Future of Grove Street Park 2021 Consultation

Summary of Feedback

Hearings to be held on 29 September 2021

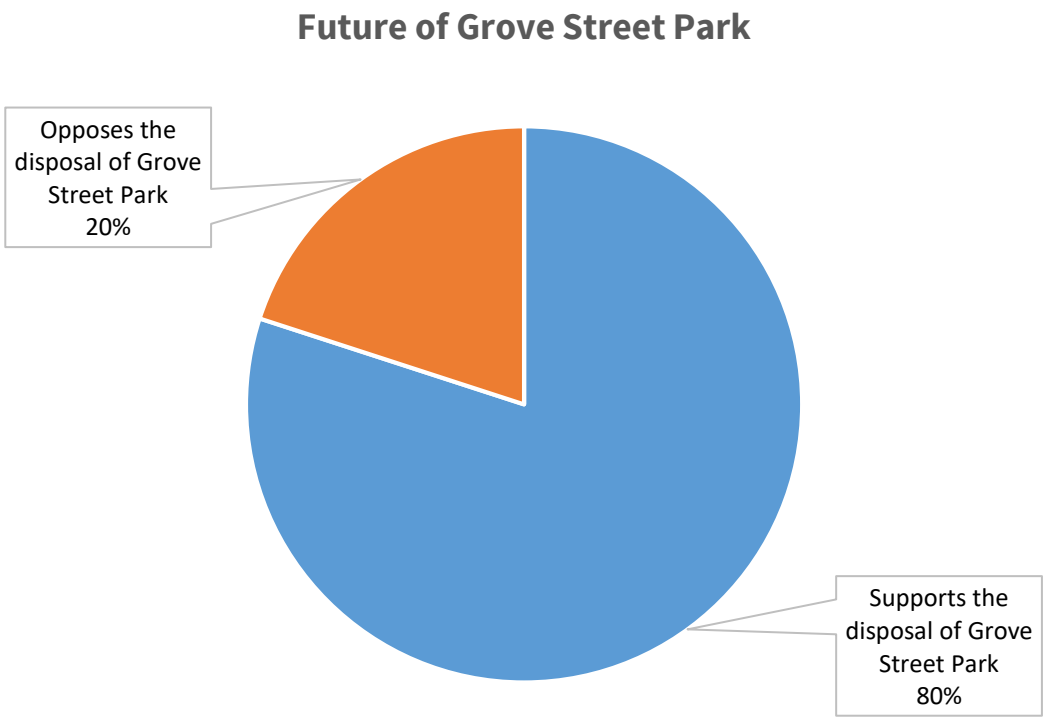
Contents

1.1 Summary of Submissions

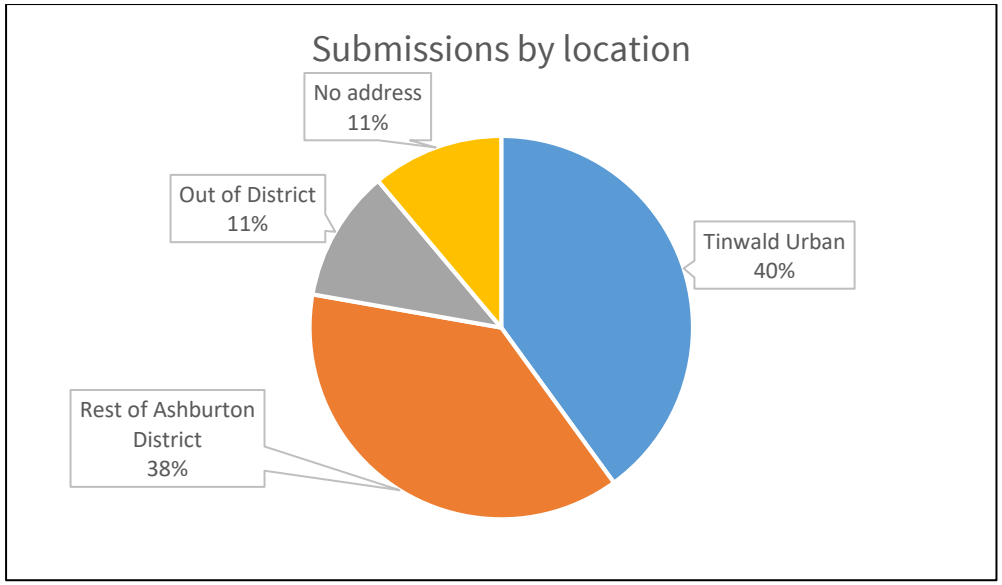
Public consultation on the future of Grove Street Park was undertaken from 6 August to 7 September 2021. Due to a technical glitch with the online submission form, Council notified the public and extended the closing period for submissions until 14 September 2021.

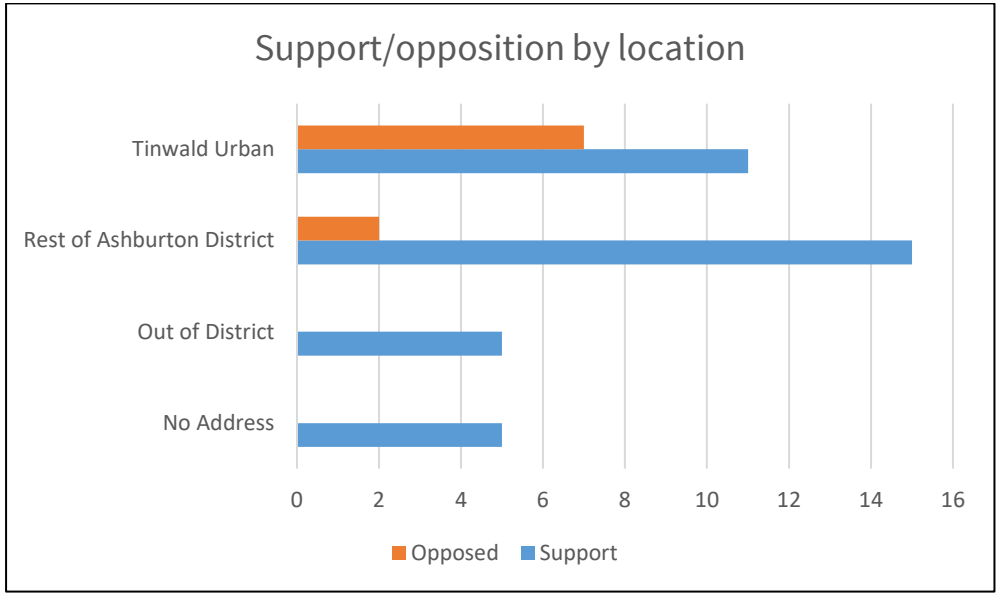
- 45 submissions were received on time. There were no late submissions received as at 22 September 2021.
- Three submitters indicated they wanted to be heard on their submission form. One submitter later withdrew this request.
- 36 submissions supported the disposal of Grove Street Park, and nine submissions were opposed.
- The reasons given by submitters for their preference are provided in the tables under 1.3, 1.4 and 1.5.

1.2 Analysis - Submissions in support and opposition



Submitters supporting the disposal of Grove Street Park				Submitters opposing the disposal of Grove Street Park	
Submitter	**Page No.**	**Submitter**	**Page No.**	**Submitter**	**Page No.**
Anderson, Katy	4	McLaren, J	39	Clark, Candice	11
Anonymous	5-6	Miller, Aleisha	40	Cox, CM & AJ	13
Arya, Vikram	7-8	Molloy, Matthew	41-42	Cross, Jennifer	14
Cameron, Fiona	9-10	Moore, Rachael	43	Evan Collins Family Trust	15
Coley, Porsha	12	Moore, Tony	44	Gill, Cath	18
Ferguson, Ashley	17	Morgan, Roger	45	Hampton, Emma	21
Grant Property Group Ltd	19	Pearce, Belinda	46	Higson, Shane	23-24
H, Sarah	20	Proctor, Jenny & Ponty	47-48	Lee, Winston	33
Hay, Julie	22	Roach, Lynnea	49	Tew, Leonie	57-58
Hoogweg, John	25	Schmack, Brent	50		
Howden, Stacey	26	Scott, Agnes	51		
Jennian Homes Canterbury	27-28	Spurgeon, Kendall	52		
Jennings, George	29	Stoddart, Tim	53-54		
Johnston, Gavin	30-31	Stuart, Allan	55-56		
King, Col	32	Thomson, Grace	59		
Leov, Courtney	34	Thomson, Nicola	60		
Mason, Andrew	35-37	Tonks, Rowan & Margaret	61-62		
McCallum, John	38	Webb, Matt	63		





Key points –

- Strong representation of local resident views. 18 submitters reside in the Tinwald urban area. Another seven submitters reside in Postcode 7774 (essentially the RD 4 area east of State Highway One, lying between the Ashburton/Hakatere River and the Hinds River). Twenty five of 45 is 56%.
- Out of District views are strongly associated with development and construction industries.
- Opposition is strongest amongst those living closest to Grove Street Park. Seven of 18 submitters (39%) from Tinwald Urban area are opposed. Four of those seven live next door to the park. Twenty of the 22 submitters (91%) who are known to live further away support the disposal of Grove Street Park.
- The geographical spread of opinion can be explained, in part, through loss aversion. Loss aversion is a theory in cognitive psychology and behavioural economics. It is thought that the pain of losing is psychologically twice as powerful as the pleasure of gaining.
- People who live closer to the Park could be expected to have a greater sense of loss. Even with a new park, the new road will create a loss of quiet enjoyment of their property. People from further afield do not have the same sense of loss, in terms of either the Park or the loss of quiet enjoyment.

1.3 Reasons for support

1.3.1 Better park and playground

Submitter	Summary	Staff comment
Anderson, Katy; Arya, Vikram; Cameron, Fiona; Coley, Porsha; Ferguson, Ashley; Grant Property Group Ltd; H, Sarah; Hay, Julie; Hoogweg, John; Howden, Stacey Jennian Homes Canterbury Ltd; King, Coleen; Leoy, Courtney; Mason, Andrew ; McLaren, John; Miller, Aleisha; Molloy, Matthew; Moore, Rachael; Morgan, Roger; Pearce, Belinda; Proctor, Jennifer & Ponty; Schmack, Brent; Scott, Agnes; Spurgeon, Kendall; Stoddart, Timothy; Tonks, Rowan & Margaret; Stoddart, Tim;	**Park amenity** • Existing park and playground equipment is small, old, unsafe and unattractive. • Existing park is in need of a revamp. • New park will be 250% larger, modern, safer and more attractive to users. • New park adjoins a stormwater reserve which makes a total area available for play in normal conditions that is almost 800% larger. • New park will provide greater benefit for families, children and the local community. • Removal of existing park supported on basis that a new, bigger and better park is built close to the old park. • A playground is more than a place to play; it is a meeting point and an opportunity to meet new people and chat while watching your children play. • Existing park is not big enough for the amount of children that will be living in the Ashbury Grove Development. • Disposal of Grove Street is a net positive, as it is offset by a newer and larger park. • New park a better fit with Council's objectives for parks and recreation. • Council could use part of the developers reserve contribution to go towards new modern and safe	Some of the existing play equipment is scheduled for renewal. Playground has been independently assessed in line with other playgrounds and none of the current equipment is deemed unsafe. It is noted that the equipment is dated, with the median condition rating being "average". The review identified maintenance yet to be completed. A new playground would be consistent with the current standard and provide the community a higher level of service. A larger park is more consistent with the guidelines in the Open Spaces Strategy, which was developed after the existing park was established. All other comments noted. *Richard Mabon/Ian Soper/Bert Hoffman*

Submitter	Summary	Staff comment
Thomson, Grace; Thomson, Nicola; Webb, Matthew	play equipment - a new larger playground with modern safe equipment is better for those living in the surrounding area. • Council's objectives are for parks and recreation areas or bigger parks than the existing 881m^2, which the developers are aiming to accommodate.	
Ferguson, Ashley; Grant Property Group Ltd; Jennings, George Mason, Andrew; Thomson, Nicola;	**Park location** • New park is about 100m from the existing park and is still accessible for families outside the Ashbury Grove subdivision. • If the existing park is not closed, the residents of Catherine, Jane, Harland and Grove Streets to the west of the subdivision will have no easy access to the new playground.	Final location of new park is subject to the resource consent for the subdivision. Consultation is based on the subdivision as proposed by the developer. Open Spaces prefer that the proposed park is centrally located within the proposed subdivision. Their concern is the proposed location will be underutilised particularly if there is no road or pedestrian access from Grove Street to the subdivision. A centralised new park on the subdivision eastern boundary would allow for adjacent future development and expansion. *Richard Mabon/Ian Hyde /Ian Soper / Bert Hofmans*
Molloy; Moore, T;	**Meeting future needs** • Existing park is not big enough for the amount of children that will be living in the Ashbury Grove Development and continued growth in wider Tinwald area	Noted.

1.3.2 Funding of new park

Submitter	Summary	Staff comment
Cameron, Fiona; Stuart, Allan	**Capital Funding** • Council does not have to fund the new playground so should take the opportunity presented • Council should take up developer's offer of $100,000 in new play equipment for the new park	Under the District Plan, Council can require a financial contribution for open space and recreation up to 5% of the value of new sections created. Council can take this contribution in cash or land , and normal practice is to take cash except where land is required for more open space. *Richard Mabon/Ian Hyde*
Schmack, Brent;	**Operating Funding** • Submitter notes that the Council records a disadvantage of a new larger playground being more maintenance costs for rate payers. Submitter points out that ultimately there will be in excess of 80 additional rate payers so he does not believe that existing rate payers will have to carry a higher rating payment because of a larger park in the Grove Street area.	The consultation document states that a growing area of neighbourhood parks, in this case an extra 1600m2, will cost more to maintain. This maintenance is funded by ratepayers. Thus the overall cost, across all the ratepayers, will be higher. That it is a different issue to the extent to which an additional 80-90 ratepayers will offset the cost per individual ratepayer for maintenance of open spaces. Operationally speaking it is more efficient mowing larger areas than smaller areas. There will be an additional maintenance requirement to mow the retention pond. It is a cost against the 3 Waters activity with work undertaken by Open Spaces and charged back. *Richard Mabon/Bert Hofmans/Paul Brake*

1.3.3 Benefits of second road access

Submitter	Summary	Staff comment
Cameron, Fiona; Ferguson, Ashley; Hoogweg, John; Jennings, George; Johnston, Gavin; Moore, Rachael; Schmack, Brent; Stoddart, Timothy; Spurgeon, Kendall; Thomson, Nicola; Webb, Matthew	• Access off Catherine Street will provide safer access to Tinwald School from the new subdivision. • Road access into the subdivision on the eastern side of Tinwald will allow for better traffic flow. • The closure of Grove Street Park will provide the new subdivision with an alternative access in case of emergencies. • Will allow traffic flow from both ends of the subdivision. • Submitter points out that if Grove Street Park became an access way then school children could exit the subdivision and walk, bike or drive along Grove Street and along Jane Street without having to go near Grahams Road. • Submitter notes there is already a lot of heavy vehicles using Grove Street and Catherine Street to access State Highway , and does not believe that the road passing through Ashbury Grove to Catherine Street will divert more traffic.	Roading layout that provides linkage from the subdivision to the existing neighbourhoods is a much better alternative to a cul-de-sac off Grahams Road. Council often receives subdivision applications that link poorly to the surrounding community and this subdivision provides good linkages. *Youssef El-Hanafy/Brian Fauth*

1.3.4 Economic benefits to the wider community

Submitter	Summary	Staff comment
Arya, Vikram; Cameron, Fiona; Jennian Homes Canterbury Limited;	• Opponents should embrace the opportunities this could bring to the community.	Noted.

Leoy, Courtney; McCallum, John; Miller, Aleisha;	• Subdivision will bring vibrancy to the local community • Ashbury Grove development is a positive for the region and the local community. • Ashburton is improving in other parts of town – this could benefit Tinwald area.	

1.3.5 Other reasons

Submitter	Summary	Staff comment
Pearce, Belinda; Spurgeon, Kendall	**Growth** • Submitter notes that Tinwald's population growth is expected to jump quite quickly with the new development and this will be an attractive sales point for families considering the area - which in turn will also benefit the local school. • Submitter also notes this is helping the town to grow with more new housing opportunities available to everyone. • Relocating the playground provides future proofing for Tinwald's growth to the east of the proposed subdivision by providing this area with an appropriately sized and readily accessible playground. • Submitter notes that NZ is currently in the middle of a housing crisis and this subdivision will offer fantastic options for home owners.	Noted.
Jennian Homes Canterbury Limited	• All new developments can result in compromises having to be made and believes that, in this case,	Noted.

	the developers are offering a perfect solution for the community.	

1.4 Reasons for opposition

1.4.1 Second road access opposed

Submitter	Summary	Staff comment
Clark, Candice; Cox, CM & AJ	**Access not needed** • Submitter does not accept the second road access is a need; it's a want. • Submitter prefers that the developer used the Grahams Road access only.	Noted. See staff comment under 1.3.3.
Clark, Candice; Cox, CM & AJ; Evan Collins Family Trust; Gill, Cath; Hampton, Emma; Higson, Shane; Lee, Winston	**Safety issues** • No traffic issues in past 15 years because drivers were mindful of a children's playground nearby. • Second access road will concentrate unnecessary traffic down Catherine Street to and from Grahams Road. • Submitter is opposed to the sale of Grove Street Park for access to the new subdivision as it will create a dangerous cross intersection- at Grove Street and Catherine Street, and put a large volume of traffic up Catherine Street, a quiet residential street. • Concerns that dangers of extra traffic volumes cannot be controlled with street signs and accidents would be unavoidable. • Submitter is concerned about the traffic situation, going from a T intersection- to a four way	Officers are researching the original subdivision file. Land status of Grove Street Park, and the "paper road" north of Grove Street Park is fee simple in both cases. If previous councils intended to preserve Grove Street Park as reserve, or desired road access into future subdivisions to be provided at a point north of the Grove Street/Catherine Street intersection, the land status indicates they took no formal steps to do so. Officers note corrected reference to recreation reserve, and submitter's view it may precede the 1975 subdivision. This is also being researched. There are approximately 20 cross intersections in the grid pattern of roading in Tinwald township east of State Highway One. Existing controls work satisfactorily in this area.

Submitter	Summary	Staff comment
	intersection, and believes this is an accident waiting to happen. • Concern about extra traffic volumes turning onto Archibald Street at Catherine Street. • Submitter believes Council circa 1975 tried as much as possible to alleviate cross-intersections. Approving the disposal of Grove Street Park would create what previous Councils tried to avoid. • Council created a "paper road" a few hundred metres north to allow access to lands now proposed for Ashbury Grove via a T-intersection. Section 87 on their site plan would give them access to the development between 177-179 Grove Street and 181-183 Grove Street on the other side. • Road through Grove Street Park will create safety issues for neighbours. • Submitter believes putting the road there will cause accidents and he doesn't want to be woken at night with a car coming through the fence. • More traffic through the subdivision to Catherine Street will create safety issues for new playground.	*Brian Fauth*
Cox, CM & AJ; Hampton, Emma; Higson, Shane	**Noise Issues** • Road through Grove Street Park will create noise issues for neighbours.	Noted.
Hampton, Emma; Lee, Winston	**Second bridge** • Submitter asks if the second bridge comes across the river from Chalmers Ave where will it go from there. Submitter knows Council bought Bell's property on Carters Terrace for access purposes. Submitter asks because if the second bridge does flow on to join Grove Street in the future, then their	Second bridge location is still contingent on Government funding and business cases. The proposal in the long-term plan would see the traffic come off the second bridge east of Grove Street and head south until it meets Grants Road, where it will

Submitter	Summary	Staff comment
	"quiet corner of Tinwald" will no longer be defendable. • Submitter hopes that if Council does give permission for this access it does so with the condition that the main access off Grahams Road be completed first. Submitter believes that with the proposed new bridge and new traffic lights in Tinwald, it would seem logical to do that road first.	either head east toward Lake Hood or west towards Archibald Street/State Highway One. Brian Fauth

1.4.2 Developer failure to communicate

Submitter	Summary	Staff comment
Clark, Candice; Higson, Shane	• Submitter and family have had absolutely no contact from the developers regarding the proposed new road right next to their home of 15 years. • Submitter considers developers were presumptuous to start selling real estate on their proposed subdivision. • Submitter thinks the developer has counted their chickens before they've hatched. Submitter notes that the developer has not approached him at any stage about this proposal. Submitter advises to never assume, always ask.	Noted. It is not unlawful to market sections in advance of resource consent being obtained. *Richard Mabon/Ian Hyde*
Gill, Catherine	• The Submitter believes that the developers have put the cart before the horse. Submitter states that the developers should have got this proposal signed off with Council before they put out any real estate plans to the public. The Submitter believes it	Noted

	is arrogant for the developer to propose the use of a public playground to provide access to their subdivision.	

1.4.3 Existing Grove Street Park

Submitter	Summary	Staff comment
Clark, Candice; Cox, CM & AJ; Gill, Cath; Tew, Leonie	**Upgrade the existing park** • Submitter asks why the current park cannot be upgraded. • Upgrade could be achieved at less cost and in a shorter timeframe than a new playground in the subdivision. • Submitter (Cox) would fundraise for upgrade. • Submitter notes that upgrade of existing park could be achieved at less cost and in a shorter timeframe than a playground on the proposed new reserve. • Submitter comments that Grove Street Park could be extended into the Ashbury Grove subdivision to feel more like a playground for both areas. • Submitter is concerned about where the children from that (south) end of Grove, Catherine Streets and Grove Place will play, asking whether they have to go into the subdivision.	Noted. See staff comment under 1.3.1.
Clark Candice; Evan Collins Family Trust	**Keep the park** • Park is well utilised, despite needing an upgrade, and despite views to the contrary.	Noted. See staff comment regarding neighbourhood park guidelines under 1.3.1.

Submitter	Summary	Staff comment
	• Belief that existing Park is adequate for the time being. Discussion of larger park should occur when land further east is developed.	
Cross, Jennifer	**Two parks needed** • With the growth in resident numbers, two parks are required. By shifting the park, Council is taking access away from the existing community.	Noted.

1.4.4 Other feedback

Submitter	Summary	Staff comment
Cross, Jennifer	• The development should have their own [park] and be responsible for the upkeep (home owners association fees).	The capital cost of providing the park is funded from the development. Council funds the operating costs for open space through rates under its Revenue & Financing Policy. *Richard Mabon*
Gill, Cath	• The Submitter enquires whether allowing the disposal of Grove Street Park will allow other developers elsewhere near a public space do a similar thing in the future. The Submitter states they must be declined, so no one else tries to by-pass our laws.	If Council were to agree to the disposal of Grove Street Park that does not mean that any similar future request will automatically be approved. Likewise, a decision to decline would not rule out approval of a future request. Requests for the disposal of a park are rare events. Each case will be decided on its merits. The request from the developer is not by-passing any law. *Richard Mabon/Ian Hyde*

Higson, Shane	• Submitter asks whether having two street fronts will increase his rates?	The extent of street frontage is not a factor in how Council sets it rates. So, from Council's view, the answer is no. Whether having two street frontages will have such a significant impact on property values as to affect rates is a different matter, best addressed to a valuer. Given the other factors that can influence property values – such as property sales in the locality – a second street front seems fairly unlikely to have a noticeable impact on rates. *Richard Mabon/Paul Brake*
Lee, Winston	• Submitter notes that, on the subdivision plan, only one playground is shown which is at the end of Stage 1. This means that some children living in the northern end of the subdivision will have to travel the length of the subdivision to get to the playground. It would be more practicable to have the playground in the middle.	Noted. Submitter is correct that a more central location for the new playground provides closer access for families at the northern end of Ashbury Grove. However, it also increases the distance for families at the southern end of Tinwald.

1.5 General feedback

Submitter	Summary	Staff comment
Coley, Porsha	• Interested in buying equipment from Grove Street Park if Council decides to sell it.	Noted. Normal process for disposal of assets will apply.
Cox, CM & AJ	• Submitter glad they have no view of new subdivision as they like their rural outlook.	Noted
Cox, CM & AJ	**Consultation**	

	• Submitter states that people further up from the park should not be having a say in this, as the road is not going to affect them. • Submitter believes their views won't be heard as the developer has already started selling these sections. Submitter does not understand why Council let things go this far before asking for community views. Submitter notes that Council did not previously listen to their views on the Art Gallery and the Second Bridge. • The submitter championed to have this park when their children were little. Submitter questions why they should now lose the Park. • Submitter notes that Council has allowed trees to be removed that their children used to climb and build huts in. Submitter argues that by the time a new playground is available that their grandchildren will have to walk further to, the grandchildren will be too old to play in it. Submitter has neighbours with young children.	Consultation under the Local Government Act 2002 often attracts a diverse range of views from people with different, even conflicting interests. This is not grounds to refuse to allow or consider submissions. Elected members will listen with an open mind and weigh the issues on their merits. In this case, the developer put sections on the market before lodging the subdivision application with Council or asking Council to consider disposing of Grove Street Park. Council has sought community views and will consider them before making a decision on the disposal. While Council may feel that the sequence of events puts it in a difficult position, the situation is not of Council's making and the developer has done nothing unlawful. *Richard Mabon*
Roach, Lynnea	• Submitter curious to see what the shaded area next to the proposed playground will be. If it is for stormwater run-off then they have doubts about placement of the playground because of safety issues with water.	Shaded utility reserve is a storm water retention pond. All subdivisions are required to deal with stormwater run-off up to a specified size of event. There are a number of locations where stormwater facilities are located adjacent to playground reserves e.g. Tuarangi Rd (Braebrook); Wisteria Place, with no issues arising to date. *Andrew Guthrie*
Proctor, Jennifer	• The sewerage reticulation runs through Grove Street Park, which is one of the reasons for its	Noted.

	location.	
Jennian Homes Canterbury Limited	• Has bought a number of sections in the development and advises that interest in the sites is high. Believes this is exciting for the future of Tinwald.	Noted
Morgan, Roger	• Requests new park caters to all ages.	Noted.