



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
**Upper Hutt City Council**

## Policy Committee | Te Kōmiti Kaupapa Here

### Agenda

4.30 pm, Wednesday 2 April 2025

Council Chambers, Level 2, Civic Building, 838 - 842 Fergusson Drive, Upper Hutt

Chair: Councillor H Newell

Deputy Chair: Councillor J B Griffiths

Members: His Worship the Mayor W N Guppy

Deputy Mayor H Swales

Councillor D M Bentley

Councillor M G Carey

Councillor C B G Carson

Councillor A W Hammond

Councillor E Holderness

Councillor T M Ultra

Councillor D Wheeler

### Have your say

Members of the public can speak to any issue, idea or matter that falls within the meeting's [terms of reference](#). If you do wish to speak, it is preferable to let us know by midday of the day before the meeting. This can be done by either emailing [askus@uhcc.govt.nz](mailto:askus@uhcc.govt.nz) or by phoning 04 527 2169. All Council and principal standing committee meetings are livestreamed through our YouTube channel.

The agenda and associated reports are available for inspection within two working days before a meeting at the following offices during business hours:

- Civic Building, 838 - 842 Fergusson Drive, Upper Hutt
- Upper Hutt Central Library, 844 Fergusson Drive, Upper Hutt
- Pinehaven Library, Corner Jocelyn Crescent and Pinehaven Road, Upper Hutt

## Policy Committee | Te Kōmiti Kaupapa Here

### Terms of Reference | Ngā Tohutoro

These Terms of Reference set out the principle areas for which Council maintains overall responsibility. They also set out the delegations of Council functions, duties and powers to Council committees, panels and groups. The delegations in these Terms of Reference are expressed in general terms. They are to be read together with the following propositions.

These Terms of Reference:

- Set out to assist elected members in undertaking their governance role,
- Do not delegate any function, duty or power which a statute (for example, clause 32 of Schedule 7 of the Local Government Act 2002) prohibits from being delegated,
- Are subject to Council's authority to elect to exercise any of the powers delegated in these Terms of Reference, and,
- Do not affect any delegation which the Council has already made or subsequently makes to a Council officer or other member of staff.

<b>Membership:</b>	Mayor and all Councillors Councillor Heather Newell (Chair), Councillor Blair Griffiths (Deputy Chair), Mayor Wayne Guppy, Deputy Mayor Hellen Swales, Councillor Dylan Bentley, Councillor Matt Carey, Councillor Chris Carson, Councillor Bill Hammond, Councillor Emma Holderness, Councillor Tracey Ultra and Councillor Dave Wheeler.
<b>Meeting cycle:</b>	The Policy Committee meets on a six-weekly basis
<b>Quorum:</b>	Six members
<b>Delegated authority:</b>	To make recommendations to Council.
<b>Purpose:</b>	To assist Council to monitor the development of strategies, policies, and bylaws that meet the current and future needs of communities.
<b>Function</b>	<p>To review and make recommendations to Council on:</p> <ul style="list-style-type: none"> <li>• Strategies, plans, and policies; in relation to economic development, finance, the environment, social and recreation matters, strategic property investment, wellbeing, urban development, transport, governance, cross-strategy matters, and all other policies required by legislation</li> <li>• Bylaws</li> <li>• To consider central government legislation or matters raised by different central agencies and make</li> <li>• submissions on Council's behalf when it deems it appropriate</li> <li>• Naming new roads and alterations to street names</li> <li>• The acquisition and disposal of the Council's assets</li> <li>• Leases, licenses, and concessions in respect of land held or managed under the Reserves Act 1977 and council-owned open space land when a hearing is required</li> <li>• Reserve declarations, revocation, classification, and naming</li> <li>• The transfer to another party of land for public work under section 50 and to exercise Council's</li> <li>• powers of compulsory acquisition under section 2 of the Public Works Act 1981</li> <li>• Such other matters referred to it by Council</li> <li>• For avoidance of doubt, matters related to the development of an Annual Plan and the Long Term Plan will be considered by Council</li> </ul>

## Policy Committee | Te Kōmiti Kaupapa Here

Wednesday 2 April 2025

### Public Business

### Page

<b>1.</b>	<b>Apologies</b>	
<b>2.</b>	<b>Declarations of Interest</b>	
<p>Elected members must declare any interests with items on the agenda that may arise between their roles as members and any private or other external interests they may have. If this should happen, members should stand aside from decision-making related to any such interests. The current register of interests is on the Council website:</p> <p><a href="https://www.upperhuttcity.com/files/assets/public/yourcouncil/meetings/register-of-interest/register-of-interest-elected-members-publicly-listed.pdf">https://www.upperhuttcity.com/files/assets/public/yourcouncil/meetings/register-of-interest/register-of-interest-elected-members-publicly-listed.pdf</a>.</p>		
<b>3.</b>	<b>Public Forum</b>	
<p>Public forums are a defined period of time, which, at the discretion of a meeting is put aside for the purpose of public input. In the case of a committee or subcommittee, any issue, idea or matter raised in a public forum must fall within the terms of reference of that body. There is more information about attending and speaking at Council and Committee meetings on our website <a href="https://www.upperhuttcity.com/your-Council/Council-Meetings/Attending-and-speaking-at-Council-and-committee-meetings">upperhuttcity.com/your-Council/Council-Meetings/Attending-and-speaking-at-Council-and-committee-meetings</a>.</p>		
<b>4.</b>	<b>Consultation report – Proposed use of the land adjacent to Maidstone Park for Upper Hutt Bowling Club</b>	<b>4</b>
<p>Report from the Chief Advisor dated 26 March 2025.</p>		
<b>5.</b>	<b>Private Road Naming</b>	<b>44</b>
<p>Report from the Group Manager of Operations dated 13 March 2025.</p>		
<b>6.</b>	<b>Group Manager: Engagement, Strategy and Planning</b>	<b>50</b>
<p>Report from the Group Manager of Engagement, Strategy and Planning Services dated 26 March 2025.</p>		

Geoff Swainson

**Chief Executive | Te Tumu Whakarae**



**Policy Committee | Te Kōmiti Kaupapa Here**  
**2 April 2025**

## **Consultation report – Proposed use of the land adjacent to Maidstone Park for Upper Hutt Bowling Club**

### **Purpose of report | Te pūtake**

1. To provide a summary to Council on the submissions received from the consultation carried out in relation to the proposal to lease the land at 1-21 Maidstone Terrace and 23 Railway Ave (Lots 8-19 DP 54230) to the Upper Hutt Bowling Club Incorporated.

### **Recommendation | He tūtohunga**

2. The Committee recommends that Council:
  - a. receives and notes the report titled Consultation report – Proposed use of the land adjacent to Maidstone Park for Upper Hutt Bowling Club,
  - b. notes the submissions received during consultation and thanks submitters for their feedback, and
  - c. notes that verbal submissions will be heard at the 2 April 2025 Policy Committee meeting.

### **Discussion | Te matapaki**

3. On [11 December 2024 Council](#) resolved to consult under section 138 of the Local Government Act 2002 on a proposal to lease 1-21 Maidstone Terrace and 23 Railway Avenue (Lots 8-19 DP 54230) (the Land) to the Upper Hutt Bowling Club Incorporated (the Club).
4. Following consultation, it was expected that a further report would be presented to Council to consider any submissions received on the proposal and to determine whether Council shall proceed with negotiations to lease the land to the club as proposed.
5. Consultation took place from 26 January 2025 to 24 February 2025 using Council's [Let's Kōrero](#) engagement portal. The consultation was published on the Council's Facebook page and website.
6. A total of 39 submissions were received through Let's Kōrero. The submissions received through Let's Kōrero are attached as [Attachment 1](#). A further two submissions were received in hard copy and are attached as [Attachment 2](#). One submitter (number 30) requested that an additional document be attached to their submission; the document has been inserted into [Attachment 1](#).
7. Submitters were asked to provide information in two sections:
  - A. Do you support this proposal?

B. We'd like to hear your views on this proposal. You are invited under Section 138 of the Local Government Act 2022 to lodge a written submission below.

8. The responses received are summarised as follows:

A. 41 responses were received to question one. 21 submitters supported the proposal (51.2%). 20 submitters did not support the proposal (48.8%). These figures differ slightly from the information shown on [page 2 of Attachment 1](#), as the graph does not account for the two submissions received in hard copy.

B. 38 responses were received to the second question – 36 via Let's Kōrero and two in the hard copy submissions.

9. Three submitters (numbers 27, 30 and 38) requested to be heard in person.

10. The themes in the submissions have been summarised in the table below.

Submission Issue	Description
<b>Submissions in support of proposal</b>	
Good use of unused land	<p>A great initiative to have another sport in the Maidstone Park area, and great use of unused land.</p> <p>Bowls is a sport that caters to a wide section of the Upper Hutt community.</p>
	<p>The proposed facility will bring competitive and social bowlers to Upper Hutt, and there may be potential to run international bowls events.</p>
	<p>The facility (particularly a covered area) could also be used for a range of purposes by community groups.</p>
Resolve issues facing Upper Hutt Bowling Club	<p>The proposal will ensure continuity of the Club (a long-established club), and resolve current issues that the Club is facing in relation to any surplus funds generated in winding up the Club (if that were to occur) being transferred to Bowls New Zealand.</p>
No impact on ratepayers	<p>As the Club will be paying for buildings and greens there will be no impact on council rates.</p>
Use of Exchange Street	<p>Income generated for additional housing on the current Exchange Street site will help overall rates.</p>

Submissions not in support of proposal	
Impact on ratepayers	<p>Assurance needs to be given to ratepayers that there will be no Council funding for this project now and into the future.</p> <p>Overflow parking could be a problem and potentially impact adjoining properties.</p>
How the land should be used	<p>The land should be developed to benefit all members of the wider community (such as a community garden with teaching and cooking facilities, bbq areas, eco village, multi sports area, recycling station, or motorhome park).</p> <p>The proposal will not maximize the recreational potential of the land (only members of the Club will benefit). In particular, the land will be fenced off from the public.</p> <p>The land should be sold at market rates and used for residential housing (using already available infrastructure). This is important due to the decision not to proceed with the housing development in Trentham. It would also resolve the issue of expanding housing into green field areas of the city.</p> <p>The land should be used for transient accommodation (such as motorhomes), tiny homes, or affordable community housing. This use of the land would provide income for Council and help solve the housing crisis.</p>
Exchange Street impacts	Developing the Club's current buildings on Exchange Street into high density housing (such as for a 42- 48-unit housing complex) would have a significant impact on current residents and businesses in the area.
Financial considerations	<p>The proposal is not financially prudent. Other uses of land would provide a better return on investment (including reduced rates). Land should be used to reduce the debt burden on Council and ratepayers.</p> <p>The proposed lease is too low. It would not provide much income for Council. A commercial lease would be more appropriate, unless one of the greens was open to the public on a pay-to-play basis.</p> <p>Given changes in society, the lease is too long. A lease term of 15 or 16 years (with the ability to extend) is more appropriate and would ensure that the Club's operations align with community interests and the financial realities of the Club.</p>
Sustainability and viability of bowling clubs	<p>The region doesn't need another facility, as Silverstream Bowls Club has very good facilities, and Naenae also a state-of-the-art Bowls Centre. Those clubs would welcome new members.</p> <p>The Club's current financial viability and sustainability are in question. The Club's president has admitted that bowling numbers are in decline, and eventually there will only be numbers for one club. This may worsen if bar takings are reduced.</p> <p>Many club-owned buildings on Council land are currently falling into disrepair, and when abandoned, Council is incurring costs to rectify or remove those buildings.</p>

Other comments	
Suggestions in proposal is approved	Greener and grass should be integrated in the design, and solar power should be considered in line with the Council's policy on climate change.
	Council must ensure that the covered greens built are capable of hosting international bowling events.
	Allow collaboration between Te Kupenga o Rongomai and the Bowling Club.
Conflict of interest	There may be conflicts of interest in the decision-making with Mayor Wayne Guppy being the Club Patron, and Chris Carson being an executive member of the Club.
Issues with consultation	The consultation document was narrow, with only one option being consulted on. The terms of the lease (including the rights to renew) are not clear.

11. Given the relatively large number of submissions received, the range of views expressed and the number of submitters who have requested to speak to their submissions, officers have prepared this report to provide Council with the submissions received. Submitters' oral submissions will be made at the Policy Committee meeting on 2 April 2025.
12. Once submitters have been heard, a further report will follow to provide an analysis of the submissions, the options available and recommendations to Council for decision-making.

## Included attachments | Ngā āpitihanga

13. Attachment 1: Survey Response Report (Let's Kōrero submissions)	page 8
14. Attachment 2: Hard copy submissions	page 41

Date of report: 26 March 2025

Report writer:

Brett Latimer

**Open Spaces and Facilities Manager**

Reviewed by:

Liezcel Jahnke

**Chief Advisor**

Approved by:

Geoff Swainson

**Chief Executive | Te Tumu Whakarae**

# Maidstone Park long-term land lease

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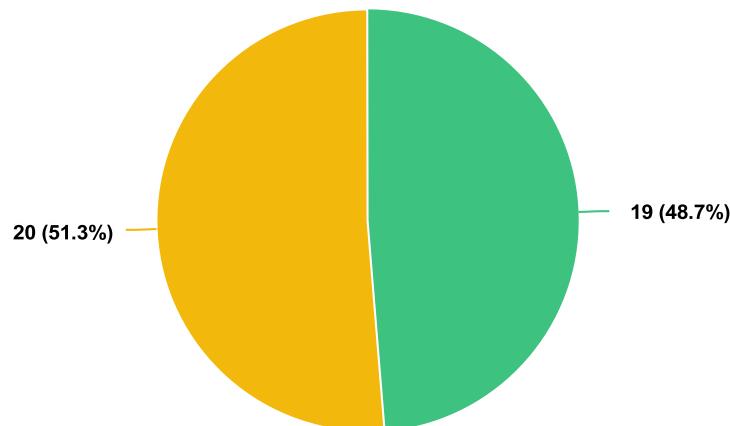
## **SURVEY RESPONSE REPORT**

**26 January 2025 - 24 February 2025**

**PROJECT NAME:**

**Consultation on lease of Maidstone Park land**



**Q1 | Do you support this proposal?****Question options**

● Yes      ● No

*Optional question (39 response(s), 0 skipped)*

Question type: Radio Button Question

**Q2 We'd like to hear your views on this proposal. You are invited under Section 138 of the Local Government Act 2022 to lodge a written submission below.**

1/27/2025 09:05 AM

TEST TEST Test

1.

1/27/2025 05:13 PM

It is a great initiative to have another sport in the Maidstone park area. The bowling club is currently in a residential area. To move it to a recreation area make total sense. It is a sport that doesn't compete with the other sports in the area. Those will add to the area in my view. Lawn bowls is a popular sport that caters to ages 12-92 so a wide section of our Upper Hutt community will get to enjoy the facilities. The fact that the Bowling Club will be paying for the buildings and greens means thus will not impact on council rates.

2.

1/27/2025 06:17 PM

Would be a great facility for our region. Bowls is one of the last great coming together activities in our communities that can be played and enjoyed from children through to the elders of our society. It is a low impact social sport that is also great for the brain. The more the better I say :)

3.

1/27/2025 09:25 PM

Great use of land for a long established club

4.

1/28/2025 08:06 PM

I am very supportive of this proposal for 3 key reasons: 1) A modern bowling facility is a significant community asset and what is proposed will bring competitive and social bowlers to Upper Hutt and provide a real hub to grow the sport. 2) As seen with similar facilities in the Wellington region and nationally, a facility with uncovered and covered greens becomes a community hub which can be used for many purposes and groups. 3) A covered green is critical infrastructure within the bowling community. By having a covered green in Upper Hutt, this may open the door to national and international events which would be a financial boost to the immediate area. I am a member of the bowling community and see this as a significant investment in our sport and community.

5.

1/29/2025 12:43 PM

Great use of unused land. Bowls is a very popular sport and this will help immensely. Good on the bowls club for pushing ahead with this and well done Council for helping.

## Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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6.

1/31/2025 10:54 AM

Good Morning My submission in support of this proposal is based on the long term benefits it will provide to the city. Over its 112 years of existence the Upper Hutt Bowling Club has accrued significant assets primarily in the ownership of its land and facilities in Exchange St. As the existing club rooms have been assessed as not meeting the earthquake standard they will eventually need to be demolished. When this happens the club will not have the resources to carry out the redevelopment and will, in all probability, go into recess and be wound up. Under The Bowling Club's Constitution all surplus funds generated in the winding up process must be transferred to Bowls New Zealand and will therefore be totally lost to Upper Hutt. If the proposal proceeds the existing land in Exchange St will be sold and the funds realised will be used to construct the facilities detailed in this proposal on land owned by the council. Once constructed, at no cost to the council, and regardless of the future of the Bowling Club, these facilities will always be available to provide a significant asset to the citizens of the city. They cannot be transferred to Bowls New Zealand. In summary if the proposal proceeds the following benefits will accrue to the city: 1) A modern facility providing indoor and outdoor amenities at no cost to the city on council owned property. A similar facility in Lower Hutt regularly hosts international bowls event 2) increased rates revenue from the residential property released for development in Exchange St. As currently surveyed this is Nos 33 through 37. Current rate revenue is conservatively estimated at over \$100,000 per annum. 3) Increased land lease revenue from the new development. Regards Tim McMahon 027 4577 015

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7.

2/01/2025 03:34 PM

My concerns are focused on the following: the length of the lease, the uncertainty of ratepayer contributions, and the potential conflict with neighbouring businesses/vendors. The provided document states that the standard lease is for five years, but this has been extended to thirty-three years for the Club. While I acknowledge the thought the Council has put into the agreement, I believe this duration is excessive. Thirty-three years is nearly as long as I've been alive, and the world has changed dramatically in that time. To mitigate risk, I propose a shorter lease term of fifteen or sixteen years, with provisions for extensions subject to further discussion and agreement. The Club itself has acknowledged that its financial viability hinges on increasing membership, yet it admits that its current paying membership is small. This reliance on membership growth is concerning, especially during a time of rising living costs. A shorter lease term would allow for regular reviews to ensure the Club's operations align with community interests and financial realities. Next, I seek greater assurance that ratepayers will not be required to contribute to this investment. The note that ratepayers are not needed for funding "at this time" offers little comfort. Rates have already increased this year and will continue to rise annually. While I

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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understand that Upper Hutt rates are the lowest in the region, I am uncomfortable with the possibility of my rates being used to support a project that benefits only a specific group of citizens. If the Club's membership growth projections are not met, the Council may face pressure to cover shortfalls, potentially leading to increased rates or reduced services elsewhere. I recommend including a clause in the agreement that explicitly prohibits the use of ratepayer funds for this project, ensuring financial accountability. Finally, while this is not my primary concern, I must raise the issue of potential impacts on neighbouring businesses. It is acknowledged that there is no off-site parking, and events will likely result in parking overflow onto surrounding streets. However, there is no mention of how this will affect nearby businesses or their operations. Parking overflow and event-related disruptions could harm neighbouring businesses, reducing their customer access and revenue. If larger events are planned, what measures will be taken to minimise disruption to these businesses? The Council should work with the Club and local businesses to develop a parking management plan, including clear signage, time limits, and event-day parking restrictions. Nga Mihi, Ariadne

**8.**

2/02/2025 10:16 AM

In line with delivery of sporting facilities in this zone. Frees up space for residential use close to the CBD at existing bowling club location.

**9.**

2/04/2025 12:33 PM

I support this proposal as it 1. Does not prove a cost to the ratepayer. 2. It cleans up this area nicely as long as there is some greenery such as grass and or trees integrated into the design, also solar power should be considered helping with councils' policy on climate change and lowering expense for the club. Only downside I see is that parking may be used by others using Maidstone Park itself, I have seen people park at mitre10 and use the park, so ample parking must be provided especially if a tournament or club challenge is on. Else I am fully supportive of this project. DJ McNicholas

**10.**

2/04/2025 02:37 PM

I think this is a fantastic proposal for Upper Hutt. As we know we have an aging population. This will provide a great facility not only for the current Bowling fraternity but for others looking to be part of the community. It would provide a great facility for private events

**11.**

2/04/2025 04:47 PM

I support the construction of the bowling club if the UHCC insures the greens built are capable of hosting international bowling events such as the recent Trans Tasman event hosted by Naenae Bowling Club. This would bring visitors and economic benefits to Upper Hutt. With both covered bowls venues in the Hutt Valley it may become a

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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preferred area to host national and international bowling events in the future.

**12.**

2/04/2025 05:45 PM

The development of the Upper Hutt bowling club is the best use of a previously unused piece of land. With new greens and clubrooms, the club is expected to expand significantly. Additionally, the increased rates from the new homes built on the former bowling club site will help reduce overall rates for the community.

**13.**

2/09/2025 08:57 AM

As a bowler and a member of the Upper Hutt Bowling Club I fully support this initiative.

**14.**

2/10/2025 12:31 PM

It will be so good for upper hutt iam a bowler my self good area for a bowling club

**15.**

2/10/2025 01:06 PM

Bowling isn't really maximizing the recreational benefits, except for a tiny minority of UH residents. The potential rent doesn't come close to mitigating the ridiculous cost to ratepayers, for a CLUB, where you have to be a member. If they want a new clubroom, they should fundraise, increase membership numbers or increase membership costs, to raise at least half of the proposed construction costs. The land would be better utilized as a massive community fruit vegetable & herb garden, with a kitchen for teaching preserving & a room for teaching gardening or having meetings and swap/sales. At least the whole community could benefit from it!

**16.**

2/10/2025 01:20 PM

Rate payer owned land should be either developed for use of all members of the public or sold to the Bowling Club at market rates if surplus to requirements.

**17.**

2/10/2025 02:34 PM

Firstly this excellent piece of land up until 2023 was designated Residential i believe and changed to community by the Council then. This is an ideal spot for high rise new homes whether private or Government housing and satisfies transport being within 500 meters of both the station and bus . This would also create an excellent Rates income for the UHCC rather than a subsidised community lease for 33 years. The other issue is what is this lease and how often is it upgrade over the 33 years. This land should be rezoned back and the present Goverment would greatly approve. The Upper Hutt Bowls Club has been in existence since 1912 and is only seeking new grounds and premises because of the crippling cost to replace its present Earthquake stickered building. a dwindling income and the

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

high maintenance of its grass green , the other artificial green is good. It therefore needs to sell its land to a Developer or Retirement Home group at a high price to be able to pay the the reported estimated cost of \$4.9 million. It must be remembered that this organization sold the included Tennis Courts adjoining King Street over 10 years ago and Had UHCC approval to enclose the present 2nd Green plus with Lighting to allow long hours of bowling. At that time a number of elderly and other Residents objected to the Environment Court who agreed with the Complaints and instructed the UHCC that the Approval was overturned leaving the Tennis Club without a home for many years. Those objections are still valid today 10 lovely Townhouses were later erected on the Tennis Court site in King Street. An earlier investigation and valuation for the Bowling Club around 4 years ago indicated that 42-48 units could be built on the present site. This would be a disaster for Exchange Street and the backing on King Street resident's who would lose their privacy, have a noise problem, a huge parking problem in the Street and around 2 years of noise, dust and tradie vehicles in Exchange Street. The effect on the present Funeral Parlour parking would be a real nuisance for them. The local Health Centre has a months waiting list to see a Doctor and there will be no infrastructure gains envisaged. The UHBowls club is a private organization and as such should not be subsidized by the UHCC as members of the Public will not be able to use the facilities like the Tennis Courts. They will have to be members or guests . If one of the Greens was open only to the public on a pay to play basis this would satisfy a Community lease otherwise the UHCC should charge a Commercial rent. There is also the question of Conflict of interest here as both the Mayor Wayne Guppy is the Bowls Clubs Patron and Chris Carson is an executive member of the Bowls Club.. Whilst both are likeable hard working Councilors who have done a good job for Upper Hutt they should withdraw from voting in this issue. The rates have risen to an alarming rate and we should not be subsidising a private Bowls Club which would only be open to a very very small amount of local residents. Silverstream Bowls Club which is readily reached in Upper Hutt and has very good facilities has been seeking new members and would welcome more members from Upper Hutt. If this project goes ahead Silverstream Bowls Club could well face closure in the long term. Bowls nationwide is declining and one local club has closed already. There is already a state of the Art bowls centre in Naenae. We do not need another that Ratepayers will be subsidising, Thank you

**18.**

2/10/2025 03:58 PM

I don't agree with a 33 year lease, or the amount being charged for the proposed lease. It's nice to have a bowling green, but the council needs income which would be gained by building houses on this site, via rates. Why does the bowling club need to move?? If they need to move, why not other sites like by the bmx track, off McLeod street.

## Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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Propose site is very central and great for housing.

19.

2/10/2025 07:03 PM

Moving the bowling club and leasing it for 33 years at \$169,000 club wouldn't bring \$\$\$ into Upper Hutt. If you were to build housing in the area the bowling club wants to lease, you would get 140 houses and the rates would bring in heaps of \$\$ to the Hutt, I would bring people, right near the station, the bowling club doesn't need to grow that big, it's not that busy now, why would it need to grow? We should be looking to build more housing we are lacking housing in NZ and more houses brings in more rates \$, instead of building something to at we don't have \$ to spend cos our rates are increasing If council needs \$ as they say they are in debt, why would you not sell the land and keep rates down. Why would you lease a property for \$169k for 33 years, and not make much \$ for the council

20.

2/11/2025 05:32 PM

Good use of public land in that area. No neighbours to object make it a quality usable area

21.

2/15/2025 09:23 PM

Firstly, question 1 is stupid in my opinion. Like many things it is neither a yes or no answer...But with what is presented and a yes or no is required...it is a NO. based on what is required to be answered in question 1. As a proposed lease of 33 years for a club that even the president of the club has strongly indicated may not be viable as there are not enough members to sustain two clubs...e.g. Upper Hutt and Silverstream. Here are my concerns....1. 33 year lease. Knowing the financial status of the club, if this was a financial institution and taking a loan then this would be deemed as irresponsible to enter into this business agreement. One would have to ask, is this beyond the means of this club long term? Does the UHCC have the UHBC's best interests at heart when looking at the facts. I personally would have to question if it does. 2. This land will be fenced off making it purely the use of the UHBC around 400 members. 3. Roof and Astro Turf and other maintained every 10-15 years. 4. Bowling NZ are steering the direction of Bowls away from the bar. (UHBC have indicated this is a huge part of their revenue.) 5. Should UHBC not get it's estimated \$5m-\$5.5m for their land in Exchange St they will....ask the developer to assist with the financial gap. Even to the point that the UHBC will recycle it's old kitchen and bar. 6. The UHBC will take all section of land except one section which at approx. Community rates would only cost the club another \$177.00 per year. Is this another indicator this club is strapped, and what will the Council do with leasing this out? Longhorn is and example of a weird piece of land requiring leasing. 7. Only in September 2024 UHCC asked for expressions of interest over the recently demolished site of Longhorn  
<https://letskorero.upperhutt.govt.nz/council-seeking-expressions-of->

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

interest-for-fergusson-drive-land stating...The intent is to leverage commercial opportunities in Upper Hutt and to provide a financial return to Council in order to reduce financial strain on rate payers, especially considering the current economic environment. 8. A councillor asked regarding Commercial rates of the UHBC President this was not received well and nor was the president expecting from his answer to pay commercial rates. 9. This land will be fenced off making it purely the use of the UHBC around 400 members. 10. A) Many we have seen from comments through have had mixed feelings on this land...some agree that getting revenue to help lessen the financial burden on rate payers and infrastructure a goer. B) Others have said this would be good as open space accessible for the use of the wider community, eg. bbq areas, community gardens, basically a space to be enjoyed by the wider community ...taking into account at present this land 11,291 sqm2 approx. baring the last section at 834sqm2. would being in a potential \$4900 revenue a year. C) That an extension like Harcourt holiday park etc could allow for affordable moveable homes allowing for revenue to be reinvested into our Community and run by the Council and able to be re used in the future if requirements change. Eg. not tie it up for 33years. D) Others have also questioned ..Why only one option is on the table? Where there other options? And if so why were they not put out for our Community to comment on? Bearing in mind this land is looking like being leased for less than many pay in yearly rates. E) Maybe a sports shop where people can purchase sports gear, get repairs to rackets etc etc. UH does not seem to have this facility since the closing of Maidstone Sports and Williams Sports 11. Our concern is this is a large piece of valuable land which many have the right to use if it changes to Community rates, and if revenue is not driving this decision which at community rates of around .44cents per sqm2 it is clearly not .... And with the Spur need we say taking a huge part of green space need we say more.... this land in out opinion should not be limited to a small number of our community, but be allowed to be re purposed into a valuable green space which allows many areas of our Schools, Communities and organisations to use for Community use .. especially as so close to sports areas, If Commercial rates or selling is not an option. 12. Remembering that UHBC have sold land before to raise funds and once this land in Exchange St has been sold they will not have any further assets to sell to raise funds in the future. 13. We must also remember that this land is currently zoned High Density Residential according the UHCC Xplorer site. Some highlighted that UHCC were determined to sell this land in 2017-2018 which appeared to be due to the Council wanting money for the Sports Hub. But due to extra funding and the sports hub being completed one has to ask had this changed the councils urgency to provide high revenue for this land. If I had a crystal ball, I would say knowing that Silverstream Bowling club , according to your report, has a shorter lease timeframe left, by heading down the 33 yr lease

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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timeframe for UHBC so to not renew Silverstream Bowling Club' lease and rezone to residential at that time.. Again, UHBC president has said there is not enough interest for the survival of 2 clubs in Upper Hutt, yet Silverstream seems to be viably stable at present. UHBC have indicated otherwise for their club's status. I do believe this would not be a prudent thing to do, especially in this economic climate. Supporting Document :

<https://1drv.ms/w/s!AiRvWJcR8iJcjJs2sNcjP6AV9ri7mA?e=VhPqhq>

Please find the supporting document on the next page.

## Potential Usage of Maidstone Terrace Land.

### Let Korero Site for Consultation on lease of Maidstone Park land

<https://letskorero.upperhutt.govt.nz/maidstone-park-land-lease>

### Upper Hutt Bowls President (Tony Hewitt) speaking at council

<https://www.youtube.com/live/BlaAuABmfg8?t=1092s>

### Council Report and EOI from Upper Hutt Bowls

<https://www.upperhutt.govt.nz/files/assets/public/v/1/yourcouncil/meetings/2024/cycle-7/council-agenda-20241211.pdf#page=294>

Firstly, we are not for or against any of the options that have been shared or are still to be known for the use of the land in Maidstone Terrace. We simply wish the council to be fiscally prudent when selecting the chosen usage for this land.

The more we look into this, the more we are concerned about our community and repercussions. We will continue to investigate it as this is a further update to what we have already been looking at.

In the current financial conditions where rates are rising, government is cutting funding, roads are in disrepair and that's before we get on to the water infrastructure, there needs to be a balance between social and fiscal needs. Council itself has said that it is looking for revenue creating opportunities in September 2024.

Land to build on is becoming more scarce and if the bowling club land in Exchange can look at 50 town houses then on the land capacity of Maidstone Tce a developer or council could look to develop 141 of the same or similar dwellings. The land is already zoned as High Density Residential so no need for rezoning. High Density zoning is a recent addition to Upper Hutt and allows for many more dwellings on this land than when it was put out for purchase in 2017. The landscape has changed and now the Government want almost 8000 homes built in Upper Hutt by 2051. This is a prime opportunity to be able to help to fulfil this requirement.

### Upper Hutt Housing and Business Capacity Assessment

<https://www.upperhutt.govt.nz/Home/Tabs/Council/Your-Council/Plans-policies-bylaws-and-reports/Housing-and-Business-Development-Capacity-Assessment>

Council could even develop this itself and sell the townhouses to provide revenue to our city as other councils in other areas are beginning to do.

Alternatively, as the last EOI for purchase of the land was in 2017, before the surge in housing requirements, **and High-Density zoning addition**, perhaps another EOI for land purchase for development would be a prudent thing to do. If Exchange St land is

estimated at \$5m to \$5.5m then a sale of the Maidstone Tce, which is 2.8 time more land, could potentially yield \$10-15.4m through a sale to developers.

Other submissions could also help with affordable housing instead of the 2/3 bedroom houses which are "affordable" in the \$700k-\$1m range.

### **Submission from Heather Blissett**

[https://photos.onedrive.com/share/5C22F21197586F24!199966?cid=5C22F21197586F24&resId=5C22F21197586F24!199966&authkey=!AOwFzjgku10pBb8&ithint=video&fbclid=IwY2xjawIU\\_3JleHRuA2FlbQIxMAABHYv6tgBmR5luqKldvG53F4gMO3Sj9M4D8tlqjW-kVsaFtEobE-CZYcRrYQ\\_aem\\_trzFP4JHYBtYQZ9sI5-fHg](https://photos.onedrive.com/share/5C22F21197586F24!199966?cid=5C22F21197586F24&resId=5C22F21197586F24!199966&authkey=!AOwFzjgku10pBb8&ithint=video&fbclid=IwY2xjawIU_3JleHRuA2FlbQIxMAABHYv6tgBmR5luqKldvG53F4gMO3Sj9M4D8tlqjW-kVsaFtEobE-CZYcRrYQ_aem_trzFP4JHYBtYQZ9sI5-fHg)

### **Stuff Article highlighting Rates burden could worsen**

<https://www.stuff.co.nz/nz-news/350418357/rates-burden-wellington-home-owners-already-hefty-could-it-get-even-worse>

The duration of the lease is proposed to be a minimum of **33 years**, which may be extended. This not only locks in the Bowling club for the duration but also the Council. If the requirement for housing intensifies and there is a need then this potential land would be unavailable for development and contracted to provide minimal lease revenue per year (approx. \$4900 PA based on Wellington City Councils numbers).

As stated, “*the land will be leased at a community rate, similar to existing non-profit sport and community organisations in Upper Hutt. No rate payer funding has been requested to complete this project. The use of this land has been under discussion for many years. Council had previously decided to retain the land for future recreational use.*”

If this the case why is zoned for high density ....shouldn't the public decide this not the Council?

Researching Commercial lease rates provided a range between \$200-\$400 per m<sup>2</sup>. If this were the case then this land could be leased out commercially for between approx. \$2.258-\$4.516 million per year. Even if it was half this the land would provide revenue of approx. \$1m+ per year in lease revenue.

If the bowls submission is to go ahead, and an extended lease to be provided, should the lease not coincide with the life span of the greens and or the roofing structure, not an arbitrary 33 years. Which UHCC has just renewed Silverstream Bowl lease for 33 years.

Reading into the Upper Hutt Bowling clubs finances, they state that they are asset rich but relatively cash poor. There will not be a lot of opportunity to raise the money they are talking about in the future as they will not have that land to sell.

If the sole use for this land is sporting and recreation and is in line with UHCC policy then one would have to ask why is this land zoned for high density residential?

If Wellington City Council Lease numbers are uses per m<sup>2</sup>, the UH Bowling Club contribution would sit at approx. \$4900 per year **at .44c per m<sup>2</sup>** according to the Wellington Council Lease Numbers. The lease would provide approx. \$162,000 over the 33 years vs \$8.5 million over 33 years from costings for an Eco Village, vs approx. \$10m-\$15m of land value if the land was to be sold for development. Or, if it was to be divided up into 141 sections the mind boggles.

### **WCC Lease Policy Document**

<https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/leasescommrec/files/leases-policy.pdf?#page=8>

If the bowling club wished to lease the last piece of land at 23 Maidstone Tce it would, according to the Wellington Councils Lease costs, be at a value of \$166.80 per year. This in addition to the other pieces of land would bring it to \$5084.43 per year which is no more than a lot of residential properties pay in rates per year.

Upper Hutt Council need to look at the return from this in the current fiscal situation it faces. Council needs to be showing the public that ventures such as this will be benefitting the community/city from both a financial and community focus.

In September 2024 council was looking to add Revenue streams to, “*reduce financial strain on rate payers, especially considering the current economic environment*”.

### **EOI for Old Longhorn site on Fergusson Drive**

<https://letskorero.upperhutt.govt.nz/council-seeking-expressions-of-interest-for-fergusson-drive-land>

**PURPOSE** *The purpose of this EOI is to identify proposals to temporarily occupy part or of all the specified land located at 821 Fergusson for a 3-year period with the potential ability to extend the lease, dependent on the need to utilize the land for the planned intersection upgrade project. A 6-month notice period will be given prior to the lease's termination.*

***The intent is to leverage commercial opportunities in Upper Hutt and to provide a financial return to Council in order to reduce financial strain on rate payers, especially considering the current economic environment. The proposals for consideration should thus be of a temporary nature, no permanent structures will be permitted on the site and all alterations, physical works and/or installations on the site associated with the temporary use must be approved by Council.***

Using Silverstream Bowls as a baseline and use their full membership fees of \$245 per year, and they, like Upper Hutt Bowls have 120 full members, which equates to \$29400 in membership fees a year. **This grows to 400 with twilight bowls.** Looks like if that's the case, and a community lease is granted, the council would've literally be handing the land to them. They couldn't afford commercial lease costs, whatever they may be in Upper Hutt.

### **Reference to 120 Full and 400 Casual members**

[https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/e7adbe4a4b0d2aff8a679b9b039efc04e3eabd03/original/1737935164/7371799535277565c08d6cd0b107df55\\_Council\\_report - Maidstone\\_Terrace\\_lease - 11\\_December\\_2024.pdf?#page=3](https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/e7adbe4a4b0d2aff8a679b9b039efc04e3eabd03/original/1737935164/7371799535277565c08d6cd0b107df55_Council_report - Maidstone_Terrace_lease - 11_December_2024.pdf?#page=3)

### **Silverstream Bowls Membership details**

<http://www.silverstream.co.nz/bowls-membership.html>

*NZ Bowls Membership FULL PRICE: \$245.00 (2024/2025 season) FIRST YEAR BOWLERS FREE!! This membership is available to anyone. Privileges: Full playing rights on the greens. Full use of club facilities....*

According to a Bowls New Zealand census, the average bowling club membership fee in New Zealand is around \$141.66 per year, with some clubs charging less than \$100 and others exceeding \$200 depending on location and membership type.

### **How many people play bowls in NZ?**

NZ Bowls states: The playing membership in NZ sits at 26,500. The impact of the 15,845 twilight members is a game changer for Bowls in NZ. Over time, it is realistic to expect that first year full playing members will predominantly be coming from these twilight bowls competitions.

### **Bowls NZ Facilities Strategy and Future of Bowls Report**

<https://sportnz.org.nz/media/1351/bowls-nz-national-facilities-strategy.pdf>  
[https://sportnz.org.nz/media/4gxbu4ju/bowls-report-0\\_2.pdf](https://sportnz.org.nz/media/4gxbu4ju/bowls-report-0_2.pdf)

### **Future of Bowls NZ**

[https://sportnz.org.nz/media/4gxbu4ju/bowls-report-0\\_2.pdf#page=8](https://sportnz.org.nz/media/4gxbu4ju/bowls-report-0_2.pdf#page=8)

- Cheap alcohol no longer a part of Bowls club attraction
- Adjust setting to be more family friendly, e.g less emphasis on the bar

So, income from the bar will reduce over time as the future direction from NZ Bowls is to become more of a community hub and family friendly environment.

*The Club is asset rich and relatively cash poor. Its main revenue sources are membership fees, bar sales, fundraising, and grants and sponsorships.*

### ***UHCC Report on Upper Hutt Bowls Proposal***

[https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/e7adbe4a4b0d2aff8a679b9b039efc04e3eabd03/original/1737935164/7371799535277565c08d6cd0b107df55\\_Council\\_report - Maidstone\\_Terrace\\_lease - 11\\_December\\_2024.pdf#page=9](https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/e7adbe4a4b0d2aff8a679b9b039efc04e3eabd03/original/1737935164/7371799535277565c08d6cd0b107df55_Council_report - Maidstone_Terrace_lease - 11_December_2024.pdf#page=9)

Based on these we would ask, is the council showing fiscal prudence and putting the best financial interests of the city at the forefront of this decision? With the economic climate, which council has admitted being hard, surely any such proposals should be providing a reasonable fiscal return to the city. There needs to be a balance between finance and community support and if the numbers based on Wellington Councils Lease's are similar to Upper Hutt's then questions have to be asked if the bowls proposal is the most financially prudent option.

Great Grandfather had a huge hand in establishing the first rugby and bowling clubs in Upper Hutt. Regardless of this history, it is looking at the best interests of the community as a whole, rather than a history of a club that is paramount.

### **Reference Article regarding Jim Goodwin**

<https://newspaperarchives.uhcc.govt.nz/?a=d&d=UpperHuttLeader19610706.2.12&e=-----en-20--1--txt-txIN----->

22.

2/15/2025 09:24 PM

I am not for or against any of the options that have been shared or are still to be known for the use of the land in Maidstone Terrace. But on the limited option on Q1 I would have to say No, I do not support this proposal. I simply wish the council to be fiscally prudent when selecting the chosen usage for this land. Council in Sept 2024 were wanting to lease the longhorn land for revenue back to council, Yet in early 2025 we are looking at a community lease of land to a sports club.. In the current financial conditions where rates are rising, government is cutting funding, roads are in disrepair and a water infrastructure which will cost millions, there needs to be a balance between social and fiscal needs in my opinion. People are already indicating they don't have money and are already defaulting on rates at what appears to be a higher level than before. This usually means that luxuries such as sports are not as widely engaged in. Land to build on is becoming more scarce and if the bowling club land in Exchange can look at 50 town houses then on the land capacity of Maidstone Tce a developer or council could look to develop 141 of the same or similar dwellings. The land is already zoned as High Density Residential so no need for rezoning. High Density zoning is a recent addition to Upper Hutt and allows for many more dwellings on this land than when it was put out for purchase in 2017. The landscape has changed and now the Government want almost 8000 homes built in Upper Hutt by 2051, almost adding 50% more dwellings in 30 years than has been built in the 100+ years Upper Hutt has been in existence. One submitter has raised that there is a huge fight over the southern growth area and the Silverstream Spur and yet there is this high density residential zoned area right on the CBD's doorstep which could be developed tapping into already available infrastructure. There is also an opportunity to sell this land again. If the bowling clubs Exchange St land is estimated at \$5m to \$5.5m then a sale of the Maidstone Tce, which is 2.8 times more land, could potentially yield \$10-15.4m through a sale to developers. Alternatively, when you take the community leasing rents from Wellington Council, of circa \$4900 per year, and assuming they are similar per year there are other opportunities which could be as much or more community centric. Opportunities like, BBQ area, Multi sports area, Eco Village, and more which are not fenced which make them more available to the wider community. There is also an opportunity

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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to move the recycling station there and provide more capacity which the community has been asking for as our environment is important. <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/leasescommrec/files/leases-policy.pdf?#page=8> It is concerning that the council would allow a club within Upper Hutt look to take on this lease at a 33 year term when there was an admission by the club president that bowling numbers were in decline and that eventually there would be only numbers within Upper Hutt for one club. I understand that the Silverstream Club has just been granted another lease on their land for 20 years. In addition to this UHBC is selling its one major asset to fund the build on the Maidstone Terrance land. It has been stated, when asked in a council meeting, that there is a renewal period of around 10-14 years for the roof they intended to be erected and that the turf has a lifespan also. Should the council not take into account these timeframes when setting the lease time and have a right of renewal at that time. What happens if the time comes and the club does not have or cannot raise the funds to replace said roof or turf. The council itself also has had issues with replacement costs of the Astroturf. When it comes down to it, as part of the community I would expect council to be looking at the usage of the land from all angles and ensuring that it meets the community need while gaining a fair revenue from fair usage to assist the city with its costs.

**23.**

2/16/2025 01:28 PM

The bowling club will not be a financially viable option for the land and it is inevitable that council will feel obligated to financially assist the club with ratepayer money. The revenue from this lease will be minuscule. It will not reduce rates. I support the land being kept for recreational. Please do not allow housing on the land or listen to those people who want a eco village there and motor homes and one bedroom shacks. Homeless people in cars will gate crash the area. The bowling club will have to find somewhere else to go or stay where they are. Too bad developers want the Exchange Street site for million dollar houses that will only benefit a small portion of the housing market. Everything can't be about housing. We need to keep recreational areas for our health and wellbeing. Never give in to people who want housing at Maidstone Park.

**24.**

2/17/2025 07:22 PM

I think it is a fantastic idea, with a growing community it's brilliant that sporting ventures get this opportunity

**25.**

2/18/2025 12:09 PM

Option 3 should be better investigated first. Given the very high rating pressures we need Council to rigorously pursue best economic value from this land (and any other assets). There is a high opportunity cost being carried by ratepayers in not making best economic use of the

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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land at the moment. There is insufficient info in the report to demonstrate that a long term lease of the land to the Bowling Club would represent best value for ratepayers. Indeed the report notes bowls is sadly not a heavily subscribed recreational activity and, optimism aside, interest and involvement is reducing. Councillors should ask Council officers to reinvestigate sale (or long term lease?) of the land for residential purposes. Intensive Housing could be a much better use of the land given its close proximity to transport, retail, social and other recreational areas, and to utilities (e.g. water infrastructure). This in turn would help reduce the need for less sensible/more costly housing developments requiring expansion of our already overloaded infrastructure.

**26.**

2/18/2025 07:17 PM

My first reaction was that this action absolutely saves a spur. If land that is currently zoned for high density housing in a prime location with existing infrastructure can be made recreational then it confirms that our housing targets have been reached. This together with the cessation of the Trentham Racecourse build. There is no room for 'in principle' here. The location is within walking distance to town, public transport, schools, H2OXtreme, recreation, marae, Brewtown and sports. Some of us have been exploring accommodation options both permanent and transient. Either way this resolves a housing crisis, accommodation for manuhiri and travellers. I've crunched some very basic figures. They were based on Lindale on Kapiti Coast. People provide their own whare. Be it tiny home, caravan, motorhome or bus. The place is tidy. For \$150 per week they get simple connection to power and have a dump station. At Lindale there are communal buildings which are optional extras over time. My numbers are based on 30 campground sized sites at \$150 per week. Equals \$234,000 per year. However, I believe that more could be made available. These numbers are conservative. If you were to include 10 casual motorhome parks at \$5 per night. Potential to earn (5x10 = \$50 single traveller. or 10 x 10 = \$100 couple traveller per night) = \$350 to \$700 per week on top of the permanent people. So if I average the casual traveller income per week to be \$500. Income \$234,000 (campground sites) \$ 26,000 (motorhome parks) \$260,000 per year x 33 years (as proposed) = \$8,580,000 Now I realize that this is estimated gross income and you may be able to fit more than 30 permanent or 10 casual sites on that land. I am just trying to emphasize that minimum effort can produce maximum benefit. Trust me. The amount of power required would be minimal as most is obtained via solar panels in most cases. Imagine if you were to partner with the marae or Upper Hutt Housing Trust or even run it as a Council enterprise. Free accommodation to a caretaker. I see this as a win win. Affordable place to live which is close to marae, shops, transport, park and Brewtown. People provide their own whare unless in future you want to add cabins and amenities at some point. Not only does this

## Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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generate income but brings more money into area for local businesses. On one hand I hope you go ahead with the Bowling Club because my primary focus is saving the spur. However, my preference would be that the space be used for affordable accommodation for both long term and short term occupants and we save a spur. I think it is time we accepted that we are in a post growth era and it is time to scale back. At best reconsider the many different types of accommodation for the many different ratepayers who live in this rohe. I just ask that Council take a step back, few deep breaths and rethink our city. We are constantly evolving. Housing, land sizes and families have changed hugely in my generation alone. So too has spending with so much of it online these days. We hear 'cost of living crisis' and foodbanks calling for donations, etc. This is all interrelated. We are an awesome community as you know because you are a part of it too.

27.

2/19/2025 11:58 AM

I would like to state my views to the Council in person. I wish to address the Council before a decision is made on this proposal. I oppose this proposal on financial grounds and because I do not believe it will be sustainable long term. Last year Council slashed its budget and raised rates substantially, with similar increases promised this year and next. The City cannot afford to give away prime land such as this at a nominal rent. The proposal does not indicate other options have been explored, such as helping the club to keep going at its current location. I understand only part of the current club rooms need some work to bring them up to standard. Moreover, the proposed development may well become a white elephant long before the lease ends. The club's membership is aging. Other local bowls group have already folded. The council could find itself a landlord of a purpose-built facility with hardly any users. Worse still, there would be a risk, as club membership dwindles, that some other group with no real interest in bowls could join the club en masse and effectively take it over. Imagine if gang members all joined the club so that they could use the premises as a gang HQ. So long as they kept up the pretence of bowling occasionally the council would be unable to cancel the lease. I would be interested to know what rights of renewal would be given to the club under the lease.

28.

2/21/2025 12:15 PM

In general I don't support this proposal because the model is not working with other community assets on Council land and the burden of asset mismanagement and asset failure is oftentimes falling to ratepayers to rectify when clubs fail and 'walk away'. I support this proposal ONLY IF NO COUNCIL FUNDING IS SUPPLIED and: - the club can demonstrate that they have an asset management plan and funds to undertake maintenance and repairs for the estimated life of the building (club must understand and be financially viable to fund

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## Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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infrastructure Whole of Life Costs) - provided that the club has funds set aside to remove above ground infrastructure and make good the land at end of lease - the club installs all horizontal infrastructure required at its own cost - the club submits a full business case which is available for the public to view and which demonstrates benefits to wider community and alignment with City strategies If these are not met, I do not support the proposal because: - many club owned buildings on Council land are falling into disrepair and when abandoned Council is incurring unplanned costs to rectify/remove - several clubs in recent years have failed to manage their finances and defaulted on payment of 'rent'/ utilites/water etc. - If a club doesn't have the funds or resources to write a business case then that is a 'red flag' that they will be unlikely to be able to fulfill legal obligations of lease/licence and unprepared to maintain the asset for whole of life I do not give permission for my name to be published in any public document related to this submission, please redact name from meeting packs, hearings, agenda etc.

29.

My views are very favourable

2/21/2025 06:52 PM

30.

2/23/2025 03:36 PM

23 February 2025 Consultation on lease of Maidstone Park land  
Below is my submission to the Upper Hutt City Council in relation to this consultation. I could not gain an advantage in trade competition through this submission. I wish to be heard in support of this submission. General Comments I am opposed to granting the Upper Hutt Bowling Club a minimum 33 year lease of the 11,295 square meters of land at Maidstone Terrace. On 8 September 2024 I wrote to all councilors to express my views and give additional options for the use of the Maidstone Terrace land. I had already submitted an Expression of Interest the previous year. I have provided my letter and submission on pages 3 to 6. The economic and housing situation has been rapidly changing over the past few years and most solutions put forward have not been able to meet the community's needs fast enough or well enough. This makes the provision of additional housing, especially social/community/truly affordable housing even more urgent. I would like to see Council take a more visionary and flexible view to meeting the housing needs of our community and visitors to our city. The Maidstone Terrace land can help meet those needs. Additional Comments New Tools In December 2023 the Intensification Planning Instrument (IPI) became fully operative in the UHCC District Plan. This new planning tool aligns perfectly with the 2013 urban design assessment prepared for the Maidstone Terrace site. In 2013 higher density and multi-level residential development was not allowed under the district plan for that site. Now with the IPI, Maidstone Terrace is perfect for high density residential development. Plan Change 37 This plan change for the re-zoning of the Maidstone

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

Terrace land was adopted. The information available on the UHCC website does not provide the date or the outcome of the re-zoning or a link to further information. What are the details around this plan change? The community is assuming that this land is zoned residential. I don't recall a public consultation over this plan change for Council owned land. Was there a public consultation? If not why not? The plan change pending for residential zoning in the District Plan will no doubt include consideration of the best use of the Maidstone Terrace land. Sell the land? In 2018 there were three tenders for purchase of the Maidstone Terrace land but Council decided to defer negotiations and consider other options. What other options was Council anticipating? Ratepayers would welcome the extra millions of dollars to take pressure off further rates increases and/or to pay down debt. With the zoning lining up for high density dwellings in the city centre, selling this land to a developer who would build what our community needs might be a good idea. Alternately, Council could design and build a staged development to gain maximum profit from the land. Once sold, the city would no longer hold this valuable land asset which is the downside of a land sale solution. Pause in Trentham Racecourse development leaves space for Maidstone Terrace development Economic instability and uncertainty drove Gillies' decision to not proceed with the planned housing complex at the racecourse. Now that the Trentham Racecourse development is off the table this means that 850 potential dwellings will not be built in UH in the near future.

<https://www.thepost.co.nz/nz-news/350046128/apartment-owners-would-have-birds-eye-view-racing> <https://www.thepost.co.nz/nz-news/350437031/plan-build-850-apartments-trentham-racecourse-scratched> The Maidstone Terrace land could replace the Trentham Racecourse development and provide many of the same selling points and more; • Inner city multi-level apartment dwelling • Close to city centre shopping • Close to schools, pool, entertainment venues • Boundaries Maidstone Park and sporting venues • Birdseye view of rugby and other sporting events • Walking distance to electric commuter train • Close to Orongomai marae • Boundaries with entertainment precinct, Brewtown Creating an inner city housing development on the Maidstone Terrace land would take pressure off additional urban sprawl into green field areas of the city. This would support the goals of The Future Development Strategy (19 March 2024). "The Future Development Strategy vision includes our being responsible ancestors. It promotes a compact urban form that offers us the best opportunity to create the low-emissions and climate-resilient future our region needs and deliver on the outcomes sought by our strategic direction." The Fast Track Approvals Act was adopted in December 2024. A community housing complex project of significant capacity on the Maidstone Terrace land could be a good candidate for Fast Track application. -----

----- MAIDSTONE

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025****TERRACE EXPRESSION OF INTEREST – 9 OCTOBER 2023**

Following is my submission to the Upper Hutt City Council in relation to the Expressions of Interest sought for future use of 11.6 hectares of land located at 1 – 23 Maidstone Terrace and 23 Railway Avenue.

General comments This public land should not be sold. I understand that the community must be consulted on the future use of this and any community land. This is a great time to invite the wider community to form focus groups to put forward their ideas. I would like to see a community needs analysis done to explore what the people of our city think is really needed but missing in our city. Upper Hutt has a wealth of recreation facilities both private and public including Maidstone and other parks and sports fields. Do we need more? What would the people say? When I ask people in my sustainability/environmental circles what is needed I get answers like a place to put tiny homes and community food gardens and orchards. A tiny home eco-village could provide for affordable accommodation and food production.

- Part 1 - Strategic and Community Fit • The proposed activity would be the design of a tiny home eco-village to be co-created by the community. The purpose is to give space for lease for privately owned tiny homes close to the city centre, schools, shopping, and recreational facilities.
- A tiny home eco-village would look on to the park and be easy walking distance to Maidstone Max and all sports facilities at the park. It would be a unique neighbourhood within the city that would enhance the area next to the park and along Railway Avenue.
- There is a strong need in the community for space for privately owned affordable housing in a setting close to all amenities including transportation. This could be a carless community.
- A percentage of the tiny homes could be provided through social agencies/charities for social/emergency housing to further support the community.
- One site could provide housing for an on site care taker.

Part 2- Feasibility of Proposal

<https://www.oneroof.co.nz/news/first-tiny-homes-village-launches-in-new-zealand-37502>

- The tiny home village at Muriwai provides a view into the concept. The tiny home sites at Muriwai are to be privately owned. The concept for a tiny home eco-village at Maidstone Terrace is for the housing sites to be leased.
- A tiny home eco-village at Maidstone Terrace could provide the following:

- o Up to 48 leased sections of 100 m<sup>2</sup>
- o Water and electricity services - given that this site did provide housing in the past hook ups to these services should be available. However many tiny homes are 'off grid' and self contained so services would not be used at every site. Most tiny homes have water tanks, composting toilets, solar panels.
- o An enclosed dump site/septic tank to hold contents of composting toilets which are common on tiny homes.
- o Water tanks for rain water harvesting to take pressure off reticulated supplies.
- o Some vehicle parking at the back of the village with EV charging.
- o A large common space for gathering.
- o 60 metres of raised gardens for food production.
- o Space for glass house and tunnel house for food

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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production. o Space for orchard trees. o Native tree/bush landscaping to compliment plantings at the park. • The tiny home eco village would be utilised to the fullest as a new inner city neighbourhood. The benefits of providing space for affordable housing sites in the city would meet local tiny home community housing needs and also attract tiny home owners from other areas to live in Upper Hutt. It would add to the mix of housing available in our city. • A tiny home eco-village would have minimal environmental impact and would blend in well with the park surroundings. The social effects would be positive in that a new affordable housing neighbourhood would be enabled. Shared cycle/walking pathways could connect the tiny home eco-village to the park and city. Part 3 – financial information (including business case) • A business case and costing estimates would need to be co-created by the community interested in using the space for a tiny home eco-village. • As the tiny home spaces would be leased and not sold there would be regular income generated by the village. While some of the income would be used for maintenance purposes there would likely be surplus income. A tiny home eco-village, once up and running would not depend of further Council funding. • Costs could include getting water and power to the site, septic tank maintenance, grounds maintenance, care taker. Thank you for the opportunity to present this Expression of Interest for the future community use of the land at Maidstone Terrace and Railway Ave for a tiny home eco-village. To do justice to this proposal and our community I suggest a working focus group be formed to further explore this opportunity. There will be many stakeholders that could be brought together to provide more detail and more fully develop this concept. Mary Beth Taylor

Please see additional information from this submitter over the page.

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

Upper Hutt City Council  
Private Bag 907  
UPPER HUTT 5140

Mary Beth Taylor

[REDACTED] \*

[REDACTED] \*

[REDACTED] \*

[REDACTED] \*

[REDACTED] \*

23 February 2025

## **Consultation on lease of Maidstone Park land**

Below is my submission to the Upper Hutt City Council in relation to this consultation.

**I could not gain an advantage in trade competition through this submission.**

**I wish to be heard in support of this submission.**

### **General Comments**

I am **opposed** to granting the Upper Hutt Bowling Club a minimum 33 year lease of the 11,295 square meters of land at Maidstone Terrace.

On 8 September 2024 I wrote to all councilors to express my views and give additional options for the use of the Maidstone Terrace land. I had already submitted an Expression of Interest the previous year. I have provided my letter and submission on pages 3 to 6.

The economic and housing situation has been rapidly changing over the past few years and most solutions put forward have not been able to meet the community's needs fast enough or well enough. This makes the provision of additional housing, especially social/community/truly affordable housing even more urgent. I would like to see Council take a more visionary and flexible view to meeting the housing needs of our community and visitors to our city. The Maidstone Terrace land can help meet those needs.

### **Additional Comments**

#### **New Tools**

In December 2023 the Intensification Planning Instrument (IPI) became fully operative in the UHCC District Plan.

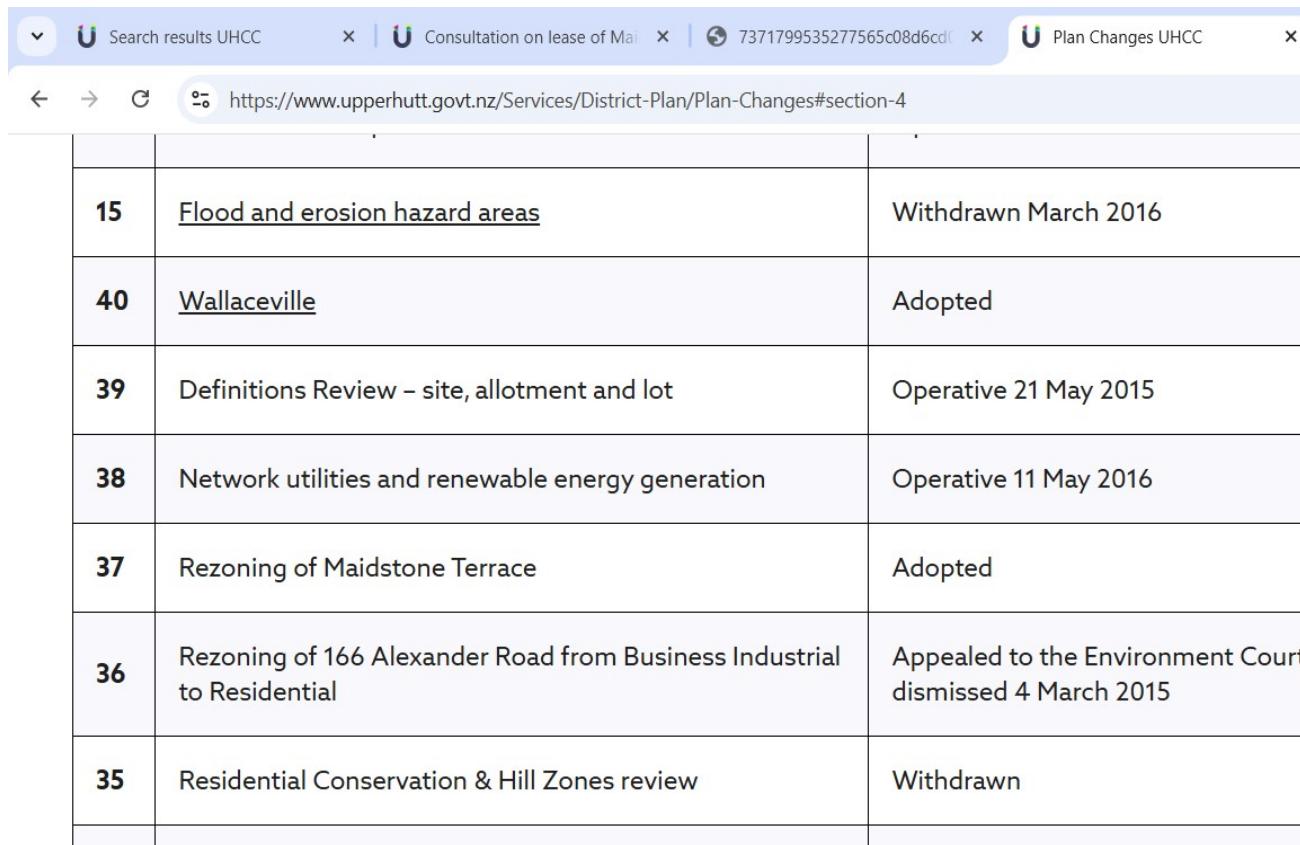
This new planning tool aligns perfectly with the 2013 urban design assessment prepared for the Maidstone Terrace site. In 2013 higher density and multi-level residential development was not allowed under the district plan for that site. Now with the IPI, Maidstone Terrace is perfect for high density residential development.

#### **Plan Change 37**

\*In accordance with the Local Government Official Information and Meetings Act 1987 Section 7(a) This information has been redacted to protect the privacy of the person submitting the information.

## Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

This plan change for the re-zoning of the Maidstone Terrace land was adopted. The information available on the UHCC website does not provide the date or the outcome of the re-zoning or a link to further information. What are the details around this plan change? The community is assuming that this land is zoned residential.



15	<a href="#"><u>Flood and erosion hazard areas</u></a>	Withdrawn March 2016
40	<a href="#"><u>Wallaceville</u></a>	Adopted
39	Definitions Review – site, allotment and lot	Operative 21 May 2015
38	Network utilities and renewable energy generation	Operative 11 May 2016
37	Rezoning of Maidstone Terrace	Adopted
36	Rezoning of 166 Alexander Road from Business Industrial to Residential	Appealed to the Environment Court dismissed 4 March 2015
35	Residential Conservation & Hill Zones review	Withdrawn

I don't recall a public consultation over this plan change for Council owned land. Was there a public consultation? If not why not?

The plan change pending for residential zoning in the District Plan will no doubt include consideration of the best use of the Maidstone Terrace land.

### Sell the land?

In 2018 there were three tenders for purchase of the Maidstone Terrace land but Council decided to defer negotiations and consider other options. What other options was Council anticipating?

Ratepayers would welcome the extra millions of dollars to take pressure off further rates increases and/or to pay down debt.

With the zoning lining up for high density dwellings in the city centre, selling this land to a developer who would build what our community needs might be a good idea.

Alternately, Council could design and built a staged development to gain maximum profit from the land.

Once sold, the city would no longer hold this valuable land asset which is the downside of a land sale solution.

### **Pause in Trentham Racecourse development leaves space for Maidstone Terrace development**

Economic instability and uncertainty drove Gillies' decision to not proceed with the planned housing complex at the racecourse.

Now that the Trentham Racecourse development is off the table this means that 850 potential dwellings will not be built in UH in the near future.

<https://www.thepost.co.nz/nz-news/350046128/apartment-owners-would-have-birds-eye-view-racing>

<https://www.thepost.co.nz/nz-news/350437031/plan-build-850-apartments-trentham-racecourse-scratched>

The Maidstone Terrace land could replace the Trentham Racecourse development and provide many of the same selling points and more;

- Inner city multi-level apartment dwelling
- Close to city centre shopping
- Close to schools, pool, entertainment venues
- Boundaries Maidstone Park and sporting venues
- Birdseye view of rugby and other sporting events
- Walking distance to electric commuter train
- Close to Orongomai marae
- Boundaries with entertainment precinct, Brewtown

Creating an inner city housing development on the Maidstone Terrace land would take pressure off additional urban sprawl into green field areas of the city. This would support the goals of The Future Development Strategy (19 March 2024).

“The Future Development Strategy vision includes our being responsible ancestors. It promotes a compact urban form that offers us the best opportunity to create the low-emissions and climate-resilient future our region needs and deliver on the outcomes sought by our strategic direction.”

The Fast Track Approvals Act was adopted in December 2024. A community housing complex project of significant capacity on the Maidstone Terrace land could be a good candidate for Fast Track application.

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## **MAIDSTONE TERRACE EXPRESSION OF INTEREST – 9 OCTOBER 2023**

**Following is my submission to the Upper Hutt City Council in relation to the Expressions of Interest sought for future use of 11.6 hectares of land located at 1 – 23 Maidstone Terrace and 23 Railway Avenue.**

### **General comments**

This public land should not be sold. I understand that the community must be consulted on the future use of this and any community land. This is a great time to invite the wider community to form focus groups to put forward their ideas.

I would like to see a community needs analysis done to explore what the people of our city think is really **needed but missing** in our city.

Upper Hutt has a wealth of recreation facilities both private and public including Maidstone and other parks and sports fields. Do we **need** more? What would the people say?

When I ask people in my sustainability/environmental circles what is needed I get answers like a place to put tiny homes and community food gardens and orchards. A tiny home eco-village could provide for affordable accommodation and food production.



### **Part 1 - Strategic and Community Fit**

- The proposed activity would be the design of a tiny home eco-village to be co-created by the community. The purpose is to give space for lease for privately owned tiny homes close to the city centre, schools, shopping, and recreational facilities.
- A tiny home eco-village would look on to the park and be easy walking distance to Maidstone Max and all sports facilities at the park. It would be a unique neighbourhood within the city that would enhance the area next to the park and along Railway Avenue.

- There is a strong need in the community for space for privately owned affordable housing in a setting close to all amenities including transportation. This could be a carless community.
- A percentage of the tiny homes could be provided through social agencies/charities for social/emergency housing to further support the community.
- One site could provide housing for an on site care taker.

## Part 2- Feasibility of Proposal

<https://www.oneroof.co.nz/news/first-tiny-homes-village-launches-in-new-zealand-37502>

- The tiny home village at Muriwai provides a view into the concept. The tiny home sites at Muriwai are to be privately owned. The concept for a tiny home eco-village at Maidstone Terrace is for the housing sites to be leased.
- A tiny home eco-village at Maidstone Terrace could provide the following:
  - Up to 48 leased sections of 100 m2
  - Water and electricity services - given that this site did provide housing in the past hook ups to these services should be available. However many tiny homes are 'off grid' and self contained so services would not be used at every site. Most tiny homes have water tanks, composting toilets, solar panels.
  - An enclosed dump site/septic tank to hold contents of composting toilets which are common on tiny homes.
  - Water tanks for rain water harvesting to take pressure off reticulated supplies.
  - Some vehicle parking at the back of the village with EV charging.
  - A large common space for gathering.
  - 60 metres of raised gardens for food production.
  - Space for glass house and tunnel house for food production.
  - Space for orchard trees.
  - Native tree/bush landscaping to compliment plantings at the park.
- The tiny home eco village would be utilised to the fullest as a new inner city neighbourhood. The benefits of providing space for affordable housing sites in the city would meet local tiny home community housing needs and also attract tiny home owners from other areas to live in Upper Hutt. It would add to the mix of housing available in our city.
- A tiny home eco-village would have minimal environmental impact and would blend in well with the park surroundings. The social effects would be positive in that a new affordable housing neighbourhood would be enabled. Shared cycle/walking pathways could connect the tiny home eco-village to the park and city.

## Part 3 – financial information (including business case)

- A business case and costing estimates would need to be co-created by the community interested in using the space for a tiny home eco-village.
- As the tiny home spaces would be leased and not sold there would be regular income generated by the village. While some of the income would be used for maintenance purposes there would likely be surplus income. A tiny home eco-village, once up and running would not depend of further Council funding.
- Costs could include getting water and power to the site, septic tank maintenance, grounds maintenance, care taker.

Thank you for the opportunity to present this Expression of Interest for the future community use of the land at Maidstone Terrace and Railway Ave for a tiny home eco-village.

To do justice to this proposal and our community I suggest a working focus group be formed to further explore this opportunity. There will be many stakeholders that could be brought together to provide more detail and more fully develop this concept.

[REDACTED] \*

\*In accordance with the Local Government Official Information and Meetings Act 1987 Section 7(a) This information has been redacted to protect the privacy of the person submitting the information.

Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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31.

2/23/2025 04:46 PM

Due to current amount of debt Upper Hutt City Council has at present I am totally against this. The Bowling Club has been talking about a roof for over 15 years, even when we played Business House bowls

\* [REDACTED] they were talking about it then. I would like to know what fundraising they have done for this in the meantime. The land is zoned High Density Residential and is worth a lot of money. I would like to see a bit more diversity in housing in Upper Hutt and this land would be great for a Co-Housing development, where home owners share a garden and the maintenance of it. Or at least affordable housing. Otherwise, we have powered Mobile Homes parking in Upper Hutt and this would be a prime land for campers. Bringing in tourist's, who could visit Brewtown and support the local economy. Kaitoke Regional Park closes at 6pm so this would great for people going to the races, concerts and events in Upper Hutt. This would bring money into to Upper Hutt but may require a bit of funding to set up. At least we would be getting some money off it. As a Ratepayer I do not agree that this land is given to the Bowling Club for a Pepper Corn rent. Happy for them to buy it or give the money they get for Exchange Street land as a swap. Or they could merge with Silverstream Bowling Club.

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Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025

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32.

A proposed use in keeping with other sports facilities nearby

2/23/2025 05:40 PM

33.

On facebook there has been talk about his, and thought I would speak up... This sounds like a bad idea, this club sounds like it has no money and scraping the bottom of barrel to survive. If what I see is right and like \$4000 or something is what they are paying for the year, one has to ask why? Didn't a dog club have to move? How much did this cost them? I'm not sure what this land should be used for, but I do not like the fact that I am paying huge rates, and my kids are not playing as much sport, as the excess funds for us for these activities are just not there. How do this club expect to survive when the up and coming generations are struggling and from a parent of a growing family, necessities like food, power and roof over head come before sport. But having areas to take the kids to and kick a ball around, or sit and enjoy without having to pay money are getting less and less. Please if you are looking to do anything there, something to help reduce our rates, or help with our water. Times are tough and this seems like a joke.

34.

2/23/2025 08:46 PM

Ok so just no....33 years is a long time for a sport which not many people play. My rates are going through the roof, soon to have water meters and God knows what....and you want to take away land fence it off and basically give it away for free. And isn't this Bowling Club getting like \$5m when they sell to set up the new Club? What do we the rates payers get out of this to help us? Can I lease some land and put a house up on it and save my rates? I'll offer cold water and bench seat for walkers and their dogs. But seriously, What is the Council/Community going to get from this? I have seen something like 5k a year in lease. Can't we keep it so everyone can use it? Fenced off for a few people to roll balls on seems sad. Don't we have other Bowling clubs people can join? Just No to this, and surely we get to look at other options? Was there only 1 option? Surely not. Come on UHCC you bowled Longhorn, and lost revenue, are we are a City made of money? Have I missed something. [REDACTED] \*

35.

2/24/2025 01:31 PM

Submission from Tony Chad 24 February 2025 Consultation on lease of Maidstone Park land Upper Hutt Bowling Club has proposed to take on a long-term lease of the land adjacent to Maidstone Terrace (1- 21 Maidstone Terrace) and 23 Railway Avenue Council is consulting on this proposal and would like to hear from you. \*\* I oppose this proposal. \*\* On their website is the following message:

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\*In accordance with the Local Government Official Information and Meetings Act 1987 Section 7(a) This information has been redacted to protect the privacy of the person submitting the information.

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

Welcome to Upper Hutt Bowling Club! Superbly located in the heart of the city with modern playing & recreational facilities providing competitive and social bowls in Upper Hutt since 1912. The Bowling Club already has a venue. It is not the job of the ratepayers of Upper Hutt (via the Council) to find them a new venue. The site on Maidstone Terrace was previously used for residential housing. It should be returned to housing which we are told is very much needed in Upper Hutt. This is an excellent time to do this, as the Council just put in place the IPI which provides massive potential for housing development in this location. Another great location for this style of housing would be the “green space”, now car-parking and emptiness opposite Expressions. Council has landed this community in debt (including its purchase of the now-demolished Cobb and Co) and needs to take advantage of opportunities to lower the debt and/or set up long-term income at market rates for housing projects on this land and Maidstone Terrace rather than building roads over prime development land in the city centre or locking up prime development land for unnecessary community projects. Council has made a big enough donation to community in terms of the swimming pool project and now needs to work much harder to recover its financial position. Decision required: So Please! Decline this proposal from Upper Hutt Bowling Club and use the land wisely to reduce the debt burden on Council and ratepayers whilst at the same time providing more housing opportunities in the central city. The UHCC website tells us: On 13 December 2023, the Intensification Planning Instrument (IPI) became fully operative in the District Plan. • Three dwellings—each up to three storeys—on each site in the residential zone (without needing a resource consent if all other relevant rules and standards are met). • Housing of at least six storeys within walking distance of train stations and the City Centre in the proposed high density residential zone. • No maximum height for buildings in the City Centre. • New mixed-use and business zones, and new centres from City Centre to Neighbourhood Centre. • Developers pay more up front to fund infrastructure required for growth. • Papakāinga (Māori living together communally with traditional commercial activities) enabled in urban and rural areas.

36.

2/24/2025 06:40 PM

I have added the following numbered points from the document, Maidstone Park long-term land lease, in my submission. I have highlighted points and italicised them. The writing in bold above the numbered points are my comments on the excerpts from the document. Introduction There are issues with a lack of information and also there is the potential for a dwindling nationwide bowling membership to affect any success with such a development in Upper Hutt. I believe the Upper Hutt ratepayer would be negatively affected because the writing in the document does suggest that the Council could help out in some way – it is not clear it won’t. This is a concern

**Maidstone Park long-term land lease : Survey Report for 26 January 2025 to 24 February 2025**

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and is not good enough. Ratepayers are already hurting because of past financial management. Also, the wording used regularly (in the document) which does NOT rule out approaching Council for any future financial support or anything else is extraordinarily worrying - considering the Bowling Club wants to make a huge change! What if they run out of money getting the land ready and building the new premises? Cost overruns are bound to happen - they happen all the time in building and construction. The Bowling Club's costs are estimates – called rough order costs. This is a concern. This point is vague and unclear and the use of the word 'obvious' means further clarity should be provided. 44. There are obvious sustainability considerations which will need to be considered at the building design stage, and for the entirety of the project, should this proceed. It is not clear that the Council will not assist financially in the future 45 states: No ratepayer funding has been requested to complete this project at this stage. It is a concern that everything is approximate and may mean there is no 'fat in the system' if the Club sells its Exchange Street site for \$5million. Cost estimates are right at the top of the proposed sale price: 46. Rough order costs provided by the Club indicate that the development will cost approximately \$4.92..... These cost estimates have been provided by the Club. How long would it take to seek more money for cost overruns? What happens to the land? Costs while waiting could snowball. 47. In the event construction costs exceed the available funding, the Club has indicated that they will value engineer the project and seek additional funding from TAB New Zealand, Lotto NZ, and other grant providers. There is no intention at this stage to seek any Council funding. The following point is an extraordinarily scary one. The Council must not support this proposal: 48. The estimates for this project provided by the Club as part of their Expression of Interest are considered by officers to be overly ambitious based on examples of recent bowling construction

**Optional question** (37 response(s), 2 skipped)

**Question type:** Essay Question

Submission number 37



Home / Consultation on lease of Maidstone Parkland / Maidstone Park long-term land lease

## **Maidstone Park long-term land lease**

**1. Do you support this proposal?**

Please accept this submission presented in his format as the Council no longer provides paper formats for those of its citizens who do not do technology but are residents who are interested in our City

10

2. We'd like to hear your views on this proposal. You are invited under Section 138 of the Local Government Act 2022 to lodge a written submission below.

Why in the world would the council propose a piece of flat land suitable for housing (as the Government is constantly stressing as extremely important) to be leased by a boating club or a 33yr lease. This land is now and has been (listed by the Government) and has previously had housing on it, for many years. Rates would be collected from which supported our City for many years. Rates would be collected from the last number of houses at an ever increasing amount. Would the 33yr lease create the same revenue, (at increasing rates) for amounts yearly, as our council, I think not. why is this Council is here best. On setting housing on our Spar when we have within our City flat land available and ready to build on, once the usual amenities of water, sewer etc have been connected, if ~~they~~ are proposing this land for the boating Club, then I presume it is quite right that that the Spar is no longer need for housing and can be left as a safe area for our birds to use. Then the Spar can be made into a walk area for the citizens of Upper Heest to enjoy. I feel that with a few more houses have become a bit added over what is a real area for housing that is desperately needed and a home that will no doubt homes for our locals and clubs that I am sure will make a continuous revenue stream for 33 years plus.

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Submission number 38

**Mayor and Councillors**  
Upper Hutt City Council,  
Fergusson Drive,  
UPPER HUTT

[REDACTED] \*  
[REDACTED] \*  
[REDACTED] \*

**22 February 2025**

**Submission: Proposed use of the land adjacent to Maidstone Park for the Upper Hutt Bowling Club**

**To me this amounts to a fight for life for the Upper Hutt Bowling Club.**

I refer to the Club's statement that like other bowling clubs it has a declining membership in its competitive numbers and has focussed on attracting casual bowling members and community events.

As President of a Lower Valley Club sometime back, I was involved in developing strategies to meet the impact of this decline in membership nationally.

One of the primary reasons for the decline relates to the demographic in which current membership lies. It is somewhat regarded as a sport for older people. It is required that this is turned around by providing facilities that will continue to attract not only the older generation by providing Greens that can be used 365 days of the year as opposed to a September to May Season.

The Upper Hutt Club along with many in the motu has initiated an event called "Mates in Bowls" or "Community Bowls".

Actually, with the support of my Club I initiated this with Bowls New Zealand some years ago bearing in mind that Bowls in the future would be played in multi and not in Whites.

It does not end there.

It is imperative that Bowls facilities include a covered Green. Without, Bowls is confined to at best September to May and to daylight hours.

In addition, a covered Green will allow for the creation of numerous further activities to attract numbers for casual programmes and use.

**Some possibilities:**

Business House Bowls;

School Bowls;

"2 hour Lunch Bowls";

Casual – for a fee, like Golf;

Festive Season activities by appointment;

Mum's Bowls while the little nippers are at school;

Street team challenges.

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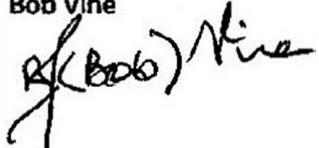
Let's not forget too the possibility of National and International events and the boost to the local economy. Combining with Naenae could very well be an advantage to have two covered greens so close.

A major for the new facility will be the management. No longer will the Club be able to be entirely reliant on its members and professional paid assistance will be required. This brings into focus the proposal that the Club will not compete with Te Kupenga o Rongomai. I would suggest that this lease clause is re-worded to allow collaboration between the two organisations on this front. For example, the Trust might have a conflict in requests for bookings which could be passed off to Bowls Upper Hutt.

Many thanks for the opportunity to be able to comment.

Nga mihi

Bob Vine

A handwritten signature in black ink, appearing to read "B (Bob) Vine".



**Policy Committee | Te Kōmiti Kaupapa Here**  
**2 April 2025**

## Private Road Naming

### Purpose of report | Te pūtake

1. To approve a road name for a private road created by a 9-lot residential subdivision, accessed via an unnamed access road off Sunnyview Drive in Brown Owl, Upper Hutt. [Attachment 1](#) of this report identifies the location and subdivision plan.

### Recommendations | He tūtohunga

2. The Committee recommends that Council:
  - a. receives and notes the report titled Private Road Naming,
  - b. approves the proposed road name 'Monty Johnson Way' for the new private road off Sunnyview Drive, in the subdivision at 351 Main Road North (as identified in [Attachment 1](#)),
  - c. notes the requirement by Land Information New Zealand to also name the existing part-public and part-private access road, in order to formalise naming Monty Johnson Way.
  - d. authorises officers to make any consequential amendments to this document based on direction provided at this meeting /correct any minor editorial, typographical, arithmetical, or formatting errors that are identified.

### Background | Papamuri

3. Land Information New Zealand requires that roads (public and private) serving more than six properties shall be named.
  - a. Given that it will provide primary access to nine lots, the new private road in the subdivision at 351 Main Road North requires its own road name.
  - b. As the new road in the subdivision will be accessed via an existing, unnamed access road off Sunnyview Drive, this existing road also requires a road name.
  - c. The existing access road provides the primary access to 18 existing properties.
  - d. Once this road has been formally named, these 18 properties will need to be formally re-addressed (from Main Road North to the new road name).
  - e. The process to formally name this road and re-address the existing properties will involve a formal consultation with the affected landowners and residents, allowing their feedback to inform the selection of a suitable road name (to be chosen from a list of pre-approved names).
  - f. While the new private road in the subdivision can be formally named at this time, the existing access road can only be formally named once the abovementioned consultation has been carried out. It is not anticipated that this consultation will take longer than approximately eight weeks. The

naming of the existing access road will be tabled at the next meeting of the Policy Committee, scheduled for 21 May 2025.

## Discussion | Te matapaki

4. The following road names were put forward by the developer, as options for formally naming the new road in the subdivision at 351 Main Road North:

Proposed Road Names	Reasons for Submission
Monty Johnson Way	<p>The developer of the subdivision has put forward the name “Monty Johnson Way” as the preferred option.</p> <p>The reasons for this road name submission are:</p> <p>Monty Johnson lived on this land for 92 years and moved there in 1933 when he was 10 years old, and the Johnson’s ran an egg farm on this site. Monty is now deceased, and the Johnson family support the requested road name.</p> <p>This is the preferred name of the developer of the subdivision.</p>
Monty Way	<p>The developer of the subdivision has put forward the name “Monty Way” as an alternative option.</p> <p>The reasons for this road name submission are:</p> <p>Monty Johnson lived on this land for 92 years and moved there in 1933 when he was 10 years old, and the Johnson’s ran an egg farm on this site. Monty is now deceased, and the Johnson family support the requested road name.</p>

## Options | Ngā kōwhiringa

5. There are two possible options for Council to pursue. These are detailed below.

### Option One (recommended):

To formally name only the new private road at this time, and to name the existing access road at the next meeting of the Policy Committee, scheduled for 21 May 2025.

6. The advantages of Option One:

- Under Option One, Council officers can allocate addresses to the new lots created by the subdivision at 351 Main Road North, as soon as the survey is deposited by the developer.
- This in turn reduces the workload and risk for Council Officers with regards to assigning other records such as Code of Compliance certificates to the correct property records.
- Companies installing connections to utilities and services can accurately assign the connections to the correct addresses from the outset.
- Banks providing mortgages to prospective buyers of the new properties tend to require accurate addresses for new loans to be approved.

- e. The street sign displaying the new road name can be erected sooner, making it easier to locate the new private road.

7. The disadvantages of Option One:

- a. Option One creates a scenario where a new named road is accessed only via an unnamed road, until the access road is also formally named.
- b. Land Information New Zealand will not recognise the name of the new private road in the subdivision until the existing access road is named.

### **Option Two:**

To defer the formal naming of the new private road until the next meeting of the Policy Committee, scheduled for 21 May 2025.

8. The advantages of Option Two:

- a. Option Two is more conservative and follows the Addressing Standard more closely than Option One.
- b. Both the existing access road and the new private road can be named simultaneously.

9. The disadvantages of Option Two:

- a. Option Two introduces delays and risk for the developers and property owners.
- b. This delay subsequently also affects Council processes and officers.
- c. Council will still need to complete the naming of both roads, regardless.

## **Significance and engagement assessment | Te tino aromatawai**

10. The names have been checked against the Land Information New Zealand street name database to ensure they have no adverse Māori meanings or similar road names within the Hutt Valley district. No issues were identified.
11. The Spatial Team has liaised with the developer of the subdivision to determine the preferred road name (and an alternative) to put forward.
12. All parties are in support of the formal naming of this road as “Monty Johnson Way”, and no issues were identified.

## **Sustainability | Rautaki whakauka**

13. There are no sustainability implications at this time.

## **Financial and resourcing | Mahere pūtea**

14. There are no financial implications identified at this time.

## **Legal | Ture**

15. There are no legal implications identified at this time.

## Risk | Tūraru

16. The necessary risk reviews have been completed in relation to naming the private road, and the identified risks have been described above.

## Included attachments | Ngā āpitihanga

17. Attachment 1:	Location and alignment of the proposed road and subdivision scheme plan	page 48
18. Attachment 2:	Background Information	page 49

Date of report: 13 March 2025

Report writer(s):

Lalita Heymanns  
**Spatial Analyst**

Reviewed by:

Connor Spence  
**Spatial Team Leader**

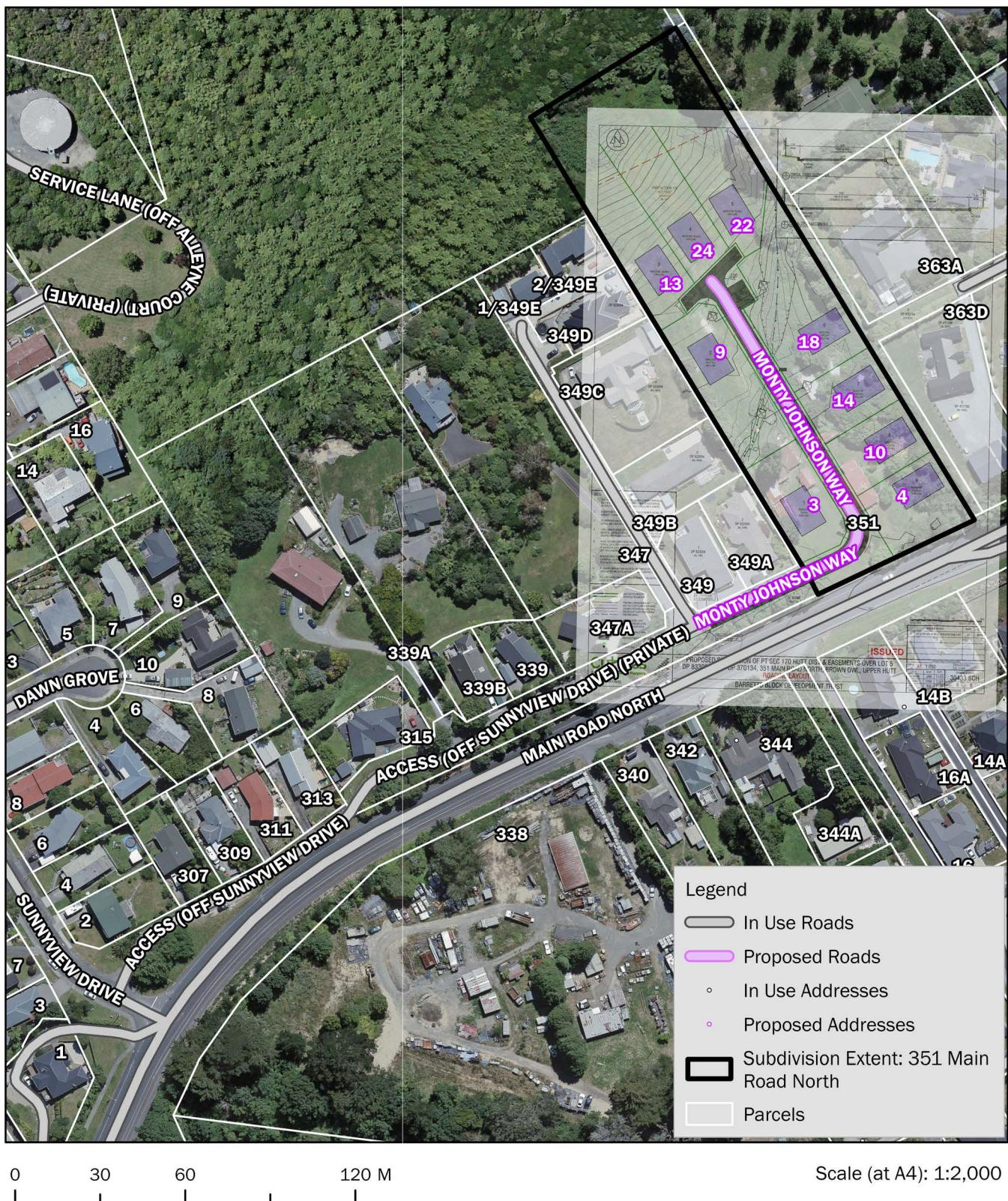
Approved by:

Tim Harty  
**Group Manager of Operations**

Approved by:

Geoff Swainson  
**Chief Executive | Te Tumu Whakarae**

# Location and alignment of the proposed road and subdivision scheme plan



Te Kaunihera o  
Te Awa Kairangi ki Uta  
**Upper Hutt City Council**

Map drawn by Upper Hutt City Council, 03/03/2025.  
Cadastral information derived from Land Information New Zealand. Crown Copyright Reserved. Property boundaries may not be survey-accurate, and can only be verified by a licensed cadastral surveyor. The data in this map is in the New Zealand Transverse Mercator projection.

## Appendix 2: Background Information

The following was provided by the developer of the subdivision, to give further background information on Monty Johnson, who would be being honoured by way of the road name Monty Johnson Way, as suggested in the submission by the developer:

Montague Sterling Johnson ( aka Monty)

Born 14/01/1923 in Upper Hutt, son of Ada and Henry Johnson. Monty had one sibling ( Graeme)

Both Monty & Graeme were brought up at the family home - 351 Main Road North Te Marua. Their parents bought this home in 1933 (approx.). Monty lived at the family home from the age of 10 yrs and remained there until he reluctantly had to relocate to a retirement home at the age of 97. Monty never married.

The longest that he was away from his home was five days when he had a visit to the hospital.

351 Main Road was known as Johnson Brothers Poultry Farm, where in the 60's they sold eggs to the Wellington Markets, and these were then distributed to the grocery stores in the Wellington region. Eggs were also sold at the gate to locals, along with Honeycomb honey. The Johnsons also raised pigs and sold the meat to locals.

Both Monty and his brother were homebodies who took great pride in looking after their parents and the land. Neither liked following the rules and disliked the tax man. Money received at the gate from Honey/Eggs & meat was often hidden in the chicken feed to be used on the horses 😊

**Once a month**, they took a trip to Wellington on the train to have a haircut and, on the trip home, would do the groceries at the local Four Square. Race day at Trentham was always a day to put a suit and hat on and spend the day at the races. Sadly, Grame passed suddenly in the early 1980's and this left Monty devastated and alone for the first time in his life. He eventually adjusted to this new lifestyle and continued to keep the gardens and home pristine for as long as he possibly could.

The Johnson family were unique in their own way, kept very much to themselves, BUT always knew what was going on in Upper Hutt.

Monty Jonson passed away 5th February 2022 and is buried with his parents and brother at Akatarawa Cemetery.



**Policy Committee | Te Kōmiti Kaupapa Here**  
**2 April 2025**

## **Engagement, Strategy and Planning Services Report**

### **Purpose of report | Te pūtake**

1. The purpose of this report is to provide an update on engagement, strategy and planning activities relevant to the Committee's terms of reference.

### **Recommendation | He tūtohunga**

2. The Committee recommends that Council receives and notes the report titled Group Manager: Engagement, Strategy and Planning.

### **Background | Papamuri**

3. This report provides a summary of activities currently being undertaken by the Engagement, Strategy and Planning group, and this report is structured by activity type for ease of reference.

### **Upper Hutt Resource Management Policy**

#### **Current District Plan Changes**

4. Work continues on several plan changes (at various stages) as part of the rolling review of the District Plan.
5. As an update to the last report:
  - a. Plan Change 47 Natural Hazards is now operative in the District Plan
  - b. Plan Change 49 - Open Spaces and Variation 1 to Plan Change 49 Silverstream Spur has received one appeal to the Environment Court, with two 274 parties to the appeal.
6. Officers began landowner engagement on Plan Change 48A – Outstanding Natural Features and Landscapes on 5 February 2025 and is planned to close at the end of April. At the request of some landowners, a Q & A session was held on Monday 24 March with Mayor Guppy, Council officers and approximately 15 landowners. At the time of writing, Officers have received 13 enquiries/responses to the engagement, including requests for information.
7. Officers have sent a letter to Minister Penny Simmonds requesting a one-year extension to decision-making timeframe requirements on Plan Change 50. This has been done to align with signaled changes to the national direction on highly productive land, which is a key input into zoning and provisions of Plan Change 50.

## **Regional Policy Statement for the Wellington Region Plan Change 1**

8. Council has appealed the decision on Plan change 1 to the Environment Court on provisions and 14 parties have joined this appeal as Section 274 interested parties.
9. Council has joined the appeals of Wellington City Council, Porirua City Council, Kapiti Coast District Council and Hutt City Council as an interested party.

## **Greater Wellington Natural Resources Plan Change 1**

10. Hearings commenced on 4 November 2024 and will be completed by October 2025. Hearing topics include:
  - a) Stream 1 - Overarching matters and region-wide changes;
  - b) Stream 2 - Objectives, ecosystem health policies, and waste water;
  - c) Stream 3 - Rural land use activities, forestry and earthworks;
  - d) Stream 4 - Stormwater, water allocation, and freshwater action plans; and
  - e) Stream 5 - Integration.
11. The GWRC Officer's report for Hearing Stream 2 topics were released on 28 February 2025. Council submitted evidence in response to this report for the hearing on 13 March. The hearings for this stream are expected to occur 7 to 17 April 2025.
12. Officers will present evidence to future hearings that is relevant to the matters raised in the Upper Hutt City Council submission.

## **Wellington Regional Growth Framework Projects**

13. The Wellington Regional Growth Framework includes a range of regional and local projects in which Council Policy Planning staff are involved.
14. The Senior Staff Group met on 14 February 2025 where the substantive item for discussion was the draft Industrial Land Study Report. Following feedback from the Senior Staff Group, the report was updated to reflect the discussion. A summary report was also prepared for the Chief Executive's consideration prior to attending a meeting of the Wellington Regional Leadership Committee.

## **Government Resource Management Reform**

15. The following discussion of the Government's resource management programme is current at the time of writing. This is a highly agile programme that is subject to change after the finalisation of this paper.

## **Fast-Track Approvals Act 2024**

16. The Environmental Protection Authority has announced the first projects which will be considered by expert consenting panels. These first projects are:
  - a. Bledisloe North Wharf and Fergusson North Berth Extension: The Ports of Auckland have stated that this wharf extension will enable larger cruise ships to berth, and the expansion is expected to increase New Zealand's importing and exporting capacity.

- b. Delmore: This is a development which includes 1,250 residential dwellings in Auckland, claiming to contribute approximately \$249.5 million to GDP and generate/support 1,870 full time jobs.
- c. Maitahi Village: Includes the planned development in Nelson of around 180 residential dwellings (50 being Iwi-led housing), a commercial centre, and a retirement village with approximately 194 townhouses and 36 in-care facility units, with the applicant saying it could have a total economic impact on local business activity of \$308 million.

17. There has been no announced change or progress on the “Silverstream Forest Development” project since the update provided at the February Policy Committee.

18. The Fast Track Approvals Act came into force on 24 December 2024. The “Silverstream Forest Development” will be required to lodge a 'substantive application' with the Environmental Protection Authority. This application must principally demonstrate the project's ability to meet the principle of the Act, i.e. "facilitate the delivery of infrastructure and development projects with significant regional or national benefits".

19. The application will be processed by the Environmental Protection Authority who will appoint a Panel to consider this application, and this panel must invite comments from a number of mandatory authorities and has the discretion to also seek comment from any other groups or persons, however this is optional and dependent on the Panel.

### **Phase Three - Replacing the Resource Management Act**

20. On 24 March 2025, the Government announced its blueprint package for resource management reform and the proposed replacement of the Resource Management Act 1991 with two new Acts.

21. Officers are working through available information to understand the detail and implications of this proposed change and intend to provide further information at Policy Committee on 2 April 2025 and discuss any potential implications of the proposed changes at a future workshop.

### **National Policy Statement on Highly Productive Land**

22. There are no further updates on the review of the National Policy Statement on Highly Productive Land.

### **Other Proposals**

#### **Making it easier to build granny flats**

23. There are no further updates since officers last reported on 16 October 2024.

### **General Policies**

#### **Gambling Venues Policy**

24. Councils are required to review their gambling policies every three years. The Upper Hutt City Council Gambling Venues Policy is now due for review, and the purpose of the existing policy is to:

- a. ensure the Council and the community have an influence over the provision and location of new gambling venues in the City,

- b. ensure that the provision of class 4 gaming machines is not the primary purpose of these venues,
- c. ensure that gaming machines and TABs are located within venues where there is a degree of supervision and control of those using them, in order to help reduce the risk of problem gambling,
- d. minimise the harm to the community caused by problem gambling, and
- e. allow the community to have access to gambling venues for entertainment purposes, and to benefit from the proceeds which they generate.

25. The draft policy was adopted by Council for consultation on 19 March 2025 and closes on 27 April 2025.

## **Corporate Planning**

### **Annual Plan**

26. The Annual Plan 2025 - 2026 consultation document and concurrent consultation on policies and Bylaws were adopted by the Council for consultation on 19 March 2025 and will close on 27 April 2025.

### **Quarterly Reports**

27. The second quarter report was presented to the Finance and Performance Committee on 26 February 2025.

Date of report: 26 March 2025

Report writer:

Emily Thomson

**Strategy, Planning and Policy Manager**

Reviewed by:

Gunther Wild

**Group Manager Engagement, Strategy and Planning Services**

Approved by:

Geoff Swainson

**Chief Executive | Te Tumu Whakara**