

TURNBULL STREET – A ROAD CLOSURE AND WALKING ACCESS IN A LAND SWAP

Thorndon School and the Ministry of Education have approached Wellington City Council with a view to acquiring a much larger (142m²) piece of council-owned legal road at the end of Turnbull Street, in exchange for an smaller (22m²) piece of school land. This would result in part of Turnbull Street being permanently closed and incorporated into school grounds. The intent is to provide a better connection to the school's adjacent playing field – formerly the site of Kimi Ora School – across a new hard-landscaped plaza where the street once was. The legal street would then end in a vehicle-turning head.

Equally importantly, however, Turnbull Street has long provided Thorndon residents with highly-valued, easily walkable, level pedestrian footpath access to the walking route across school grounds.

Throughout an incident-free history of customary usage spanning nearly 50 years, pedestrians have been able to transit the school, from Hobson Crescent to Turnbull Street and thence to Murphy Street, where it finally emerges near the pedestrian crossing directly opposite the supermarket. This walkway passes alongside Thorndon's emergency community water supply tank. There are signs at both ends directing pedestrians and residents, through the walkway, to the community emergency hub, also housed in the school.

MORE INFORMATION

The Council's original land-swap proposal is available here: www.thorndon.org.nz/road-stopping-proposal-19-24-turnbull-st-thorndon

The TRA's response is available here: www.thorndon.org.nz/our-response-to-the-councils-land-swap-and-road-stopping-proposal

Yet, there is no legal right-of-way: only the long-standing, trouble-free, customary use by our community of a pedestrian footpath which has, thus far, existed for the benefit of all – but only through the goodwill of the school and its board of trustees – which could all be ended at will by a future school board. Thorndon Residents' Association is firmly of the view that a permanent land swap now provides both the city and the school with an opportunity – to secure a formal, enduring, and actively managed right of access – which promotes community resilience, pedestrian walkability, road safety, and the school's wider interests in the children's welfare and the safety of its facilities.

On behalf of the Thorndon community, the Residents' Association is proposing that an enduring, flexible easement for pedestrian walking access be a condition of the land swap, bringing multiple and mutual benefits to both the school, and its surrounding community. Your Association's representatives, along with private citizen objectors, have attended a council hearing on November 20th, a further meeting of interested parties hosted by Council on November 27th, followed by an all-party meeting at Thorndon School on February 5th. A road closure can only legally proceed if there are no objections, or it must be referred to the Environment Court.

TRA will shortly be taking residents' proposals to the school's board, where we hope our concerns will be heard on this important community matter. We remain optimistic that an equitable agreement can be reached, that preserves the community's interests and allows the school to proceed with its plans, which would be supported by the Ministry of Education. We will continue to follow the matter closely.

TRA POSITION ON THORNDON PARKING

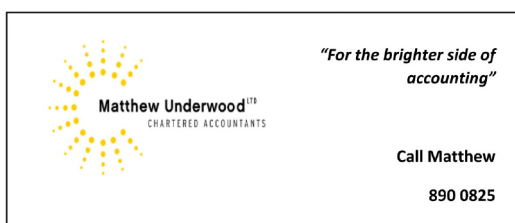
Simple solution proposed for Thorndon's resident-unfriendly parking restrictions.

Unlike outlying Wellington suburbs, car parking spaces in Thorndon are heavily competed for, not only by local residents but also a multitude of other users: commuters, residents' visitors, trades, office workers, shoppers and local business owners. Among the range of traffic complaints received by the TRA, the most frequent complaints relate to the P120 restrictions operating throughout Thorndon. These mean that up until 9:00PM, seven days a week, visitors are unable to leave their car parked outside a resident's home for more than 2 hours without being ticketed, even during the evenings and at weekends, when many streets are relatively empty.

By way of historical background, the original Thorndon parking restrictions were changed around the year 1999, on the basis of trying to avert perceived parking problems and inconvenience to residents during Westpac Stadium events. Contrary however to predictions, it transpired that the majority of Stadium event attendees make alternative arrangements or use public transport and stadium parking problems are relatively minor for residents, in comparison to the issues brought about by the changes.

Although the original parking restrictions were far from perfect, they were generally workable for residents and your Residents' Association has essentially been promoting a return to them, by way of a couple of relatively simple changes to existing parking signs, as below:

- All P120 restrictions be removed with the exception of Tinakori Rd Village end which shall remain unchanged.
- Coupon parking shall be extended to 8am to 6.00 pm Saturday and Sunday.
- The above changes be implemented on a trial basis, which can be achieved by simply blocking current P120 restriction on signs with an overlay.
- School parking restrictions remain unchanged.



The current Thorndon parking restriction sign is shown, below left, and our proposed solution could be very simply trialled on selected streets – by means of an inexpensive blue plastic stick-on overlay to the P120 portion of the sign – below, right.



Throughout 2018 the TRA attempted to discuss these issues and our proposed "overlay sticker trial" with council, but despite helpful assistance by Lambton ward Cr Nicola Young, were largely stonewalled by way of ignored emails and delayed meeting dates by Council Transport Strategy and Operations portfolio leader, Cr Chris Calvi-Freeman. After finally achieving a brief meeting last October, the TRA was promised feedback within a couple of weeks on the feasibility of our proposal from council Traffic Engineers.

After no response from Cr Chris Calvi-Freeman for two months we followed up and received assurance from the councillor that our proposal is "on the list" and he would check "how far it had risen". The TRA can only interpret from these responses that "delay and walk away" is the council tactic on this. This is not acceptable. After many years of council failure to engage with residents' concerns, TRA will be escalating a campaign to publicise the issues and achieve some progress towards a resolution during 2019.

It's worth noting that the inner-city suburbs of Auckland – with far more contested parking pressures – are not subjected by Auckland City Council to the excessive restrictions that Thorndon is by Wellington City Council. Closer to home, even Oriental Parade in Mt Victoria isn't either, despite being one of Wellington's busiest thoroughfares! We do not accept that Thorndon parking controls should be far more restrictive for residents and their visitors, than those in other historic inner-city Wellington suburbs.

PARK ST & TINAKORI RD APARTMENT DEVELOPMENT



92 Tinakori Road viewed from Tinakori Road



Proposed mews style development of 92 Tinakori Road

92 Tinakori Road (the old BP service station land on the corner with Park Street) is being redeveloped residentially. The new owner has resource consent approval to build eleven townhouses and recently took possession of the site. Design work for this project involved the developer researching the history of previous development proposals – which envisioned a sizable mixed-use commercial building – considered less appropriate than housing.

The new design was consented by Council last December on a non-notified basis, with neighbours' approval, as a permitted use of the land under the district plan.

The developer believes his design team has learnt from previous proposals, and produced a high-quality medium-density housing scheme, that will provide houses Wellington needs which are in keeping with the residential character of Thorndon, while giving effect to the District Plan's residential zoning of the site.

The council's urban design consultant worked with the developer to improve the scheme's frontage to Tinakori Road. These attractive new townhouses provide off street garaging at ground level, first floor living spaces – many with external balconies – and bedrooms on the second floor. Care has been taken to provide variation among the designs. With resource consent issued, the site has been fenced and preliminary ground work has begun. Ten of the eleven units available have already been sold.

Membership Form for Thorndon Residents' Association Incorporated Society No. 2174304

Subscription \$15 per member (annual subscription period ends 31 March)

Pay by: Online Banking to ANZ Account 01 0505 0380782 00

Use Surname/Street as Reference/Particulars

Or make cheques payable to: Thorndon Residents' Association at PO Box 12587, Wellington, 6144

Name:

Address:

Email:

I am happy to receive newsletters and notices by email: YES / NO (please circle one)

Phone:

Mobile:


THORNDON
RESIDENTS ASSOCIATION

BECOME A MEMBER AT WWW.THORNDON.ORG.NZ

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12/28 Hobson Street - Thorndon

R.V. \$1,100,000



LOCATION - QUALITY - SERENITY

Acquire your new home in one of the most sought after streets in the top city fringe suburb of Thorndon.

Price: \$1,100,000

Some of this fantastic homes features include:

- ▶ Covered private parking
- ▶ Gas cooking, water and heating
- ▶ A full bathroom, ensuite plus extra guest toilet
- ▶ Top school zoning including Wellington College
- ▶ Good Sized decks with harbour views

The list goes on, so be quick to contact Barry. 021 969 808



4 Hobson Street

Sale price	\$1,200,000
BEO	\$760,000
% over GV	57.9%



4H/42 Molesworth Street

Sale price	\$718,000
BEO	\$570,000
% over GV	26%



74 Tinakori Road

Sale price	\$805,000
BEO	\$485,000
% over GV	66%



12E Hobson Street

Sale price	\$1,060,000
BEO	\$700,000
% over GV	51.4%



37 Newman Terrace

Sale price	\$1,020,000
BEO	\$870,000
% over GV	17.2%



32 Upton Terrace

Sale price	\$1,450,000
BEO	\$1,120,000
% over GV	29.5%



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021 969 808
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