THE IDEA OF EXPLORING OTHER POSSIBLE USES FOR THE MOLESWORTH STREET RESERVE

The research participants were next asked the question:

“Given the changing usage patterns of the Molesworth Street Reserve, do you support or not support the idea of exploring other possible uses for the park?”

Just over 80% of the total Hutt City residents interviewed were in favour of exploring other possible uses. This figure was slightly lower among the local Taita/Pomare residents at 74%. That is:



Respondents were further questioned as to whether they would support or not support the Molesworth Street Reserve review covering each of the following possible uses. The table below shows the percentage of respondents who support the review covering each particular area of investigation.

USES THAT COULD POSSIBLY BE INVESTIGATED FOR THE MOLESWORTH STREET RESERVE	Citywide (n=250)		Local & neighbouring residents (n=15)	
	No.	%	No.	%
Low cost, affordable housing	184	74	11	74
Housing that reflects the property values in the area	173	69	7	47
Other community and/or recreational uses (that are not housing based)	165	66	10	67
OVERALL LEVEL OF SUPPORT	208	83%	11	74%

REASONS FOR SUPPORTING A REVIEW OF ALTERNATIVE USES FOR THE MOLESWORTH STREET RESERVE

Over half the respondents (56%) who supported the idea of exploring other possible uses for the park, expressed the following rationale:

"I support them looking at the options/getting positive ideas about what could be done with the parks – it is a sensible thing to do."

And/or:

"It is better to use the land than leave it vacant."

"It gives the land a purpose/makes it useful."

"It avoids the problem of the vacant land becoming rundown/not looked after/getting vandalised."

A further 20% of respondents who supported a review of alternative uses for the park focused specifically on the possibility of using the land for housing. They made a number of points that can be summarised as follows:

"Population is increasing/is going to increase and land is needed for housing."

"Housing is a priority/is where the greatest need is at present."

"There is a shortage of houses and affordable houses in particular."

"There is a shortage of houses and that is pushing up prices. Many people cannot afford a house these days."

"Rents are increasing/becoming prohibitive. We need more housing."

"We need community housing, to help get the homeless of the streets."

Approximately 15% of respondents supported the idea of exploring other possible uses for the park, but stressed that their support was primarily for retaining it as a 'green space'.

Other respondents (7%) supported a review, with the proviso that:

"The community is involved in/is properly consulted before any final decision is made."

And:

"Future use of the park benefits, and/or is accepted by, the local community."

5.5.4. REASONS FOR NOT SUPPORTING A REVIEW OF ALTERNATIVE USES FOR THE MOLESWORTH STREET RESERVE

The Hutt City residents who did not support the idea of exploring other possible uses for the Molesworth Street Reserve (approximately 10%) mainly expressed one or more of the following views:

“I do not support it, because communities need green areas; leave these green areas alone.”

“There is too much intensification now, which I don’t like/don’t support.”

“The council would sell the land to developers who would profit; it would not help the people who need help.”

“They should not create low cost housing areas/another ‘Farmers Crescent’ and repeat the social problems that go with it.”

“Low cost housing may impact/is likely to have an effect on property values.”

**5.6. QUESTIONS THAT RESPONDENTS WOULD LIKE TO ASK HUTT
CITY COUNCIL ABOUT THE MOLESWORTH STREET RESERVE
AND/OR ITS FUTURE USAGE**

The research participants were invited to identify a question they would like to ask Hutt City Council about the Molesworth Street Reserve and/or its future use. A number of points were identified and these are summarised below. Some questions were expressed by several respondents.

“What is the timeline? When will it be announced what Council has decided to do with the park?”

“Is there going to be a public meeting to discuss the options?”

“What is the Council doing to ensure that all parties and interest groups (e.g. residents, users, Maori) are included in the discussions and decisions that are taken?”

“We need parks and green areas. What is the Council’s plan to create/retain these?”

“What factors will Council be taking into account, when evaluating what the park will be used for?”

“Will the social and environmental needs of the community be taken into account, not just the need for housing?”

“What is the value of the land involved?”

“How much is the vacant land costing the ratepayer now?”

“What type of housing does the Council have in mind?”

“Why doesn’t the Council commit to more State or Council housing, rather than give it to the property developers?”

“Who is making money from these developments?”

“What is the Council doing to prevent another ‘Farmers Crescent’/social disaster with low cost housing?”

“Is the Molesworth Street Reserve big enough to develop/is there enough land for housing?”

5.7. RESPONDENT PROFILE

The chart below confirms that a broad cross-section of Hutt City residents participated in the survey.

PROFILE BY GENDER, AGE & ETHNICITY	TOTAL Citywide (n=250)	Local & Neighbouring Residents of Molesworth St Reserve (n=15)
<u>GENDER</u>	%	%
Male	48	47
Female	52	53
TOTAL	100%	100%
<u>AGE GROUPS</u>		
16 to 39 years	36	33
40 to 59 years	31	27
60 years and over	33	40
TOTAL	100%	100%
<u>ETHNICITY</u>		
NZ European/New Zealander	68	33
British	3	-
Other European	1	-
NZ Maori	17	33
Pacific Island/Pacifica	10	33
Asian (Chinese, Indian, Other)	11	20
Other groups	2	7
TOTAL	112%	126%

Note that the ethnicity count adds to more than one hundred percent, because some respondents indicated that more than one ethnicity group applied to them.

5.8. CONCLUSION

The results of the survey reveal that the Molesworth Street Reserve is known to approximately 44% of Hutt City residents. The survey also indicates that 6% of residents on a citywide basis claim they have visited the Molesworth Street Reserve in the past twelve months. The park appears to be visited mainly by local and neighbouring residents, who use it on an occasional or infrequent basis.

When respondents were asked for their ideas regarding what purposes the Molesworth Street Reserve could be considered for, a variety of possible uses were identified. Whilst housing freely featured as an important possible use for the park (25% of Hutt City residents), there was a higher level of initial support for it being retained as a green space (41%). Green space use was freely given a higher level of support (60%) by residents in the local and neighbouring suburb of Taita/Pomare.

In total, just over 80% of the Hutt City residents interviewed supported the idea of exploring other possible uses for the Molesworth Street Reserve. Support was mainly based on the premise that *'it is a good idea to at least look at the options, whether it be for housing or other (mainly green) purposes'*. Over half the Hutt City residents interviewed expressed this view.

Many of the other respondents qualified their support, to some degree, by stating that they favoured the review being primarily about the use of the parks for housing or green space, whichever they preferred.

Some respondents stressed that the review should provide effective consultation with the local communities. In that regard, it is clear that local residents (i.e. those in the local and neighbouring areas around the Molesworth Street Reserve) will need to be consulted with, and their interests carefully considered, before proceeding with a final decision on the future of the park. At the same time, it will be important to engage with a broader cross-section of Hutt City residents, as the current interest level in the city's growth, the general housing shortage and green issues are prominent in the public's mind.