

### QUEENS PARK – RESURRECTION OF THORNDON'S PROMENADING PARK

Queens Park was established in the 1890s by the Wellington City Council as one of three parks on parts of the Town Belt, developed with planting and paths for promenading on the edges of the city (Queens and Central Parks and the Botanical Gardens). These parks were formed with a network of carefully graded and excavated paths and were planted with then fashionable northern hemisphere exotic deciduous and conifer trees and shrubs, consistent with the fashion for urban park areas at the time. There is no doubt that Katherine Mansfield would have walked around Queens Park with her family, friends and neighbours as the park was well used by the local community.

In the 1990s following Council restructuring, Queens Park experienced a drastic reduction in Council input. The Park Depot and Caretakers house in Goldies Brae were removed and maintenance activity progressively reduced so that work was only undertaken on the lawn and planted areas near the Grant Road / Wadestown Road intersection. Apart from removal of fallen trees, there has now been no attention paid to the management of the trees in the park for some decades – planned removal and replacement of trees is an essential activity for parks of this type.

Over the past two years, the Friends of Queens Park have held a series of working bees on the southern part of the park, clearing some of the overgrown areas along Grant Road and around the lawn area north of the Park Street steps. We have made good progress over this time and the park is showing.

Last month, thanks to generous donations from a number of the Friends and local residents, we were able to carry out some planting on part of the area that we have cleared.



The Council's Town Belt Management Plan has a policy for Queens Park which requires the Council to "retain and enhance the deciduous woodland below Wadestown Road" – the area occupied by Queens Park. In accordance with this, our recent planting has been of exotic shrubs and ground cover plants. These have been planted along the lower edge of the lawn area to the north of the Park Street steps.

The Council has employed a Landscape Architect to produce a development plan for the Park and we look forward to seeing this and, providing input to it.

We will be continuing our monthly working bees, and look forward to the ongoing revival of the park as an amenity area for Thorndon, Wadestown and the wider City community.

Working Bees scheduled for the remainder of 2020:

- 15 August – Saturday
- 13 September – Sunday
- 10 October – Saturday
- 8 November – Sunday
- 5 December – Saturday

We meet at 10 am, near the top of the Park Street steps and aim to work for around two hours including morning tea.

If you would like to get involved, please contact Peter Steel at [peter@steelfamily.nz](mailto:peter@steelfamily.nz) or phone 021 244 1850.

## TURNBULL STREET LAND SWAP - THORNDON SCHOOL AND WELLINGTON CITY COUNCIL

During 2018 WCC entered into a land swap agreement with the Ministry of Education. It involved retiring a piece of Turnbull St to help improve the link between Thorndon School on one side and the Ata Kimi Ora field on the other. The field was opened seven years ago.

Residents highlighted the need to also maintain walking access between Hobson Street and Murphy Street, along Turnbull St. The formed lane between Turnbull St and Hobson Cres has been very well used for nearly 50 years. The popularity of this walkway jumped when the New World Supermarket opened in the 1990's, along with the controlled pedestrian crossing in Murphy St. Contemporary emphasis on 'walkability' in Wellington also highlights the significance of such walkways.

The Association worked with residents and the school to negotiate an agreement for the establishment of an easement and a memorandum of understanding that clarifies and maintains access for residents past the school.

During the past year the negotiations have forged a new relationship between the school and its local community. This is considered an especially important partnership because the school is also Thorndon's Community Emergency Hub. In 2015 the Community emergency water tank was also installed beside the walkway.

Both the Association and Thorndon School are looking forward to Wellington City Council and the Ministry of Education formalising walking access between Hobson Crescent and Turnbull St.

After a lengthy period of negotiation the Ministry of Education agreed to an easement on the Thorndon School site allowing walking access between Hobson Crescent and Turnbull St outside school hours. Residents also reached an agreement with the Trustees of Thorndon School enabling access during school hours on a defined path. The school reserves the right to close pedestrian access in emergencies. As a consequence of these agreements the objectors to the land swap withdrew their objections allowing that to go ahead. The school can now look forward to landscaping and paving of the former road between the school and the playing field. The Thorndon Residents Association appreciates the co-operation of all those who participated in the negotiations and assisted us to reach these agreements.



Approximate route of the walking access path.

### WCC FIXIT APP

A smartphone app, FIXIT, gives Thorndon and residents of wider Wellington a great way of letting Wellington City Council (WCC) know about any problems they see which need fixing.

The app is free and allows you to take a photo, tag the location on Google maps and leave a description of the problem. WCC log the report, staff are notified and you receive a follow-up email. We encourage all residents to download the app.

### MEMBERSHIP AND SUBSCRIPTIONS

If you have enjoyed reading this newsletter please consider joining your Residents' Association. The subscription is \$15 for an individual or \$30 for a household. Our financial year begins on 1 April so we are well into this year's programme after a quiet start during lockdown.

We held our AGM over Zoom this year, but we will be convening a face-to-face community meeting this Spring to rehearse emergency preparedness, discuss planning for growth in Wellington, and gather your views across all portfolios of interest in our community.

Watch the next edition of this newsletter for further updates.

Don't forget to check the TRA website [www.thorndon.org.nz](http://www.thorndon.org.nz) for more of the latest news about what's happening around Thorndon.

TRA acknowledges the generous support of Wellington City Council and Tommy's Real Estate.

## PARKING

There are two priority parking issues for the Thorndon community that TRA have been trying unsuccessfully for many years to get the council to resolve, which they have effectively been stonewalling. These are issues with firstly street zoning for Resident parking, and secondly the problems related to the coupon parking and P120 restrictions in the suburb.

### 1 . Resident parking Zones

There are three residents' parking zones within Thorndon: Clifton, Thorndon and Kelburn. The Central parking zone also impinges on Thorndon but offers no residents' parking. One of the worst anomalies with multiple parking zones in Thorndon is that where the zone boundaries meet, residents are restricted in their ability to park because neighbouring streets can be in a different zone.

The logical and desirable solution favoured by residents is to rationalise these artificial zone designations into a single Thorndon Residents' Parking Zone consistent with the suburbs boundaries, for parking purposes.

Mt Victoria enjoys a single parking zone - why would Thorndon be treated differently? The documented harvest of parking revenue is not a sufficient reason to persist with this imposition.

### 2. Coupon and P120 Parking Zones

This issue relates to who should be allowed to park where and when around Thorndon; aside from resident parks there are also designated coupon parks, School parking restrictions, P30 and P120 parking all with different stipulations. These affect residents outside of working hours and at weekends when the majority of Thorndon Streets are under relatively light parking pressure. This is also when residents' guests may seek parking while visiting.

We want parking restrictions reverted to the rational regime in place prior to the Stadium's construction, so that Coupon and P120 restrictions only apply during weekday business hours which aligns with actual parking pressures. Excessive restrictions which effectively prevent visitors from parking for more than two hours are unwelcome and unnecessary in most residential areas during times of low parking demand.

#### 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:



BECOME A MEMBER AT [WWW.THORNDON.ORG.NZ](http://WWW.THORNDON.ORG.NZ)

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Contact [thorndoneditor@gmail.com](mailto:thorndoneditor@gmail.com) with comments, suggestions or advertising.

## Real Estate Remains Robust

Thank you for your positive feedback and support for myself and Tommy's Real Estate. I have enjoyed the opportunity to be of service to those who have made contact. Please note I am more than happy to provide free market appraisals with absolutely no obligations. If you are interested, please give me a call! Kind regards, Barry O'Brien



**SOLD**  
**344 A and B Tinakori Road,**  
Sale Price **\$1,208,000**  
GV **\$830,000**  
% over GV **45.5%**  
Sale Date **28 July 2020**



**SOLD**  
**316/107 Thorndon Quay,**  
Sale Price **\$515,000**  
GV **\$495,000**  
% over GV **4.0%**  
Sale Date **16 July 2020**



**SOLD**  
**10/1 Hobson Street,**  
Sale Price **\$818,000**  
GV **\$650,000**  
% over GV **25.8%**  
Sale Date **3 July 2020**



**SOLD**  
**4/28 Hobson Street,**  
Sale Price **\$946,500**  
GV **\$850,000**  
% over GV **11.4%**  
Sale Date **21 May 2020**



**SOLD**  
**10 Harriett Street,**  
Sale Price **\$1,620,000**  
GV **\$1,420,000**  
% over GV **14.1%**  
Sale Date **14 May 2020**



**SOLD**  
**15/2 Newman Terrace,**  
Sale Price **\$430,000**  
GV **-**  
% over GV **-**  
Sale Date **15 May 2020**



**SOLD**  
**29 Grant Road,**  
Sale Price **\$1,431,000**  
GV **\$1,350,000**  
% over GV **6.0%**  
Sale Date **4 May 2020**



**SOLD**  
**411/107 Thorndon Quay,**  
Sale Price **\$610,000**  
GV **\$563,000**  
% over GV **8.3%**  
Sale Date **25 March 2020**

"Is now a good time to sell?" This must be one of the most commonly asked questions in real estate, a question that runs through the minds of every homeowner when considering the sale of their family home. Tommy's are firm of the belief that right now is a good time to sell for a number of reasons.

Firstly, the winter months are with us and this is historically a time when there is less property being offered for sale therefore there is less competition in the market place. We are also operating in an environment where demand exceeds supply and with planeloads of Kiwis returning home, this scenario seems unlikely to change. The latest report from the Real Estate Institute of NZ (REINZ) states that nationwide, house prices have continued to surpass predictions for how they would perform post-COVID 19. Tommy's sales data from the last 2 months support this REINZ

statement and we have experienced good sales numbers at a level as good and in some instances better than the pre-COVID 19 lockdowns.

Homebuyers are realizing that the anticipated reduction in property prices may not occur or at best is unlikely to be significant and are chasing the market in search of affordable buying opportunities.

Other factors may affect the market in coming months such as the forthcoming elections, the termination of wage subsidies and the end of the freeze or deferment of mortgage payments but the issue of supply and demand will still be with us and supports Tommy's belief that now is a good time to sell.

## Everyone wants to live in Thorndon

Very proud to support Thorndon



Contact Barry O'Brien

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