



Have your
Say!

Future of Grove Street Park

Consultation document (statement of proposal)

Ashburton District Council has been asked to dispose of Grove Street Park, an 881m² neighbourhood park at 187 Grove Street, Tinwald. The land would be used to provide road access from Grove Street to a new subdivision ("Ashbury Grove") proposed for land bounded by Grove Street and Grahams Road. Ashbury Grove subdivision is proposed to include a larger open space (2240m²) for recreational use than currently provided by Grove Street Park. Council is interested in your views.

This document explains the background to this matter and tells you how you can give us feedback.

We are accepting feedback until 5pm Tuesday 7 September 2021.

Introduction

Council has received an application from GS Holdings Ltd for resource consent to subdivide land bordered by Grove Street and Grahams Road, Tinwald.

GS Holdings Ltd have requested that Council allow this land to be used for road access to the subdivision. Pictures of the proposal are on the next page.

If the new subdivision goes ahead, the developers are looking at including a park which is even bigger than the current Grove Street Park and will have new playground equipment. However, in order to build the subdivision, the developers see it necessary to turn the current Grove Street Park into an access way for vehicles. This will enable access to the larger new park from the existing residential areas to the south and west. Council has not yet taken a position on this matter and is seeking your feedback.



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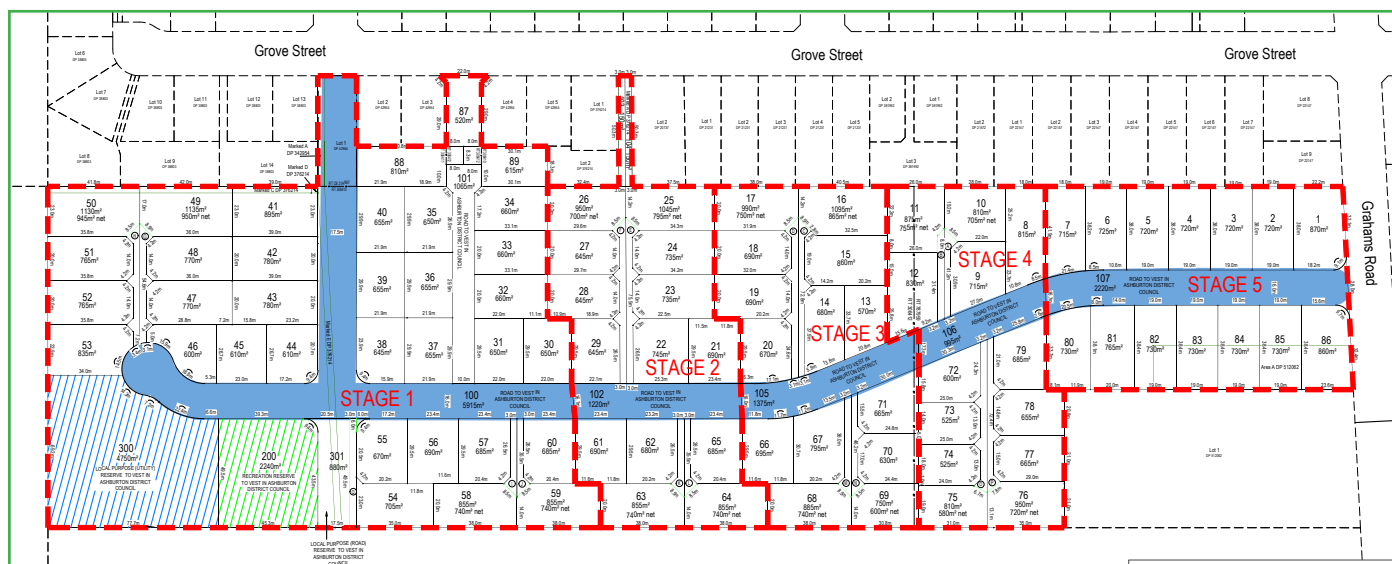
***We want
to hear
from YOU!***

**Tell us what you think
about at this issue**

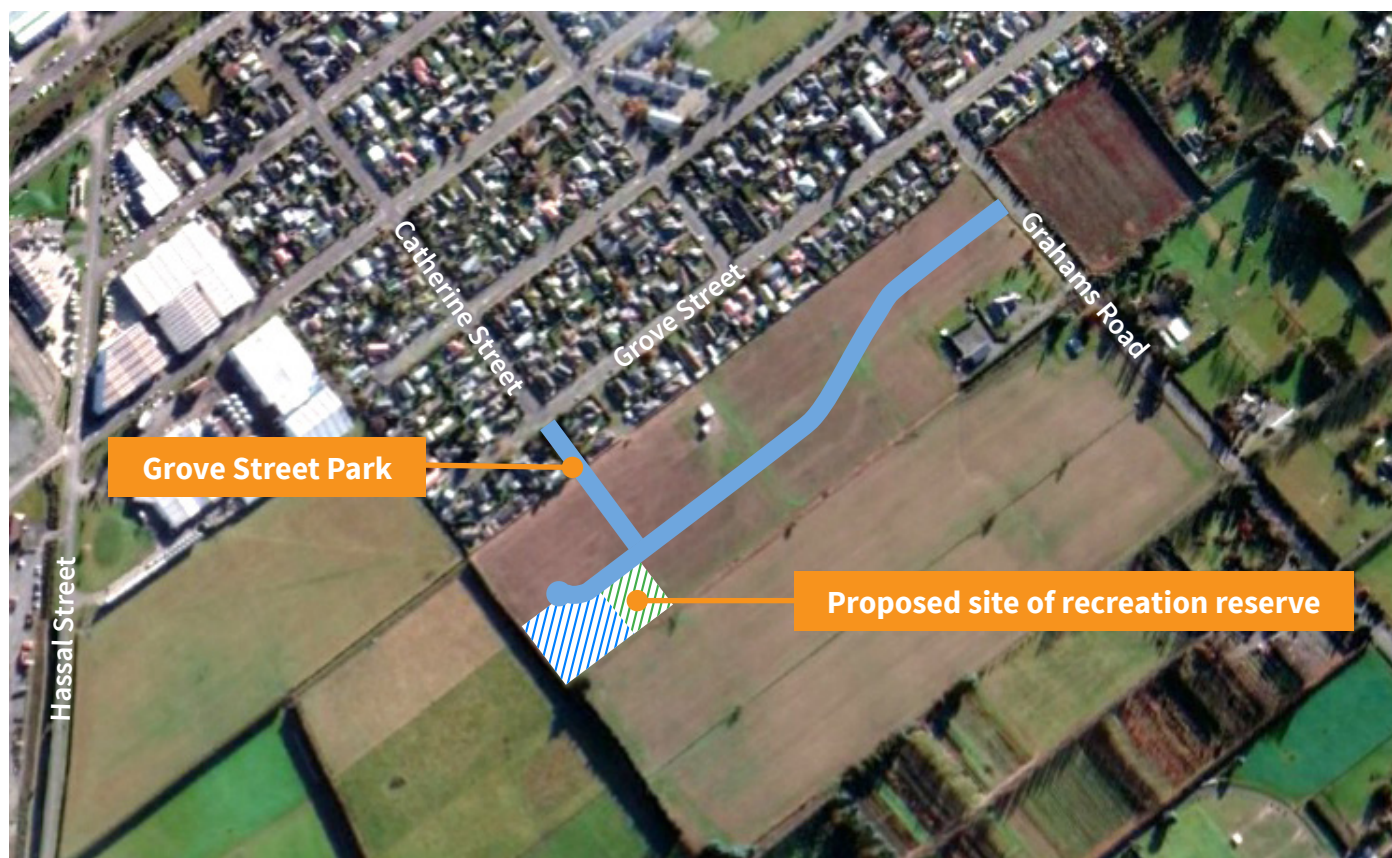
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Ashbury Grove

Picture 1 – Overall Five Stage Development for Ashbury Grove

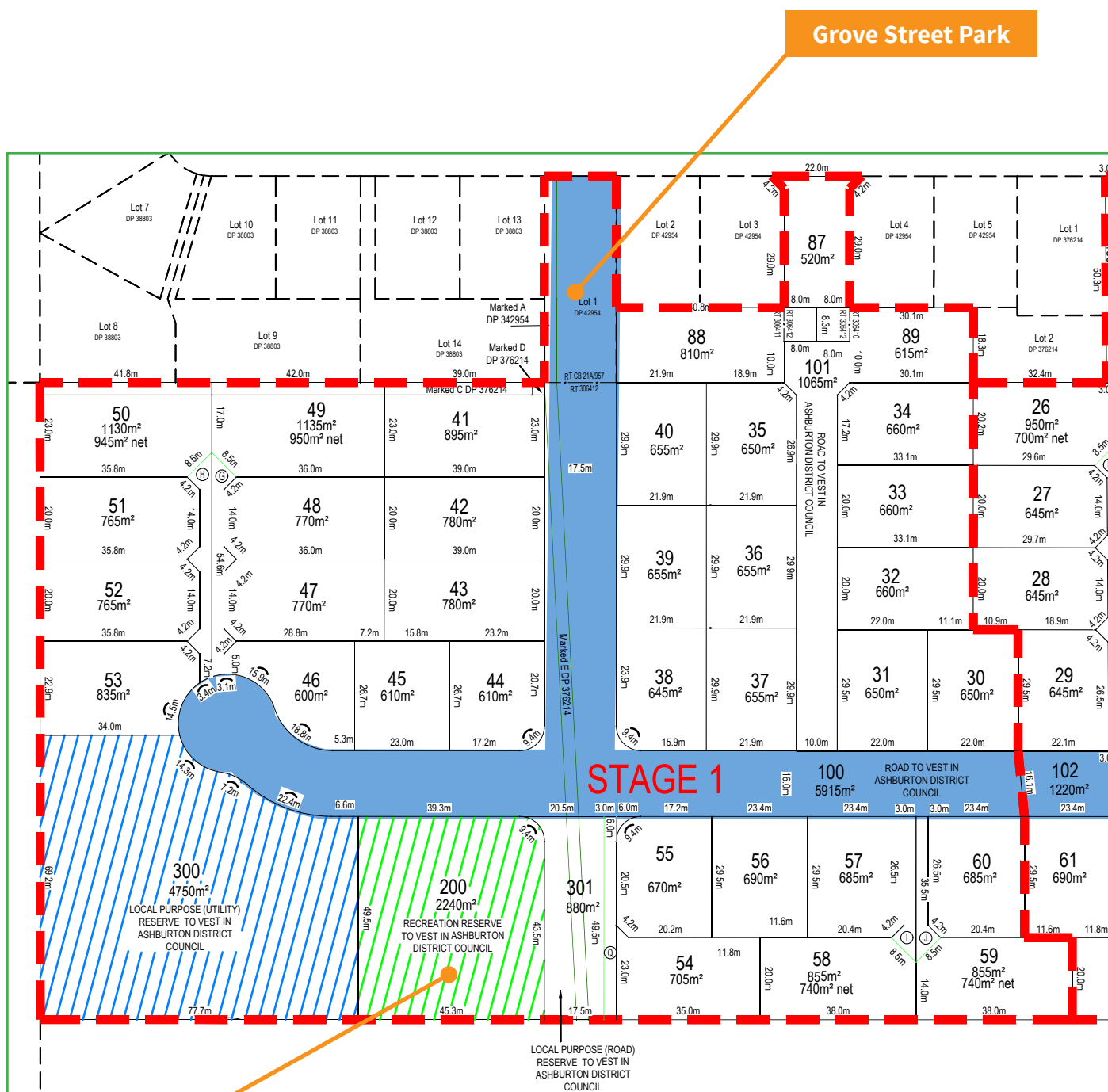


Picture 2 – Aerial View of the location of Ashbury Grove Development



Ashbury Grove

Picture 3 – Stage 1 of Ashbury Grove



About Grove Street Park

Grove Street Park is 881m² of freehold land owned by the Council. It has been in use as a neighbourhood park for at least twenty years. It is zoned Open Space A under the Ashburton District Plan. It is not reserve land under the Reserves Act 1977, it is a park under the Local Government Act 2002.

There are five pieces of play equipment on the Park. The last Council assessment of the play equipment and under-surfacing in 2020 scored four items at 3 and one item at 2 (on a five point scale from poor (1) to excellent (5)).

WHAT IS A NEIGHBOURHOOD PARK?

Neighbourhood parks are open spaces available for all in the community to enjoy. The Council looks after the maintenance of these parks in our district and this is paid for through rates. Parks vary in size but best practice suggests a useful size is 3,000-5,000m². Our Open Spaces Strategy sets guidelines for designing neighbourhood parks – you can find this on our website.



About the Proposal

SOME QUESTIONS AND ANSWERS ABOUT THE PROPOSAL

What do you mean by disposal?

‘Disposal’ is a legal term used in this document, based on the meaning given in s.138 of the Local Government Act 2002. We are treating this situation as a “disposal” because public access to this park for open space and recreation will be lost – even though a better facility is intended to be created nearby.

Will there definitely be playground equipment in the new park?

This is what the developer plans to do. They have proposed a recreation reserve and also propose to contribute \$100,000 in playground equipment, from the contribution for open space and recreation they must make under the District Plan. When the subdivision application is considered, Council must decide whether it wants a recreation reserve in this location and whether it wants to establish a neighbourhood park on that reserve. Those decisions are separate to this consultation process.

Will it be a dog park?

No. This area is not listed as a dog park in our bylaw.

Will locals have a say in what is included in the new park?

This is not normally the case when a new park is established. You can however make comments through this consultation.

Do locals have to pay for the new park or playground equipment?

These costs are met by the developers.

Will Council maintain the new park or will it be a body corporate?

The new reserve will vest in Council and Council will be responsible for its upkeep.

If this goes ahead, what is the timeline for the new park?

The developer anticipates that construction will start within a month of subdivision resource consent and be completed within 12 months.

Does Council support the disposal of Grove Street Park?

Council has not yet taken a position for or against the disposal of Grove Street Park. It has agreed to seek public views on the idea before it makes a decision on whether it should dispose of the Park.

Will the decision on disposal of Grove Street Park stop the subdivision proceeding?

This is a decision for the developer. If Council does not agree to dispose of the Park, then the developer could choose to withdraw their subdivision application, or proceed with an amended plan with different road access.

About the Proposal

Will Council be consulting on the subdivision?

Residential subdivision is expected in the Residential C zone so long as the proposal complies with the policies and rules in the District Plan. A decision on notification of the subdivision application will be made independently.

What about the zoning of Grove Street Park?

As noted earlier, Grove Street Park is zoned Open Space A under the District Plan. A separate resource consent process also has to be followed under the Resource Management Act 1991 to enable a road to be built there. This road can only be built if a resource consent is obtained and Council agrees to dispose of the Park.

Would the consent to use the Open Space A land for road be a notified process?

That decision has not yet been made and is separate to this consultation.

**Submissions close at
5.00pm on Tuesday
7 September 2021.**

*Have your
Say!*



Advantages and Disadvantages

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none">• At 881m², Grove Street Park is small and does not meet many of the current guidelines for neighbourhood parks. The proposed recreation reserve outlined in the current subdivision proposal is larger, better located, and a better fit with Council's design guidelines than Grove Street Park. It will provide a better recreation experience for the surrounding neighbourhood.• A larger reserve at the location shown in the current subdivision proposal could meet the demand for open space from later stages of the Ashbury Grove subdivision and possible future subdivision of the Residential D zoned land east of Ashbury Grove.• Two points of road access would be available to the subdivision. This is likely to be a better fit with the transport policies and rules in the District Plan than one point of access/egress on Grahams Road.• New subdivisions in the district increase the supply of land for housing and help to meet market demand. Increased supply may also improve housing affordability.	<ul style="list-style-type: none">• Disposing of the Grove Street Park will mean approximately 40 existing properties in Tinwald will now be further than 400m from a neighbourhood park.• There would be a period of time when the area would not be serviced by a neighbourhood park.• There would be disturbance to immediate neighbours while the road was constructed through Grove Street Park.• The creation of a larger reserve will create more maintenance costs for ratepayers.

Community Engagement Process

Section 138 of the Local Government Act requires that when disposing of a park, Council must consult with the community.

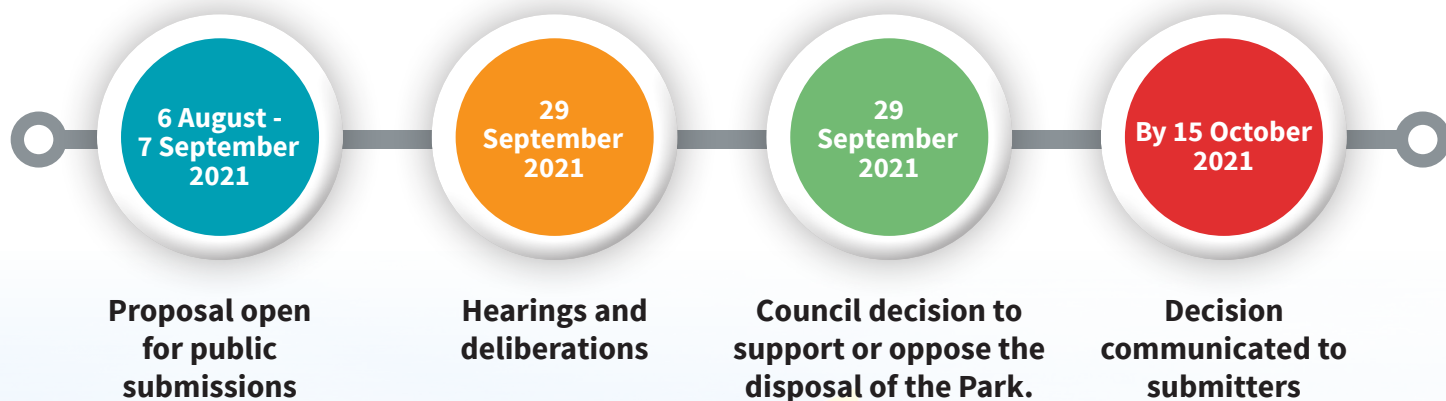
Council will consult by:

- Public notice in local papers and on Council's website
- Information on Council's website
- Online and offline submission process
- A letterbox drop of this information to households in the 400 m radius of Grove Street Park.



What Happens Next?

Decision process:



Have your
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Submissions close at
5.00pm on Tuesday 7
September 2021.

Council wants to hear your views on the future of Grove Street Park.

Written submissions can be made to the Council up until **5pm on Tuesday 7 September 2021.**

We want to hear from YOU!

Tell us what you think of our proposed changes at ashburtondc.govt.nz/haveyoursay

The easiest way to provide your feedback is to complete the form online at ashburtondc.govt.nz

Alternatively, you can provide feedback by filling in the attached submission form and getting it back to us using one of the following methods:



FREEPOST TO

Ashburton District Council
Freepost 230444
PO Box 94
Ashburton 7740



IN PERSON

Dropping it off at:
Ashburton District
Council reception –
5 Baring Square West



ONLINE AT

ashburtondc.govt.nz/haveyoursay



EMAIL TO

submissions@adc.govt.nz

**Please note all submissions are public documents and will be made available on Council's website. Submissions presented in the form of a petition or accompanied by multiple signatures will be treated as a single submission.*

Your details

First name: _____ Last name: _____

Organisation (if appropriate): _____

Street number: _____ Street name: _____

Suburb / Town / RD: _____ Postcode: _____

Phone: _____ Email: _____

Do you wish to speak in support of your submission at the hearing?

(If no boxes are ticked, it will be considered that you do not wish to be heard)

☐

Yes: The hearing is expected to be held in the Council Chamber on Wednesday 29 September 2021. Please note that hearings are live-streamed to our online channels.

☐

No: I do not wish to speak in support of my submission and ask that the following written submission be fully considered.

Signature:

Date:



Consultation Document – Future of Grove Street Park

ashburtondc.govt.nz/haveyoursay

You can submit on any or all of the questions below. You don't have to complete every question.

1. Do you support the disposal of Grove Street Park?

☐ **Yes**, I support the disposal of Grove Street Park ☐ **No**, I oppose the disposal of Grove Street Park

2. Let us know why:

3. Do you have any further comments?

FOLD HERE



Ashburton District Council
PO Box 94
Ashburton 7740