

GLOVER PARK

MANAGEMENT PLAN 2005



Absolutely

POSITIVELY

ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Wellington

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Preface

Wellington City Council has prepared the Glover Park Management Plan in accordance with the provisions of the Reserves Act 1977.

Public consultation

Wellington City Council publicly notified its intention to prepare a management plan for Glover Park in July 2004. Three submissions were received and considered in the preparation of the draft Management Plan. The draft Management Plan was prepared and notified for public comment in September 2004 and eight submissions were received.

Acknowledgements

Wellington City Council thanks members of the public who provided suggestions and comments through the submission process.

Jane Black
Urban Design
Wellington City Council

Definitions

For the purposes of this document:

- Glover Park is also referred to as 'the park'.
- Wellington City Council is referred to as 'the Council', 'the City Council' or 'Wellington City Council'.

Introduction

Glover Park – overview

Glover Park is a small public open space in the heart of the busy Cuba Character Area in the Wellington City centre. Glover Park is one of the few public parks in the Te Aro area and serves as a space for passive¹ recreation as well as a pedestrian route between the adjoining streets.

Most of the park is gazetted as Recreation Reserve under the Reserves Act 1977 and as such the Council is required to prepare a management plan to guide the management and development of the park.

Wellington City Council owns and administers the park, and intends to upgrade it with the particular aims of revitalising the park, encouraging more public use, allowing a diverse range of passive recreational uses and improving public safety. The redevelopment and use of the park need to comply with the objectives and policies of the management plan.

Management plan purpose

A management plan is a working document that sets out the objectives and policies for managing an area and how these will be achieved. It is a reference for consistent everyday management and future planning by the administering body. It is also a public statement that explains the governing principles and reasons for decisions to interested parties.

Management plan format

The management plan is in two parts:

Part 1 Background and description

Describes the park, its uses and the issues that need to be addressed by the objectives and policies.

Part 2 Objectives and policies

Sets out the objectives to address the management issues and the policies that identify how the objectives will be achieved.

¹ Passive recreation includes pursuits that do not require specialist facilities or equipment such as sitting, observing, informal games, picnics and walking.

Part 1 Background and description

1.0 Statutory requirements

1.1 Reserves Act (1977)

Three of the five land titles that make up Glover Park are classified as Recreation Reserve under the Reserves Act 1977 (the Act). The remainder of the park is not classified as 'reserve' under the Act (see section 2.2 of this plan).

Section 41 of the Act requires that a management plan be prepared by the administering body for each reserve under its control. A management plan should provide guidance to the Council that ensures the reserve is used managed, maintained and developed for the purpose for which the reserve is classified.

The Act states the general purpose of a Recreation Reserve in Section 17(1) as ... *'for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside'*

1.2 Wellington City District Plan (2002)

The District Plan has been prepared under the Resource Management Act 1991 and is the principal document for managing the effects of land use within Wellington City. The District Plan identifies specific objectives, policies and rules to achieve the purpose of the Act, namely the sustainable management of the city's natural and physical resources.

The following assessment outlines the respective zoning of the park, as well as pertinent conditions, objectives and policies relating to development.

Zoning

Most of the site known and identified as Glover Park, is zoned Open Space A. However, the western portion is zoned Central Area. These two zones have very different functions. Open Space A land provides passive and active recreational opportunities, while Central Area land comprises the main commercial and business heart of Wellington City. Objectives, policies and pertinent rules relating to the zones are summarised in Appendix 1.

The entire park is also contained within the Cuba Character Area. This area is identified as having special character, with all new building development in the character area identified as a controlled activity in terms of the design and appearance and siting of buildings (and so requiring resource consent).

Sunlight protection rules in the District Plan states that *'all building and structures must be designed and located to maintain direct sunlight access to important Central Area parks'*. Glover Park is listed as one of these in Rule 13.1.2.7.

While there are no identified heritage items on the site itself, there are two on adjoining properties – heritage item No. 130 (the Albemarle Hotel) which is located on the directly adjoining site to the east, and heritage item No.127 (house) which is located to the south on Garrett Street.

Summary

Any development of the park which straddles both the Open Space and Central Area zones, will require assessment against both set of rules, and objectives and policies. While the Central Area allows for a wide range of activities, the Open Space area is directed towards recreational activities.

It is probable resource consent will be required for any development of the park.

1.3 Local Government Act 2002

The Local Government Act empowers local authorities to make bylaws. A bylaw is a rule or regulation made by a local authority that affects the public, which orders something to be done or, in some cases, something not to be done. It provides penalties for not complying, including fines imposed by a district court. Bylaws under the Local Government Act are able to apply to any public place that the local authority controls or manages. The Wellington Consolidated Bylaw 1991 gathers all of the city bylaws into one document. The bylaws will apply to Glover Park under the relevant sections of the document, such as Part 17 Public Places.

2.0 Background and description

2.1 Context

Glover Park is a small public park located in a densely built urban area; a small green space in the middle of a busy modified environment. The park is located on Ghuznee Street, a busy city traffic route, very close to the thriving Cuba Street retail area.

The area of Te Aro in which the park lies has been identified as an area of Wellington '*in which there are notable gaps in the distribution of city parks in key area of high pedestrian numbers and increased residential living*'². The trend for residential development, in particular apartment living, continues to increase in the area. This means that the few existing public open spaces will become more important as more people look to these for their open-space needs. Development pressure may also see the spatial quality of the park change over time if the neighbouring buildings were increased in height to the permitted 27m maximum.

There have been several planning reports³ prepared for the area that have suggested changes to Glover Park. The common theme of the reports is that Glover Park is under-used due to the layout, which attracts undesirable and antisocial use.

The design guides of the Wellington District Plan outlines strategies for improving Glover Park as a more attractive and effective public space as part of the Cuba Character Area (see Appendix 1). The Greening Central Wellington report⁴ identifies Glover Park as a green open space and its Ghuznee Street frontage as part of a secondary thoroughfare. Actions suggested in the report include a critical review of the park, its visual, functional and planted aspects, and consideration of the potential recreational uses which would make it an active and popular destination.

2.2 Location and legal description

Glover Park is a small public open space (1953sq m) located between Garrett and Ghuznee streets just west of Cuba Mall (figure 1). The land which makes up the park is owned and administered by Wellington City Council.

The park has a fragmented nature in terms of its legal structure (figure 2). It includes five separate land titles, three of which are gazetted as Recreation Reserve under the Reserves Act (1977) and makes up 77 percent of the total area.

Although some 23 percent of Glover Park is not Recreation Reserve, the Council proposes that the whole area be managed and developed as one entity. Bringing the non-reserve areas within the ambit of the

² Capital Spaces, Open Space Strategy, 1998 Wellington City Council.

³ Cuba Precinct Planning Study, 1989 prepared for Wellington City Council by Athfield Architects Ltd. The relevant sections of this report as they apply to Glover Park have been incorporated into the Wellington City District Plan.

⁴ Greening Central Wellington, 2002, prepared for Wellington City Council by Boffa Miskell Ltd. It provides a vision and guideline for the use of plants, trees and green open spaces in central Wellington.

management plan is practical in terms of the management of the park and allowing for any part or parts of the park to be able to be licensed or leased for use by approved commercial operations. This is discussed further below in part 3 of the plan.

Glover Park legal description		
	Legal status	Area sq m
Lot 2 DP 35152 CT WN12B/228	Recreation Reserve <i>New Zealand Gazette</i> <i>1989, p4483</i>	1014
Pt Section 150 & 152 Town of Wellington CT WN26/16	Recreation Reserve <i>New Zealand Gazette</i> <i>1989, p4483</i>	253
Lot 8 and Pt Section 152 Town of Wellington CT WN340/45	Recreation Reserve <i>New Zealand Gazette</i> <i>1989, p4483</i>	251
Pt Section 150 Town of Wellington CT WNB4/1470	Service lane	66
Pt Section 152 Town of Wellington CT WN20D/599	Pleasure ground	369
	Total	1953sq m

2.3 History

Glover Park is named for Lewis Glover, a retired trades union secretary, who left a bequest of \$22,500 to the Council for the purpose of 'a park to be established within the vicinity of the city to be used for recreation purposes'. Lewis Glover died in January 1964.

The bequest was used to purchase 61 Ghuznee Street, and the remaining area was purchased with funds from Te Aro Redevelopment Loan No.3. Purchase was finalised in 1967.

The area was initially used as unmetered car park space and its development into a park was delayed due to the development of Cuba Street as a pedestrian mall. It was also delayed by the resolution of the debate as to whether the land set aside for Glover Park would be better used as a car park.

Glover Park was officially opened on Arbor Day, 4 August 1971.

A further bequest of \$18,900 from Glover's estate was paid to the Council in 1979 after the last beneficiary of his estate died.

2.4 Existing use and features/issues

Neighbours

Glover Park is tightly enclosed in its urban setting by streets and buildings. The park is defined by Ghuznee Street to the north, Garrett Street to the south and neighbouring buildings on the east and west sides. Most of the neighbouring buildings are built on or very close to the property boundary. An access lane adjacent to part of the western boundary separates the park from the adjoining building. The neighbouring buildings are predominantly multi-level structures, ranging from about 6–21m (two to seven storeys). The District Plan height limits permits a 27m height limit in the Te Aro area.

The immediately adjoining buildings are generally used for commercial activities, but there are also many residential buildings nearby. A new student accommodation building is proposed on Garrett Street opposite the park. The Te Aro area in which the park is situated is experiencing significant growth in residential development.

Glover Park's small size and the height of the neighbouring buildings provide definition and enclosure to the park. None of the buildings have any direct relationship with the park in respect of openings such as windows and doors.

Environment

Glover Park offers a relatively sheltered and sunny outdoor public space in a windy environment. The neighbouring buildings, together with the trees within the park, moderate the wind flow.

The north end of the park on the Ghuznee Street frontage is more open and sunnier than the southern Garrett Street end which is shaded by the trees within the park.

The buildings on the western boundary, in particular, cast shadow across the length of the park for varying distances depending on the season. Potentially, the shading effect could become greater within the park if the neighbouring buildings were to be built to the 27m height maximum permitted in this area.

Character

Glover Park is an informal and green public space. The design of the park is based on an asymmetrical curved layout articulated by low curved brick walls and kerbs. The gravel and grassed surfaces with their rounded forms are the framework of the park's relatively casual character, which contrasts to the more linear nature of the adjoining streets.

The trees and vegetation create a green structure to the park space and soften its 'box-like' volume. Regular park users value the informal

and green character of the park as a welcome respite from the surrounding urban environment.

Facilities

Built facilities in the park provided for passive recreational use include paths, park benches, rubbish bins and lighting. Public toilets are not provided. The facilities in the park are maintained to an adequate standard. Wellington City Council intends to upgrade the park facilities in the near future as part of a redevelopment to improve the park's usability.

Seating is provided by the timber benches built into the low walls and by freestanding park benches. The majority of the seating is concentrated at the sunnier north side of the park.

The existing security lights have recently been upgraded with a brighter more powerful light source in response to growing security concerns.

Recently new rubbish bins have been installed at the northern end of the park where most of the use is concentrated. At times it appears that the capacity of the bins is not adequate to cope with the volume of rubbish, as bottles are sometimes stacked on the ground nearby. Before the installation of the new bins, large brightly coloured wheelie bins were provided for rubbish. The size, location and colour of the wheelie bins detracted from the visual character of the park.

The concrete-block building located in the south-east corner of the park was originally built as a Council Parks Department depot. The Parks Depot relocated to Newtown Park in the mid-1990s. Wellington City Council leased the building to the Māori wardens for a time but it has been vacant since 2002. The building is in good repair and could be leased again to support activities that contribute to the passive recreational purposes of the park.

Trees and vegetation

The vegetation in the park is a mixture of exotic and native trees and medium to small native shrubs and grasses.

Numerous medium height trees within the park add a strong green structure that integrates the park with its tall neighbouring buildings. The trees provide an enhanced sense of enclosure within the park and shaded areas which are considered foreboding by some. The presence of the trees and other vegetation moderates the wind flow through the park and provides shelter.

The evergreen trees, which are concentrated toward the south end, create a dark backdrop to the lighter structure of the predominantly deciduous trees in the northern part.

The trees provide some bird-feeding and roosting habitat; in particular the *Banksia* offer a source of winter feed for some birds and tui are

often observed and heard in the park. The presence of the tui is enjoyed by park users and adds to the special quality of the space.

Security concerns and the demand for high visibility throughout the park have resulted in the removal and pruning of medium-height vegetation and branches, leaving the two tiers of low vegetation and lawn, and higher tree canopy. The resulting exposed trunks create a strong vertical structure for the interior of the park.

Circulation patterns

Glover Park is located on Ghuznee Street; a busy two-lane one-way street which is part of the SH1 route across the city. Ghuznee Street will revert to a two-way street when the inner city by-pass is built. It is intended that traffic speeds along Ghuznee Street will reduce as a result. Garrett Street (to the south) is a no-exit street that services the commercial buildings along its short length.

The streets in the vicinity of Glover Park generally have high foot traffic, particularly Cuba Street and Cuba Mall. The park with its two street frontages is frequently used as a short-cut route between Cuba and Ghuznee streets via Garrett Street.

Generally the park is not well used as a destination with the primary usage as part of the local pedestrian network. The existing paths generally run north-south in the same direction as the predominant flow of pedestrian traffic. However a few well-tracked short-cut routes (desire lines) are evident through some garden beds.

The volume of pedestrian traffic through the park is probably less than it could be, because those who perceive the park to be unattractive and unsafe avoid using it, particularly at night.

Park use

Glover Park is located in the heart of the vibrant Cuba Character Area and as such could be expected to be a lively open space integral to the local recreation and entertainment network. However, it is set off the main use area of Cuba Street and has no special characteristics that attract people to it. The park has no obvious and direct visual link to Cuba Street being obscured from view by buildings.

The 'out-of-the-way' location and the park's design has encouraged its use by groups that exhibit anti-social behaviour at times. The park's potential as an effective public space is compromised by the general perception that it is an unsafe and forbidding place.

The park's appearance is uninviting with a run-down look, which does not invite people to linger there. The gardens appear unkempt with many of the planted areas trampled by pedestrians and park users and some areas of plant bed have no vegetation remaining at all.

Because the park is not well used and often devoid of people and activity, others are not encouraged to use it. Typically, urban parks are busy open spaces which provide for people-based activities and attract high usage.

Park upgrade/redevelopment

The Council has recognised the need to revitalise the park and intends to redevelop the space to address the design issues that currently attract anti-social behaviour. A significant objective of the redevelopment plan will be to encourage more activity within the park in order to improve its appeal as a destination and therefore its use and safety.

It is proposed that limited commercial activities will be allowed to trade in the park if the nature of the operation is compatible with the passive recreational use of the park. A controlled number of commercial operations, such as cafés or food and drink outlets, would attract people to visit and linger in the park. This type of commercial activity may include kiosks within the park and /or adjacent properties opening onto the park. Adjacent properties would potentially involve ground-floor uses, as well as upper floor activities, providing eyes on the park through windows that over look the space.

Wellington City Council would like to enable a range of people-related activities to be able to take place in the park, including short-term events such as exhibitions, performances and festivals. Events may require provision for limited commercial activity, such as cafés, food and drink outlets and/or temporary stalls.

Part 2 Objectives and policies

Glover Park is a green and sheltered public open space in a busy urban area and it is an important link in the local pedestrian network. Currently the park's use as a recreational destination is limited by a general lack of security, maintenance and the presence of anti-social elements. Wellington City Council has recognised that the park has potential to be a more comfortable, safe and valued destination, and it intends to develop the space and improve the facilities, security and passive recreational opportunities.

The objective of this management plan is to manage Glover Park as a lively, attractive and safe public open space and to enable a range of passive recreational activities to occur.

3.0 Recreation and use

Glover Park is an urban park that provides important public open space for the primary purpose of passive recreational pursuits. Wellington City Council has recognised the need to increase the use of the park by people, to activate the space and improve its security. This will be achieved through providing and facilitating a range of opportunities and activities within the park, such as:

- providing a safe and attractive public space and pedestrian route
- facilitating short-term events, such as exhibitions and festivals and entertainment
- allowing appropriate commercial operations, which support passive recreation, to apply to the Council for a concession licence or lease to occupy space and operate commercial activities within the park (providing the operation is consistent with the character and passive recreational nature of the park).

Objective

Encourage the use of Glover Park as a recreational destination by enabling a range of activities to take place in the park and by improving public safety.

3.1 Circulation

Glover Park forms an important link in the local pedestrian network between Ghuznee and Garrett streets, free access through the park between the streets needs to be retained.

Policies

- (i) Provide unimpeded pedestrian and disabled access through Glover Park between Garrett and Ghuznee streets.

3.2 Short-term events

Glover Park is used annually as an integral part of the Cuba Street Festival for a variety of activities. There is an opportunity to provide additional short-term events, such as festivals, outdoor exhibitions and performances which will attract people to the park and contribute to the vibrant Cuba Street /Mall character. Short-term events may include concessions for some temporary commercial operations, such as stalls and food and drink outlets, which provide goods or services directly relating to the event.

Objective

Enable appropriate short-term events to be held in Glover Park, while ensuring that the park's primary purpose remains as public passive recreational use.

Policies

- (i) Encourage and facilitate a range of events that will contribute to the cultural character of the wider Cuba Street locality and are appropriate to the passive nature of the public park.
- (ii) Require appropriate approval from the Council in the form of a concession licence to use any part of the park for events. Applications will be assessed by Council staff in accordance with the assessment criteria set out in Appendix 3.
- (iii) Ensure that free unrestricted public access is retained through the park.
- (iv) Ensure that the park is not over used, or used inappropriately and remains primarily available for passive recreational use by the public, through monitoring and controlling the number, timing and scale of events.
- (v) All licensees and events shall comply with all relevant Council bylaws and existing regulations regarding public events (such as the provisions of toilets etc).

3.3 Commercial operations

Glover Park is located in the Central Area zone of Wellington City, in which the District Plan permits commercial operations. Allowing appropriate commercial activity, such as food and drink retail/cafés, to apply for a concession licence or lease to use part of the park would create activity within the park and improve security and personal safety.

Commercial operations may include appropriate activities on adjoining properties opening out into the park.

Objective

Enable appropriate commercial activities to operate within the park while ensuring the passive open-space character of the park predominates.

Policies

- (i) Permit potential commercial operators to apply to the Council for a concession licence or lease to occupy a specified area within the park. The proposed activity must be consistent with the recreational use and character of the park. Applications will be assessed by Council staff in accordance with the assessment criteria set out in Appendix 3 of this plan.
- (ii) Ensure any business operation complies with all other relevant Wellington City Council standards, requirements and bylaws (eg fire, health, noise and liquor controls).

4.0 Park redevelopment

Wellington City Council is committed to upgrade Glover Park to attract more people to use it as a destination and to improve public safety. The park needs to provide a range of spaces, and opportunities for passive recreational activities, such as places to sit and play, shade, sun and shelter, space for events and entertainment, spaces for approved commercial operations, and clear circulation routes into and through the park. Good public security is critical to encouraging use of the park and discouraging anti-social behaviour.

4.1 Access and facilities

Although Glover Park is in close proximity to the busy pedestrian areas of Cuba Street/ Mall it is not easily seen from there. A strong visual connection could be developed between the park and the Cuba Street/ Mall corner that would signal the presence of the park frontage on Ghuznee Street.

Glover Park is an urban park and needs to provide a variety of spaces and recreational opportunities for the people who live and work in the locality.

Objective

Ensure that Glover Park is developed as a safe public open space that provides spaces and facilities to support a range of passive recreational use and events.

Policies

- (i) Ensure there is pedestrian access between Garrett and Ghuznee streets (see policy 3.1 (i))
- (ii) Ensure clear site lines are provided throughout the park to improve visibility and security for all areas of the park.
- (iii) Develop a visual connection between the north end of Glover Park and Cuba Mall to identify the park frontage on Ghuznee Street and encourage more people to visit.
- (iv) Provide a variety of open spaces within the park suitable to use for a variety of small events.
- (v) Provide a variety of spaces, furniture and surfaces for sitting and other passive recreational use.
- (vi) Provide adequate and appropriate site furniture, lighting and rubbish bins to ensure the park is a safe and attractive place (see policies 5.0 (ii) (iii) (iv)).

4.2 Children's playground

The locality surrounding the park is experiencing growth in development of residential accommodation. The addition of children's play equipment would enhance the park as a family destination.

Objective

Provide a children's playground in Glover Park.

Policies

- (i) Develop a play area within the park that is suitable for children.
- (ii) Ensure that the play area is close to the main circulation routes within the park and is clearly visible from surrounding areas.

4.3 Vegetation

Glover Park is valued by the community as a sheltered retreat from the hustle of the busy surrounding area. In particular its green character contrasts with and complements the larger open and 'hard' spaces

provided in Cuba Street and Cuba Mall nearby. Trees provide feed and roosting habitat for birds, which contribute a 'natural' element of the urban park. Species selection and design needs to be appropriate for a high-use urban park.

Objective

Ensure that Glover Park is retained as a 'green' public open space for passive recreational use and public events.

Policies

- (i) Retain the green character of the park, which provides a contrasting public space to the surrounding hard urban environment.
- (ii) Retain a green structure of medium-height trees to provide some shade and shelter and integrate the park's ground plane with the tall surrounding buildings.
- (iii) Select plant and trees species that will provide feed and roosting habitat for native birds, to encourage their presence in the park.
- (iv) Use a limited palette of robust and low-maintenance plant species to provide a definite green structure of vegetation.
- (v) Provide areas of lawn suitable for passive recreation and events.

5.0 Infrastructure/facilities

The infrastructure in the park includes the vegetation, paths, site furniture, seating, lighting recreational space and the existing City Council building. The Council building in the park could be developed as a café or food/drink outlet that would bring activity to the southern end of the park. If left unused the building will attract vandals and detract from the visual amenity of the park, so it should either be used or removed.

The Council is committed to upgrading the existing site furniture and facilities as part of the park redevelopment.

There are no public toilet facilities in Glover Park and the provision of toilets is not planned as part of the park redevelopment. The Council is working with neighbouring parties to provide the necessary facilities as part of the potential development of commercial operations that open onto the park⁵.

⁵ This option is aligned with the Council's development strategy for non-ownership options.

Objective

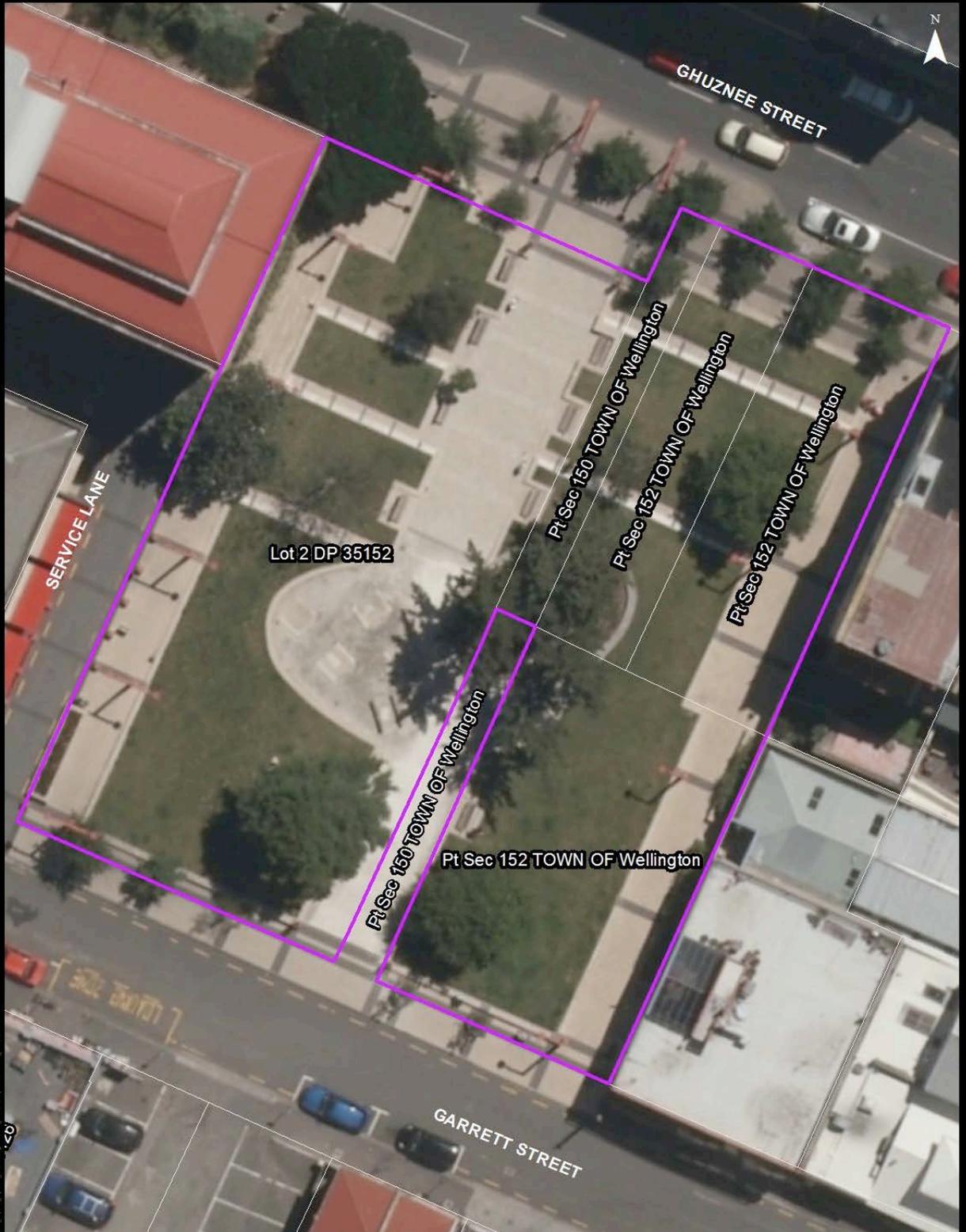
Maintain the park facilities to a high standard to ensure that the structures are functional, safe and adequate to contribute in a positive way to the recreational use and attractiveness of the park.

Policies

- (i) New buildings and additions to the existing City Council building may only be constructed if it can be demonstrated that they are essential to support activities which are consistent with the public recreation open-space purpose of the park.
- (ii) Facilitate the leasing of the City Council building for the purposes of a café, food/drink outlet or other purpose that is appropriate to the passive recreational use of the park. This may include the need to provide one or two car parks.
- (iii) Remove the Council building if it is considered unsuitable for lease.
- (iv) Site furniture shall be robust, low maintenance and designed and fabricated to be in keeping with the character of the park.
- (v) Provide lighting throughout the park, in particular along the main pedestrian routes which meets the relevant standards for an urban public space.
- (vi) Provide adequate number of rubbish bins, located where they are easily seen and do not detract from the visual amenity of the park.
- (vii) Develop a maintenance programme to ensure the park is regularly monitored and maintained to a high standard appropriate to a high-use urban park.

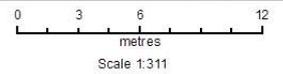
Map of Glover Park





Glover Park

This Park was redeveloped in 2006.
The date of the aerial imagery used is 2012.



Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy +/- 1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.



Appendix 1

Wellington City District Plan – a summary of relevant objectives, policies and rules

Objectives and policies

Central Area objectives and policies – Objectives within the plan make reference to promoting the efficient use and development of resources, maintaining and enhancing amenity values, the physical character, townscape, and streetscape, and to promote the development of a safe and healthy city.

Specific policies make reference to encouraging a wide range of facilities, protecting sunlight to identified Central Area parks and encouraging sunlight access to building and public spaces when new building development occurs, and guiding the design of new buildings.

Open Space Area objectives and policies – The plan places emphasis on the importance of the protection and enhancement of open space within the Wellington region and this is reflected in the objectives and policies of the plan. Objectives make reference to “maintain, protect and enhance the open space of Wellington City”. Policy 16.5.1.1 provides “*Identify a range of open spaces and maintain their character, purpose and function, while enhancing their accessibility and usability.*”

Pertinent rules

As the site has a dual zoning, any activities which traverse both zones will need to be assessed under the respective rules of both zones.

Central Area rules –The Central Area comprises the main commercial and business heart of Wellington City and the wider region. With regard to land use, there is minimal direct control over the location of activities. Rather, performance standards promote acceptable standards of environmental quality. To ensure development is to a high standard, the Council is guided by an urban design strategy.

Generally any activity is permitted within the Central Area provided it complies with the relevant conditions in relation to noise, discharge of contaminants, dust, lighting, radiation, screening of activities and storage, parking and access, signage, and hazardous substances.

Generally the construction, alteration of and addition to buildings will require consent as a controlled activity at a minimum. Assessment of the proposal would be required against the Cuba Character Area design guide. In addition, any building must meet the standards in

relation to height (27m), verandahs and display windows (for a portion of the site), and sunlight protection to Glover Park.

Open Space rules – Open Space within the District Plan is characterised by the fact that it has few buildings. Any buildings or structures are to be predominantly for the purpose of recreation activities.

Recreation activities¹ are permitted subject to compliance with a number of standards, including noise, dust and lighting (generally 8 lux at the windows of residential buildings within any Residential Area). The purpose of these rules is to protect the amenity values of adjoining properties.

The removal or demolition of buildings (other than scheduled heritage items) is a permitted activity.

In terms of new structures or additions to existing structures for recreation purposes, Rule 17.1.10 places a size restriction on any structures which can be put on the site as a permitted activity. As such resource consent would be required for any structure over 30sq m in area and 4m in height, and where the aggregate area of all structures exceeds the total net coverage of 200sq m per hectare.

The erection of new buildings or structures for non-recreational purposes would require consent as a discretionary activity (unrestricted). In considering the application, the Council will have regard to, among other things, whether the site's recreational potential is maintained or enhanced.

Cuba Character Area

The Cuba Character Area design guide provides criteria against which the design, appearance and siting of buildings are assessed. The guide addresses issues of urban form, street environment and image, building design and appearance, heritage character, and pedestrian network and open space.

Glover Park is identified as an 'action area'. While this does not form a statutory part of the District Plan, it provides an aim for the area. The following is from the design guide.

Existing Conditions

A city park running between Garrett and Ghuznee streets west of Cuba Street. The park is designed on a series of levels with paths, seating and curved, brick screen wall. Although well-located and established, its layout and brick screens and the colour and type of foliage used

¹ Recreation activities are defined as any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised (but does not include the use of motor vehicles in Conservation Sites or Open Space Areas).

have produced a rather forbidding and private place, particularly along its western edge, which has compromised its full potential for comfortable and safe public use. Its east and west boundaries are marked by the walls of neighbouring buildings with no park-related activities at ground level.

Strategy

Glover Park is generally well-sited and its current use suggests that many more people would use the park if it were redesigned along more open, visible lines. A revised landscape design should be prepared for the park opening up a central area to make it more visible from neighbouring streets and surroundings buildings. Park lighting should be increased so that it will not appear such a dangerous place. A small children's playground should be provided towards the Garrett Street side of the park. Increasing the park-related activities and uses around the park's edges would support more effective public use of the park. The Council work shed² forms the south-eastern edge of the park. The Council intends to explore the possibility of adding onto or converting the use of this building to provide alternative uses such as a small all-day café opening out to the park, associated with a kiosk selling magazines and newspapers. A path should remain across the site to acknowledge the short cut it represents and to link Ghuznee Street with any future development on the Council-owned mid-block site between Vivian and Garrett streets.

While there are no identified heritage items on the site itself, there are two on adjoining properties, being heritage Item No. 130 (the Albermarle Hotel) which is located on the directly adjoining site to the east, and heritage Item No.127 (house) which is located to the south on Garrett Street.

² Formerly administered by the Council's Parks Depot

Appendix 2

Land status



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier **WN12B/228**
Land Registration District **Wellington**
Date Issued 24 May 1974

Prior References

WN121/113 WN324/260 WN340/40
WN507/200 WN547/202

Estate Fee Simple
Area 1014 square metres more or less
Legal Description Lot 2 Deposited Plan 35152
Purpose Recreation Reserve

Original Proprietors
The Wellington City Council

Interests

Subject to the Reserves Act 1977
Subject to a right (in gross) to electricity over part marked A on DP 78441 in favour of United Networks Limited created by Transfer B425976.1 - 30.3.1995 at 10:51 am
5913145.1 Change of Name of the grantee in Transfer B425976.1 to Vector Limited- 26.2.2004 at 9:00 am
7840727.1 Transfer of the easement created by Transfer B425976.1 to Vector Wellington Electricity Network Limited - 9.6.2008 at 9:00 am



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier WN26/16
Land Registration District Wellington
Date Issued 28 July 1881

Prior References
WN17/56

Interests

5369664.1 Departmental dealing uncancelling the within CT - 10.10.2002 at 11:24 am
K11322 The southern side of Ghuznee Street is subject to the Wellington City Building Line By laws Nos
46/1924 and 55/1927 - 23.3.1932 at 2:23 pm
Subject to the Reserves Act 1977

Identifier

WN26/16

NEW ZEALAND.

(CERTIFICATE OF TITLE.)

Register Book
Vol. 26 Page 16

Reference YC 17 p. 56

Pursuant to Memorandum of Transfers 6599 - Elizabeth
 Stoner of Wellington Widow is now possessed of an estate in fee simple subject to restrictions in
 and to encumbrances, debts and interests as are notified by memorial under-writing or instrument
 hereon in that piece of land situated in the City of Wellington containing (more or less) parcels
 more or less bounded towards the North thirty feet by George Street towards the East more or
 less by other part of Section One hundred and fifty two towards the South thirty feet by parts of
 Sections One hundred and fifty and One hundred and fifty two and towards the West more or
 less by other part of Section One hundred and fifty the Eastern boundary of said land being
 parallel to and distant twenty one feet from the Western boundary of said Section One hundred
 and fifty two as the same is delineated by the plan hereon bonded. The true severance
 measurements a little more or less THIRTY feet and land is part of Sections One hundred
 and fifty and One hundred and fifty two in the District of Wellington of the said City
 deposited in the Office of the Chief Surveyor Wellington originally granted the 17th day of
 February 1853 to John Joseph Mangfield; In Witness whereof I have hereunto
 signed my name and affixed my seal this twenty eighth day of July one thousand eight
 hundred and eighty one

Signed in the presence of
 J. J. Mangfield - this
 28 day of July 1881

District Land Registrar
 of the District of Wellington

DISTRICT REGISTRY OF LAND
 WELLINGTON

Image Quality due
 to Condition
 of Original

Chuzna 57

Scale 40 ft to 1 inch

Mortgage 3904 produced 28 July 1881 at 10.50
 per Elizabeth Stoner to the Wellington Trust Loan and
 Investment Company (Limited)

Mortgage 5599 produced 16 January 1884 at
 11.30 per Elizabeth Stoner to the Wellington Trust
 Loan and Investment Company (Limited)

Discharge of Mortgages Nos 3904 and 5599
 produced 17 May 1887 at 10.50 per

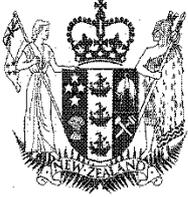
Transfer No 12716 produced 31 May 1887 at 10.50 and
 Elizabeth Stoner to Archibald Williams & Wife by James
 Williams & Wellington Boardinghouse Keeper

Mortgage No 8250 produced 31 May 1887 at 10.50 and
 Archibald Williams to Elizabeth Stoner

Discharge of Mortgage 8250 produced 2 Nov 1889 at
 11.00

DISCHARGE CONTINUED

EQUIVALENT METRIC
 AREA IS 253 m²



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels**

Historical Search Copy



Identifier **WN340/45**
Land Registration District **Wellington**
Date Issued 01 January 1870

Prior References

DI 16/270

Interests

5369664.1 Departmental dealing uncancelling the within CT - 10.10.2002 at 11:24 am

5369664.1 Building Line Restriction - 10.10.2002 at 11:24 am

K11322 The southern side of Ghuznee Street is subject to the Wellington City Building Line By laws Nos 46/1924 and 55/1927 - 23.3.1932 at 2:23 pm

Subject to the Reserves Act 1977

Identifier

WN340/45

Land Transfer (Compulsory Registration of Titles) Act, 1924. Deeds Index, Vol 16 Folio 270 Application No. C 1959

NEW ZEALAND.



Register-book, Vol. 340, folio 45

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO RIGHTS AND TITLE.

This Certificate, dated the fourth day of September, one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that Walter Edward Joyce of Wellington Settler

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial and/or written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several admeasurements a little more or less, that is to say: All that parcel of land containing nine and ninety one one hundredths perches more or less situate in the City of Wellington being Lot 3 of a subdivision of Section No. 152 on the Public Map of the Town of Wellington.



Deputy District Land Registrar.

Outstanding Mortgage No. 136097 (250/297) Frank Otto DISCHARGE PRODUCED 11.5.1926 By D.L.R.

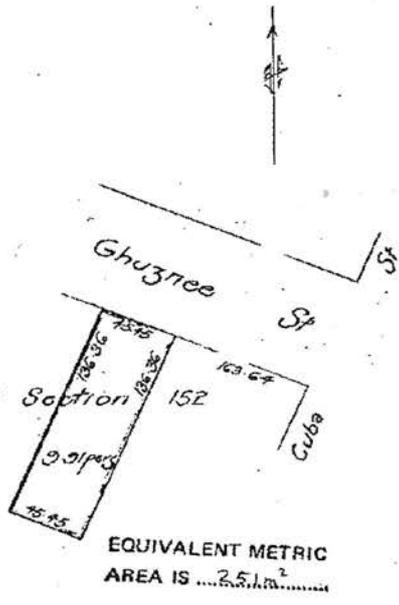
Outstanding Mortgage No. 160849 (259/498) Walter Edward Joyce DISCHARGE PRODUCED 11.5.1926 By D.L.R.

Order in Council No. 1192 exempting Gauzeite Street from section 117 of "The Public Works Act, 1908" subject to conditions as to buildings.

Transfer 179998 produced 1st December 1926 at 11.5 am. Walter Edward Joyce to Joseph Henry Griffiths Rowley of Wellington Public Accountant.

Mortgage 178370 produced 30th May 1927 to Joseph Henry Griffiths Rowley PRODUCED 11.5.1926 By D.L.R.

Transmission 178370 to Elizabeth Bealdon Rowley and Porteus Williams Thomas Rowley a Public servant both of Wellington in execution of a will dated 11th May 1927 at 2.12 pm.



Scale 50 links to an inch

CONTINUED

Identifier

WN340/45

340/45

Transfer 192646 Porteous William Thomas Rowley to and Elizabeth Matilda Rowley to the said Elizabeth Matilda Rowley produced 22nd May 1926 at 2.25 pm

11.11.22 The eastern side of a garage street is merged to the Wellington City Counciling line by name with registration 55/1927 produced 22nd May 1927 at 2.23 pm

Transmission 27195 of Mortgage 178370 to Messrs Langley Brighton Ltd Administrators, entered 6th February 1935 at 10.30 am

DISCHARGED

Mortgage 229360 Elizabeth Matilda Rowley to the mortgage corporation produced 7th May 1926 at 2.55 pm

DISCHARGED

This Certificate is no longer limited as to date entered 11th May 1926

Variation of Mortgage 229360 produced 21st August 1942 at 3 pm

DISCHARGED

Transfer 266311 Elizabeth Matilda Rowley to Sydney Vernon Walker of Wellington Automobile Manufacturers, produced 21st August 1942 at 3 pm

Mortgage 256337 Sydney Vernon Walker to Elizabeth Matilda Rowley produced 21st August 1942 at 3 pm

DISCHARGED

Transmission 2230 of Mortgage 256337 to Cassius John Rowley and Maurice Louise Rowley as tenants in common 23/5/42 at 10.25

Transfer of title of Mortgage 256337 with the said Elizabeth Matilda Rowley as tenant in common to Cassius John Rowley and Maurice Louise Rowley as tenants in common 23/5/42 at 10.25

Mortgage 277552 Sydney Vernon Walker to the mortgage corporation produced 27th May 1927 at 2.20 pm

Transmission 2230 of Mortgage 277552 to Cassius John Rowley and Maurice Louise Rowley as tenants in common 23/5/42 at 10.25

Mortgage 287446 Sydney Vernon Walker to the mortgage corporation produced 29th March 1929 at 11.25 am

Transfer 338213 Sydney Vernon Walker to Paul Rejzel Salnik of Wellington, Company Director and Publicist Norway of Wellington Manufacturers' Representatives produced 29/4/51 at 10.35 am

11.20.48 Evidence that the correct name of Paul Rejzel Salnik is as described in Paul Rejzel Salnik, pilot, is possessed of

WITHDRAWAL of Mortgage 338213 produced 25th March 1951 at 11.25 am

Transfer 368422 the registered proprietors to Gordon Grey Stone of Wellington Garage Proprietors Ltd 28th February 1951 at 10.15 am

Mortgage 327791 Gordon Grey Stone to the National Automobile Association of New Zealand Limited produced 26th February 1951 at 10.15 am

Mortgage 361529 Gordon Grey Stone to the National Automobile Association of Australia Limited produced 26th February 1951 at 10.30 am

Transfer 341529 produced 29.7.1960 at 9.10 am

Transfer 718983 to The Mayor, Councillors and Citizens of the City of Wellington 22.8.1967 at 10.47 am

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 152A LAND TRANSFER ACT 1952

B.041011.1 Gazette Notice (NZ Gazette 22.9.1989 No.163 P.4483) declaring the within land to be a Recreation Reserve subject to the Reserves Act-1977 27.10.1989 at 1.32 p.m.



Reference:
Prior C/T. 340/42

Transfer No.
N/C. Order No. 605244
Gazette Notice 588293



Land and Deeds 69

No. B 4 / 1470

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of September one thousand nine hundred and sixty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF WELLINGTON, a body corporate

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.6 PERCHES more or less situate in the City of Wellington being part Section 150 Town of Wellington —



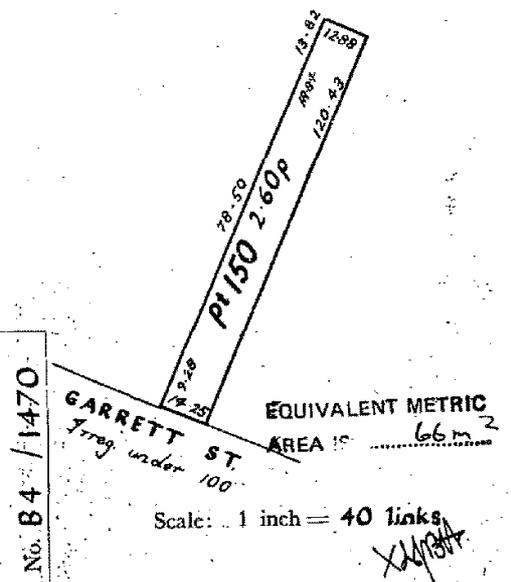
[Signature]
Assistant Land Registrar.

The above described land was taken for a service lane.

[Signature]
A.L.R.

No. 588260 Order in Council directing that the width of the proposed Service Lane over the above described land be less than 12 ft.

[Signature]
A.L.R.





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **WN20D/599**
Land Registration District **Wellington**
Date Issued 18 November 1980

Prior References
GN 416731.1

Estate	Fee Simple
Area	369 square metres more or less
Legal Description	Part Section 152 Town of Wellington
Purpose	Pleasure ground

Original Proprietors
Wellington City Council

Interests

Identifier

WN20D/599

References
Prior C/T

Transfer No.
N/C. Order No. 375821.1
Gazette Notice 416731.1

Land and Deeds 69



REGISTER

LIMITED AS TO PARCELS
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of November one thousand nine hundred and eighty under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that WELLINGTON CITY COUNCIL is seized as and for the purposes of a pleasure ground

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 369 square metres more or less situate in the City of Wellington being part Section 152 Town of Wellington —



No. 20D/599

A



No. 20D/599

GARRETT ST.
Erring. width under 20.12

Measurements are Metric
50 25583

Identifier

WN20D/599

CERTIFICATE OF TITLE No. /

68659B-75,000/8/75 W K



Appendix 3

Assessment criteria and guidelines for applications to use Glover Park

Anyone proposing to use any part of Glover Park for any specific purpose such as a short-term events or commercial activity must seek approval from the Council in the form of a licence or lease. Applications will be considered by the Council on the basis of the following criteria and guidelines.

Assessment criteria provide a specific and consistent framework for Council staff to follow when assessing the appropriateness of a proposed activity for Glover Park.

Assessment guidelines supplement the criteria and provide additional direction for decision making.

Assessment criteria

Applications for concession licences or leases to use part of Glover Park for short-term events or commercial activity, as set out in sections 3.2 and 3.3 of this document, shall be assessed by the Council on the following criteria:

1. The activity must be appropriate to and consistent with the passive recreational use and character of Glover Park as a public space.
2. The proposed activity must seek and comply with all/any appropriate Wellington City Council permissions, bylaws, and consents, such as pavement permission for use of public land, liquor control bylaws, traffic management requirements and noise bylaws etc.
3. The open-space and passive character of the park must predominate. The Council must ensure that the park is not 'overused' in terms of the amount of space used for events/concessions at any one time and in terms of timing a frequency of concessions.
 - Applications shall be considered with regard to their proposed nature, effects on the park character, proposed frequency and duration.
 - Applications will be considered with regard to all other proposed and existing applications and activities for Glover Park.
4. The proposed purpose, location, specific area, duration and operating times of the event/use must be specified in writing by the applicant for consideration by the Council.

5. Installation of any built structures required for the operation of a concession shall be subject to Council approval. If approved, they shall be at a cost to the concession holder. All structures shall be removed and remedial works carried out (if required by the Council) at the concession holder's cost, immediately, on expiry of the licence/lease.
6. Trees, vegetation, surfaces and structures within the park shall not be moved or damaged in anyway by a licensee/leaseholder. Any damage shall be repaired to the satisfaction of the Council at the licensee/leaseholder's cost within a reasonable time. The Council retains the right to require a bond from approved licensee/leaseholders.
7. The park shall be cleaned and tidied after an event by the licensee/lessee to the satisfaction of the Council.

Assessment guidelines

- (i) Short-term events are considered to be events that last no longer than three days.
- (ii) The regularity of events needs to be limited to ensure the park is predominantly available for public passive recreational use.
- (iii) Access through the park may be restricted during short-term events, for security reasons. Prior approval for this is required from the Council.

