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**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**MINUTE ITEM ATTACHMENTS**

**Time:** 9:30 am  
**Date:** Thursday, 9 February 2017  
**Venue:** Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**Business**

**Page No.**

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**3.1 Oral hearings for Draft Play Spaces Policy**

- |  |    |
|--|----|
| 1. Sub 110   Environmental Reference Group   Presentation                  | 2  |
| 2. Sub 63   Rimutaka Inline Hockey Club Inc and other clubs   Presentation | 18 |
| 3. Sub 105   Newtown Residents Association   Presentation                  | 28 |
| 4. Sub 107   Tanera Gully Restoration Project   Presentation               | 67 |
| 5. Sub 116   Johnsonville Community Association   Presentation             | 68 |







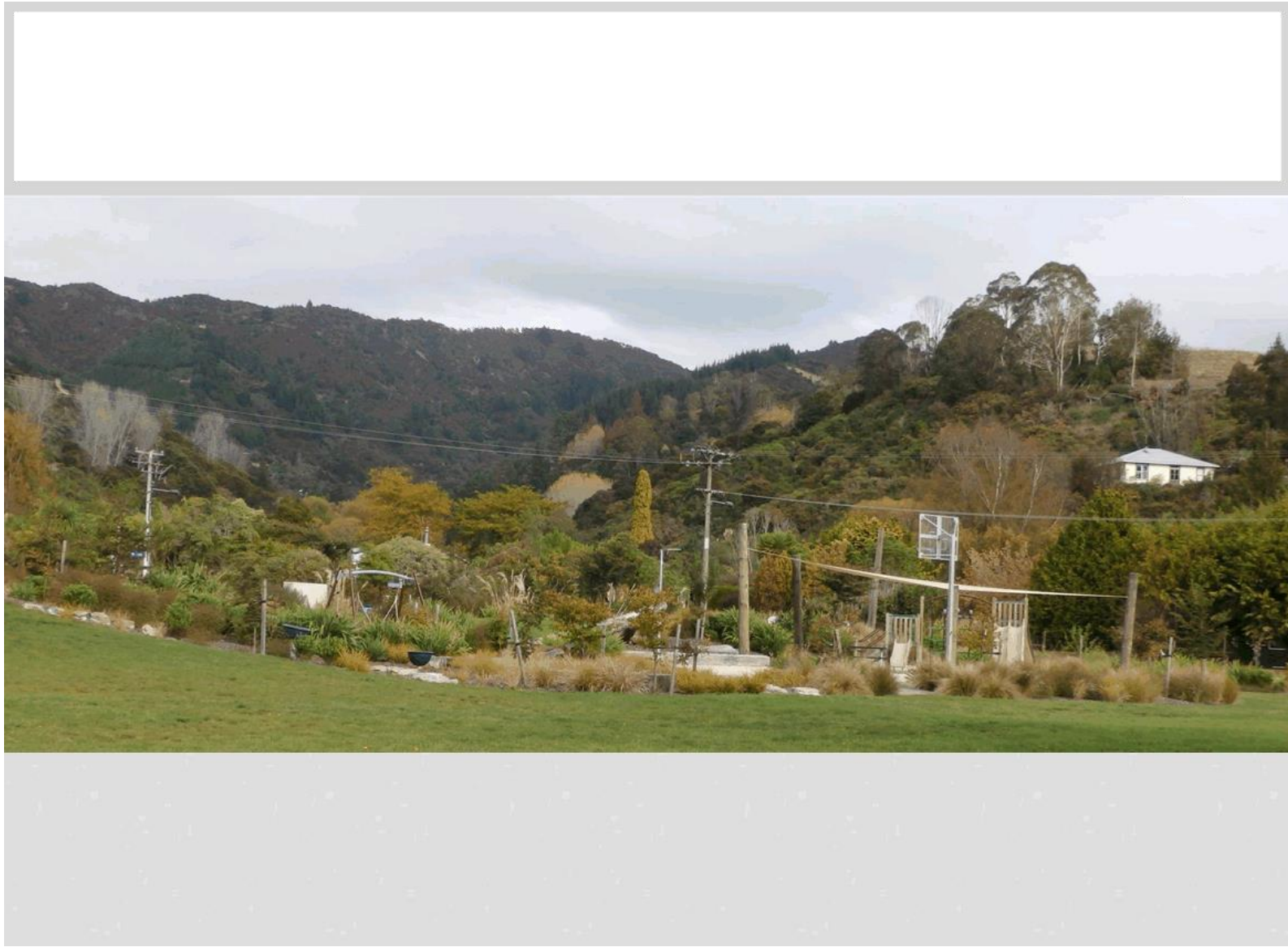




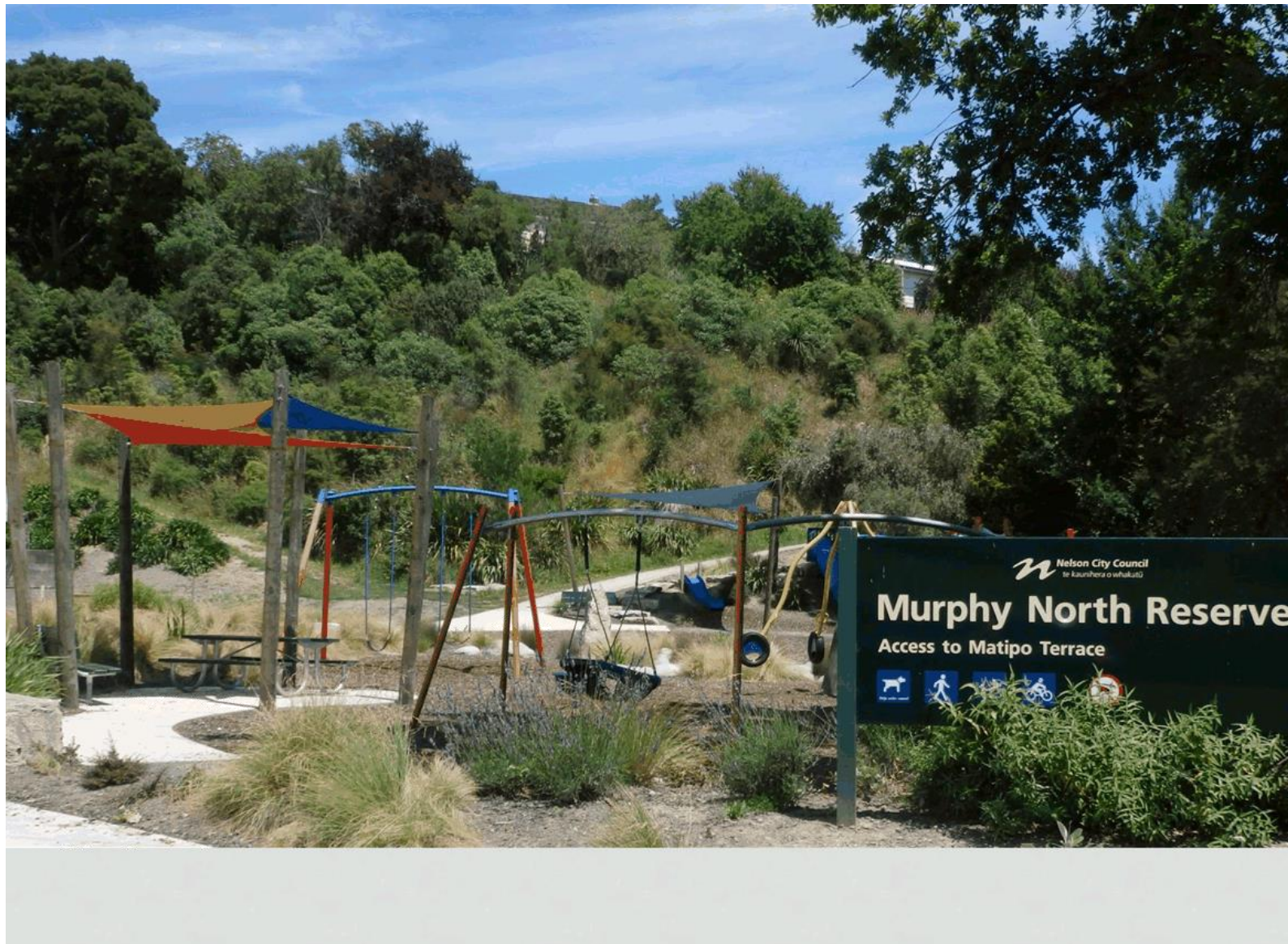






















Burrell Park







Item 3.1 Attachment 2





Item 3.1 Attachment 2

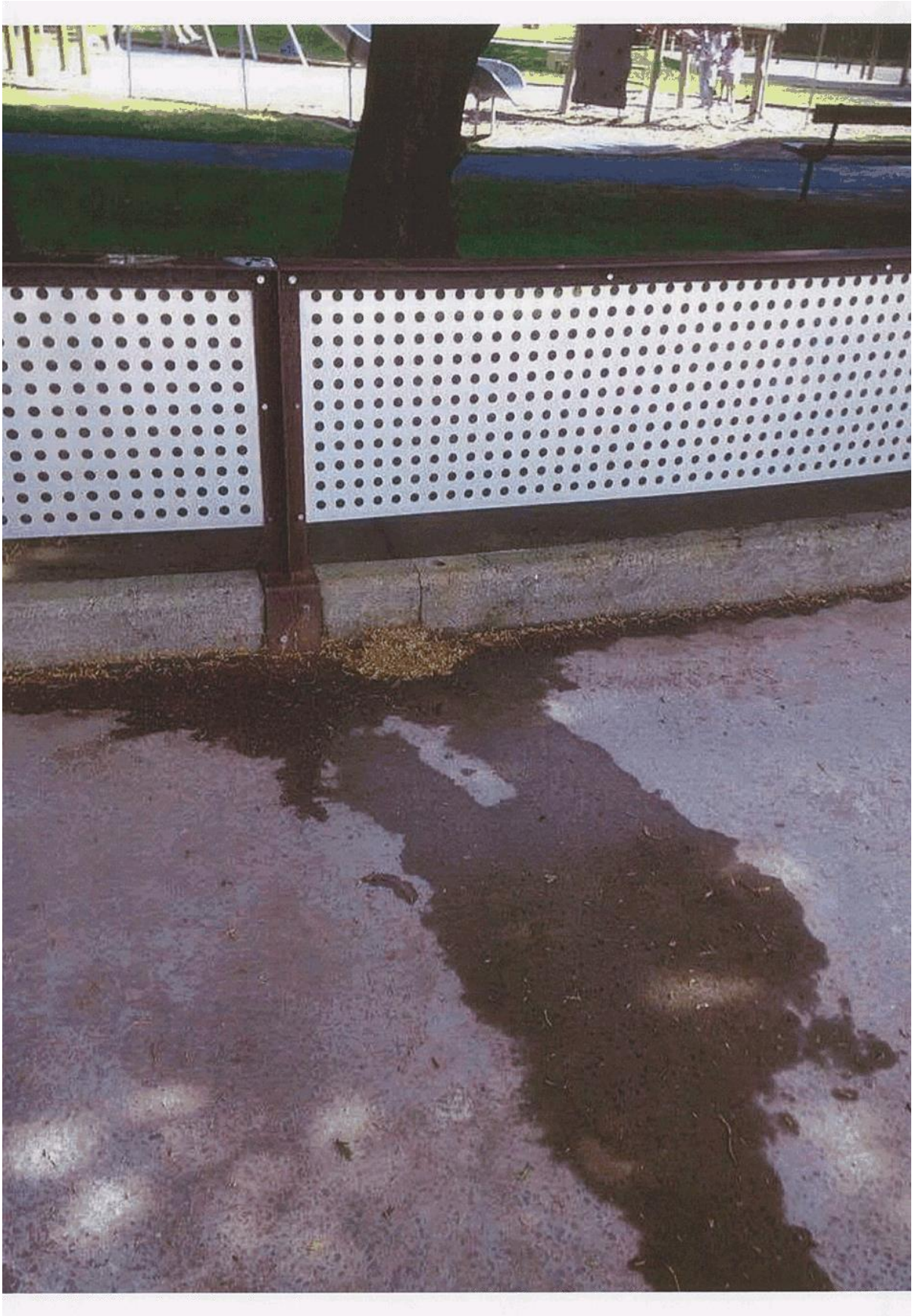
Item 3.1 Attachment 2





Item 3.1 Attachment 2





Item 3.1 Attachment 2







Item 3.1 Attachment 2





Photographs to illustrate the  
Newtown Residents' Association  
Oral Submission on the  
Wellington City Council  
Draft Playspaces Policy.

February 9<sup>th</sup> 2017































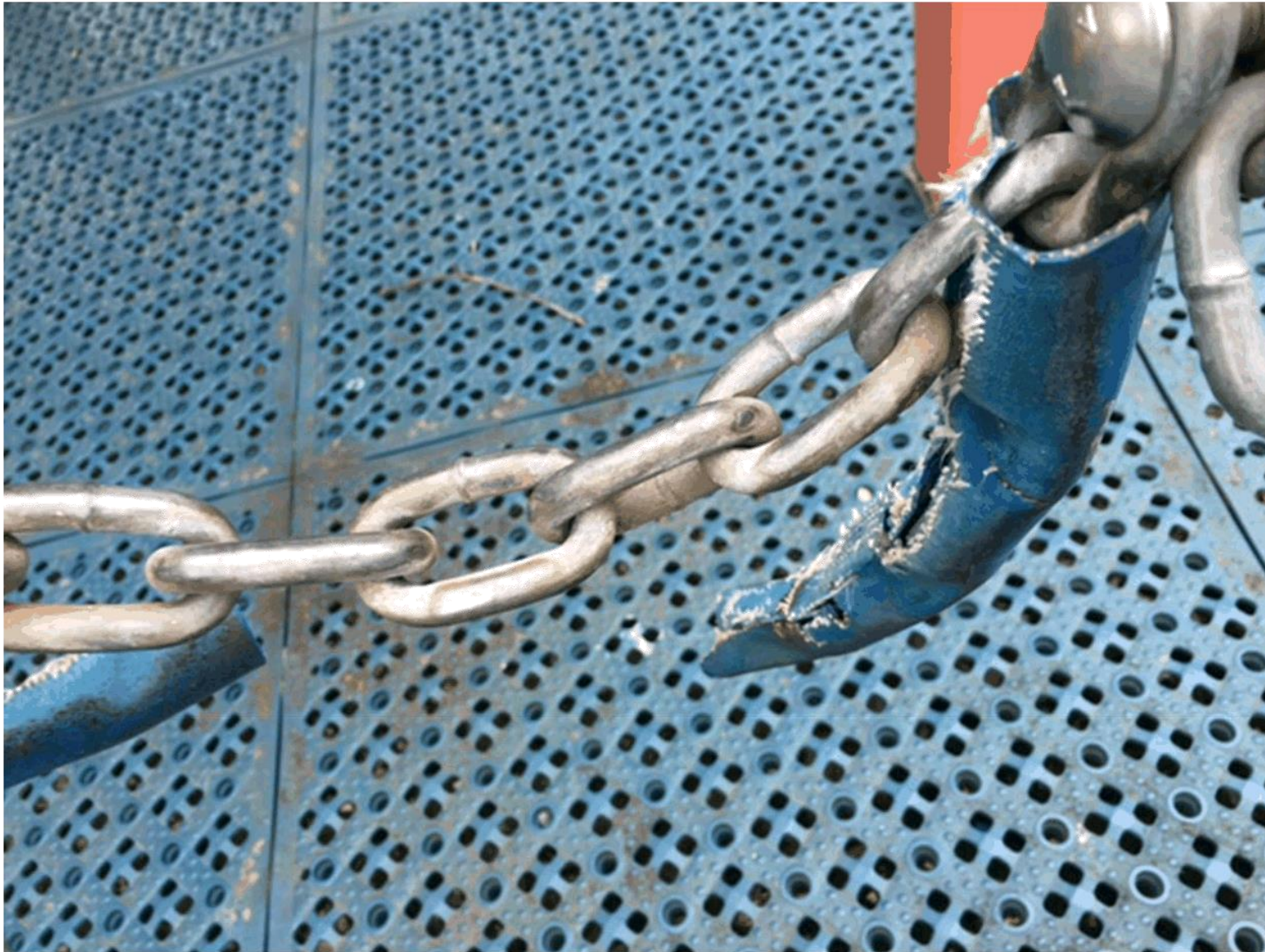
























































## Placeholder for Attachment 4

### 3.1 Oral hearings for Draft Play Spaces Policy

#### Sub 107 | Tanera Gully Restoration Project | Presentation

JCA  
**Johnsonville Community  
Association**

Oral submission to WCC draft Play Spaces Policy Consultation

*Presentation by Graeme Sawyer, President JCA*

*On behalf of the Johnsonville Community*

9 February 2017



The Policy fails to address the growth demands of Wellington.

- **Yes**, Expected citywide rise in population of Children & Youth is modest, **but**
- Current and predicted **increase in child population in northern suburbs is huge**: and
- Some of those northern suburbs **have a less than their ‘fare share’ of existing ‘play’ infrastructure already**
- Major play **infrastructure is therefore NOT located where demand (children) live** – and this policy will perpetuate that imbalance!
- ***This policy thereby fails to address the changing needs of Wellingtons current and future projected growth.***



Where we come from is Different:

### ***Northern suburbs have.....***

#### **Just 20% of WCCs current population,**

- - but a significantly **higher proportion of Children** than other “outer” suburbs
- - **no integrated planning to cope with increased demand on schools** in existing suburbs. More crowded schools. Less school play spaces.

#### **over 65% of Wellingtons planned new housing build,**

- - almost all of proposed “Greenfields” development – much smaller sections than traditional homes.
- - almost all of MDRA intensification – most with effectively no private outdoor playspace.
- - higher share of traditional “infill – due to larger sections.

#### **over 85% of expected growth in childrens population**

- - Per capita population of children in Wellington CBD apartments are less than one eighth that of J/ville!

**This draft play spaces policy it fails to adapt WCC policy to meet the changing needs of the northern suburbs**



# Johnsonville

Wellingtons **biggest Sub-regional Hub**

Wellingtons **highest density “outer suburb”** (by far) – see graph below

Has the **least usable recreational space per capita** of any large Wellington suburb

## Fastest intensifying suburb

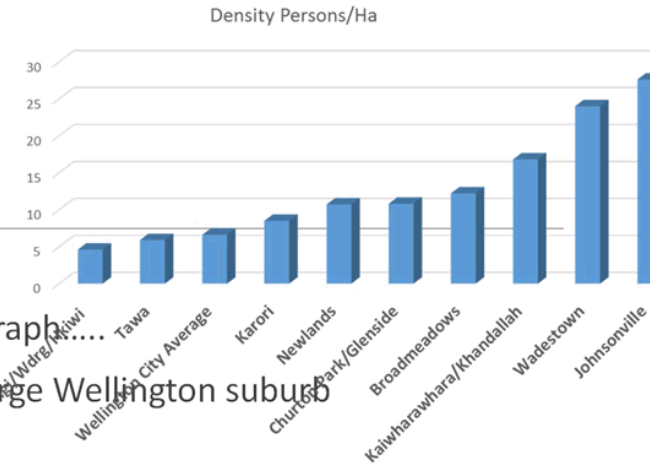
- Currently zoned to accept 75% of Wellingtons MDRA burden

## Fast Growing

- Grew by over 1000 (11.3%) between 2006 and 2013 censuses – to 10,200
- Has grown buy over 1000 since the 2013 census – to **11,269 at present.**

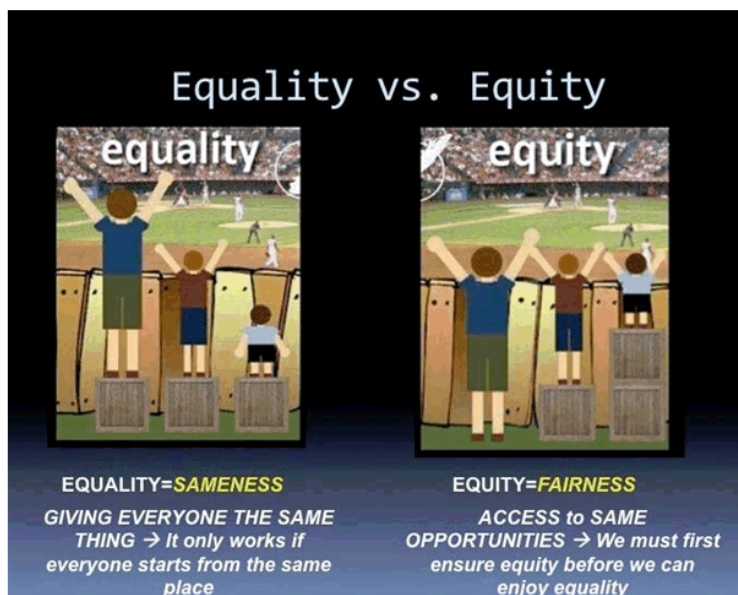
## WCC Mis/planning for growth?

- *WCC population estimate for Johnsonville in 2043 ( pop. 13,558 ) will be reached by 2026 at the current rate of growth.*



## Even spread of play spaces across the city? **NO!**

“Equal spread of play spaces across the city” – It sounds fair, but it really is anything BUT fair:



- Pursuing an “even spread” of play spaces ignores emerging “high-needs” areas where child populations are already growing strongly
- These will mostly be in suburbs with low and decreasing “service levels” of play space, like **MDRA zones**.
- This proposed policy gives unfair advantage to already privileged suburbs who have less kids, more ‘youth facilities’ and enjoy more private back yard space!



## Do the math:

More kids in MDRA zones + Less back yards = need for WCC to provide more and better public play facilities for kids..... near where they live



## 111 Playgrounds within a 10 Minute Walk of 74%? **No!**

**Too simplistic** – many playgrounds are under-used *and should be closed*. While growth neighbourhoods have NO close facilities and *should have more built*.

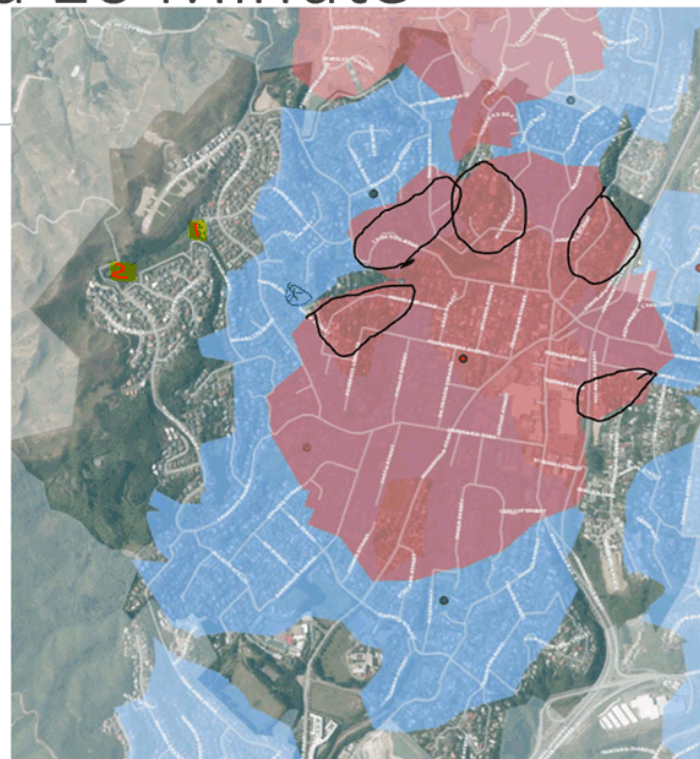
Policy Ignores the need for More and better facilities closes to “higher needs” neighbourhoods. **Where is the qualitative analysis of need??**

LAST TIME this was mooted, two of Johnsonvilles six playgrounds were decommissioned...

....REMOVING access to a playground from 10% of J/ville corresponding WCC investment in remaining playgrounds.

MORE playgrounds are needed – not many, but ALL must be MUST be provided (or removed) using **needs-based** formula - NOT a simplistic ‘walking time’ method.

e.g: **Replacement** of (decommissioned) Tralee Place Playground with new playground at 1 or 2 (see map at right)



Its not “too hard”!

*A Simple Rule for increasing fairness in proposed MDRA zones:*

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*“ALL public playgrounds within 400m of any MDRA zone which could potentially add 400 housing units, should be upgraded AT LEAST to the level of a "Community Playground" within 5 years”.*

- Simple, Affordable “rule of thumb” change to the Policy,
- Requires no “additional” playgrounds – only improvement to existing playgrounds
- Requires WCC to BUDGET (albeit modestly) for new infrastructure to support MDRA re-zoning.



## Lessons from recent loss of playspaces in central Johnsonville.



*IT IS UNACCEPTABLE that ANY of this prime, central suburban greenspace and/or play space, within metres of MDRA zones, can be allowed to be lost to our community WITHOUT REPLACEMENT.*

*Alternate Uses – roading, Library, Pool, and particularly carparking, may have some public benefit BUT...*

*That is nearly 2 acres of land – “market value” about \$7 Million at today’s prices !! – Lost to recreators of Johnsonville without replacement.*

***WHERE amongst WCC policies IS THE PROTECTION of our play spaces and greenspaces in the face of population growth and shrinking WCC budgets?***

## Youth – badly disadvantaged by this plan.

Ongoing “safety” improvements = continuing “dumbing down” of playground opportunities.

WCC playgrounds now have ‘effective’ maximum age of about 8 years – i.e. **NO FACILITIES for older children.**

**Skate facilities** – Johnsonville's pleas of 5 years for a skate park have been ignored.

**Basketball half-court facilities** – planned for removal 3 years ago for Library. NO budget or provision made for replacement on public land. *Unacceptable.*

**Tennis Court facilities** – innovative approach needed to make court facilities publicly available WITHOUT disadvantaging private tennis Club.



## Funding playspace improvements.

**Area-targeted additional “per unit” \$ 1500 Playspace Development Contributions** – Traditional, yet still the best way!

**Close the loopholes!** Fat-cat developers continue avoid paying anything, and existing communities suffer!!



**ASK THE COMMUNITY what they want** – recent consultation on playground upgrades has been substandard. We’re paying for it – let us have MEANINGFUL input into what we get!