

Trelissick Park: Development of a New Access Track from Oban St Report on a survey of local residents

Summary

1. A survey of primarily Wadestown and Highland Park residents was conducted during November 2016 to assess the potential numbers of users for a new access track into Trelissick Park from Oban Street, Highland Park. A copy of the survey was delivered to all letterboxes covered by the residents associations for Highland Park and Wadestown areas. Residents were invited to respond on the paper form, by email or to use a Survey Monkey form to indicate their support or to give feedback.
2. More than 200 survey responses were received. More than 80% of respondents supported the proposal in general. Respondents were asked to indicate whether they thought they would use the track a) weekly or more, b) monthly or c) occasionally.
3. Using these responses, we have calculated that they indicate a level of support for users on the Oban St track equivalent to approximately 4,450 users per year – about 12-13 per day.
4. Positive comments included praise for a potential circular route, via Oban St and Hanover St, for residents living on the Wadestown/Highland Park side of Trelissick Park. There were also a surprising number of residents from the Ngaio side of the Park who identified an Oban St track as a better potential walking route to/from the City and their home. Some responses also indicated that they would like to support the project financially.
5. There were some negative comments from the 20% of residents who did not support the concept of opening up this track access to the Park. This included a number supporting the concerns of the residents of the immediate adjoining two properties to the tracks; some were skeptical that the cost of the track and a bridge across the stream could cost up to \$100,000; and others did not want any further development that may damage the precious natural environment within the Park.
6. Strongest objections came from the closest landowners to the proposed Oban St access point, and included concerns related to the privacy and security of people in the houses either side of the right of way that would be used for access to the Park from Oban St. These objections will need to be reviewed if the project advances to the next stages. On the other hand, there were a number of Oban/Highland Crescent residents supporting developing the new track.
7. The next steps for this project would require further discussions by interested parties of the survey results; discussions between Council and the local landowners; a Council agreement in principle on whether or not to proceed with the next steps (engineer's stream bank assessment for bridge, price estimating, obtaining committed funding, writing project plan for Council agreement, resource consenting, implementation).

Feedback or comments on this survey report can be sent to hppawtn@gmail.com

Background

Why we did this survey

8. The issue of a track access from Oban Street was first mooted in 1981 by the Wadestown Residents' Association, in a submission to WCC on the 1981 Trelissick Park Management Plan. It was pursued at various times subsequently. In 1999 a legal right of way to the Park between 112 and 114 Oban Street was included in the Deposited Plan.
9. This survey supported by the residents' associations was undertaken to determine primarily potential usage of a new track and to canvass comments from local residents. It was undertaken in cooperation and with input from the Trelissick Park Group.
10. The Trelissick Park Group in supporting the survey recognised that there are a number of issues associated with the development of this track and decisions to proceed would require a consideration of the costs (both financial and nonfinancial) and benefits (nonfinancial). A key input would be assessing the expected use by the community – hence the survey of primarily local residents.
11. Trelissick Park is a wonderful neighbourhood asset. However, currently the only access from Wadestown and Highland Park (the south side) is from the bottom of Hanover Street. There are six entrances from Crofton Downs, Ngaio, and Kaiwharawhara Road.
12. The park provides excellent sheltered walking opportunities within indigenous 'wilderness' bush setting along the Kaiwharawhara and Korimako Streams, much of it relatively flat. The park also comprises one of Wellington's largest off-leash dog exercise areas. The park is closed to bikes.
13. Besides increasing access, the proposal creates a new walking circuit combining a bush and street walk with access to amenities (cafes, public toilet) in Highland Park and Wadestown.
14. In accordance with 1.5.1 of the WCC Suburban Reserves Management Plan 2015, the guideline for outdoor recreation opportunities is "600 metres or a 10-minute walk to one or more neighbourhood park, play space, or other outdoor recreation opportunity such as a track link". Without an entrance to the park from Oban Street, this is not available to residents in the lower parts of Highland Park.
15. A survey of opinions of local residents for a track from Oban Street was carried out in 2010 by newsletters and flyers. It indicated majority support. However, as some time has elapsed since then, it was agreed with WCC at recent Trelissick Park Group meetings that another survey should be carried out. The principle information requested by WCC representatives when the potential for this track was discussed at Trelissick Park Group meetings was "can you assess the level of usage there would be for the proposed access track from Oban St into the Park.

Methodology

- 16. During November 2016 a survey form was delivered to the letterboxes of residents in Highland Park and Wadestown areas. Residents were invited to respond on the paper form, by email or to use a Survey Monkey internet form to indicate their support or to give feedback. Although the printed survey form was not distributed in Ngaio and other areas, the link to the Survey Monkey form was included in several local newsletters and identified in a Neighbourly news posting. Invitations to respond were also sent to potential user organisations (eg tramping, orienteering, dog-walking).
- 17. A copy of the survey form as distributed is included as Appendix 1.
- 18. There were 223 individual survey responses received via the forms or by Survey Monkey.
- 19. Some of the Survey Monkey responses were duplicates from the same computer (as recorded by the IP address). There were 5 NO responses from one computer, and 3 NO responses from another computer, and 2 responses from several computers.
- 20. For the purpose of analysis, it was decided to only count one result (Y or N) for each of these duplicate computer submissions. It was appreciated that there could be more than one person using a computer in a household, but we could not assess this aspect. Written comments from each of the duplicate records were captured for analysis: these comments usually differed for each duplicate response.

Detailed Results

- 21. In total 84% of respondents supported the new track proposal. Respondents were also asked to indicate whether they would use the track: a) weekly or more, or b) monthly or c) occasionally.

Response	Number	% of total
Supported the proposal	173	84%
Did not support proposal	33	16%
Totals	206	100%

Response	Number of Respondents
Would use track "Weekly or more"	53
Would use track "Monthly"	63
Would use track "Occasionally"	72
Total	188 *

* Some responses did not support the development, but said they would use the track.

22. An assessment of the total number of Oban Street track users per year has been calculated using the following assumptions:

- a) "Weekly" group users use the track 40 times per year
- b) "Monthly" group users use the track 10 times per year
- c) "Occasional" group users use the track 3 times per year
- d) Each family or household group visit includes an average of 1.5 people.

Response	Number of Respondents	Assumption factor	Track users per year
Would use track "Weekly or more"	53	40 uses/yr	3180
Would use track "Monthly"	63	10 uses/yr	945
Would use track "Occasionally"	72	3 uses/yr	324
Estimated average No. persons/visit		1.5 p/visit	
Calculated total track users per year			4,449
Average No. of track users per day			12

Suburb of respondent	Number in Support	% in support	Number in Opposition	% opposed
Highland Park	52	81.3%	12	18.8%
Wadestown	60	80.0%	15	20%
Ngaio	27	93.1%	2	6.9%
Other Locations	34	89.5%	4	10.5%

23. Results of supporters and opponents by street name are included in Appendix 2. Within Highland Park, the only opposition was from residents of Oban St, where 17 residents supported the proposal and 12 residents were opposed. The 20% of Wadestown responses that opposed the proposition were spread around the suburb.

Comments Received

24. Most respondents also provided written comment(s) - 167 respondents.

The table below groups categories of specific concern or benefit that were identified in the comments section on the survey returns.

There was no category for the many whose comments were generally supportive or opposed but had no specificity. Some examples of such comments were:

"This will be a great new addition to this amazing park";

"Trelissick Park Group does a great job".

25. Summary of focus of written comments

Comment Category	Numbers made^{1 2}
Survey design concerns	4
Round trip support	28
Wadestown/Highland Park access support	25
Protect public right of way access	3
Bridge is unnecessary – wade across stream	1
Support the privacy of adjoining residents	13
Increases burglary opportunities	2
Gradient	
- too steep	6
- less steep than Hanover	2
Parking concerns	7
Costly	10
Destroying wilderness habitat	4
Access to new wilderness area	1
Ensure it is for walkers only	1
Better commuting options and improved access across suburbs	11
Attract more volunteers	2
More tracks are a plus	6
Too many tracks already in park	1
Improve pest control	4
Would support fund raising	3
Council should pay	1
Attract more custom to local shops	1
Other issues:	
- there should be mountain bike tracks in park	2
- track should include wading across stream or stepping stones	1
Alternatives and other ideas suggested:	
- Improve access to Otari Bush from Trelissick Park	5
- There are higher priorities for/within Trelissick Park	3
- Use existing NZ Rail Bridge or go from Ft Buckley	5

¹ Each individual issue was counted. Some commentators raised many different considerations; others only one, or provided a generic comment which was deemed to be covered by their Y/N choices.

² Duplicate replies as identified by the computer identifier were examined and each different issue was included in the table. There was little duplication in written commentary from these computers.

26. To assist an understanding of the types of comments a few direct 'shorter' quotes are provided below:

I think this would be a fabulous addition to Trelissick Park. I regularly walk in the park and try and vary the paths I use so I see different parts each time. I would love this to go ahead.

Yes- we use Trelissick Park all the time to exercise our dog and enjoy the natural beauty of the park in general. We usually driver there, as the Hanover street entrance is quite hard work. Would love an entrance in Oban Street.

There are already too many tracks in Trelissick. Money would be better spent on maintaining the existing ones.

However my only concern is that this continues 'development' of one of the last 'wilderness' areas of Wellington by increasing access and further incremental development. Perhaps we need to have some 'mountains' and open spaces without handrails.

The residents of Wadestown and Highland Park are badly served for access to native bush areas- essential for health and enjoyment. They have only one entrances compared with six from the suburbs on the other side of the valley.

Absolutely would use it. The trek down to Hutt Road to access the Ngaio Gorge is a pain! And the Hanover St track is really too high up the Gorge.

Very hard to park on Oban Street and from what we can see it looks like the access point would involve cutting down established native trees – surely this is not the desired outcome.

Love Trelissick park. It's a wonderful resource.

We have searched for another access to Trelissick Park since we moved to Wadestown.

Inappropriate site for a track, too steep, not a cost-effective option, inconvenience for locals, invasion of privacy of surrounding residents, no space for parking in busy cul-de-sac with limited space.

We would use it to take the kids and visitors for a walk.

Yes, we use the existing access to Trelissick for more sheltered walks with our children. It would be great to make it a circular walk.

With two boys and two dogs we use Trelissick Park regularly, however being based in Sefton St we have to drive to get there. Having a track entrance within walking distance would be fantastic.

A new track would add to the variety of my circuits. I am amazed that a bridge over such a small stream, even in flood would cost \$100,000! Good luck with the proposal.

We've been waiting more than 10 years for this, so as regular users of the park very pleased to see it happen.

Love walking. Always thought this is a great idea for Wadestown. Easy access to Trelissick Park would be wonderful. Thank you.

I walk or push-scooter to uni everyday via the Ngaio Gorge, Hutt and Tinakori Roads. This new route would offer a far more pleasant alternative with less car fumes and I would use it 4.5 times a week.

With this new track, my family will be able to walk directly to the park. Normally my family have to drive to a carpark at Ngaio Gorge before walking there, which is wasteful plus an impediment to walking there.

Appendix 1-Survey Form



SURVEY - INCREASING ACCESS TO TRELISSICK PARK FROM HIGHLAND PARK AND WADESTOWN

Would you welcome more access to one of Wellington's GEMS: Trelissick Park?

We would like to determine the level of support from residents and potential users of an extension to the park's track network. The proposal is to build a bridge across the Kaiwharawhara Stream and a new track up to Oban Street (see map on back).

A preliminary bridge design has been completed and the route of the track surveyed.

The Park is a wonderful neighbourhood asset. However, currently the only access from Wadestown and Highland Park (the south side) is from the bottom of Hanover Street. There are six entrances from Crofton Downs, Ngaio, and Kaiwharawhara Road.

The park provides excellent sheltered walking opportunities within indigenous 'wilderness' bush setting along the Kaiwhararaha and Korimako Streams, much of it relatively flat. The park also comprises one of Wellington's largest off-leash dog exercise areas. The park is closed to bikes.

Besides increasing access, the proposal creates a new walking circuit combining a bush and street walk with access to amenities (cafes, public toilet) in Highland Park and Wadestown.

The bridge would need to be funded from community contributions such as relevant charitable organisations and individuals. It is expected that the bridge could cost about \$100,000. While a public right of way from Oban Street currently exists, appropriate access and a track would need to be developed. Like the Hanover Street entrance, there would be no dedicated parking.

The extent of user support is now required by WCC before it will consider proceeding with resource consenting. All replies will be kept confidential. We would like to know:

- 1) Do you think you (or your family/visitors) would use this proposed track? Yes / No
- 2) How often might you use the track: weekly (or more)/ monthly/ or occasionally?
- 3) Do you support this proposal? Yes/No
If no we would appreciate your reason(s).
- 5) To assist our analysis, could you please tell us which street you live in?
- 6) Do you have any other comments? (If more space needed attach another page.)

Your views can also be given

- via email to hppawgtn@gmail.com using subject line of Trelissick Park
- or complete this questionnaire at www.surveymonkey.com/r/TKWY25R
- or by dropping off this survey form at Wadestown Library by 28 November.

If you'd like to know the progress of the project, please add your email to the survey, or send us an email.

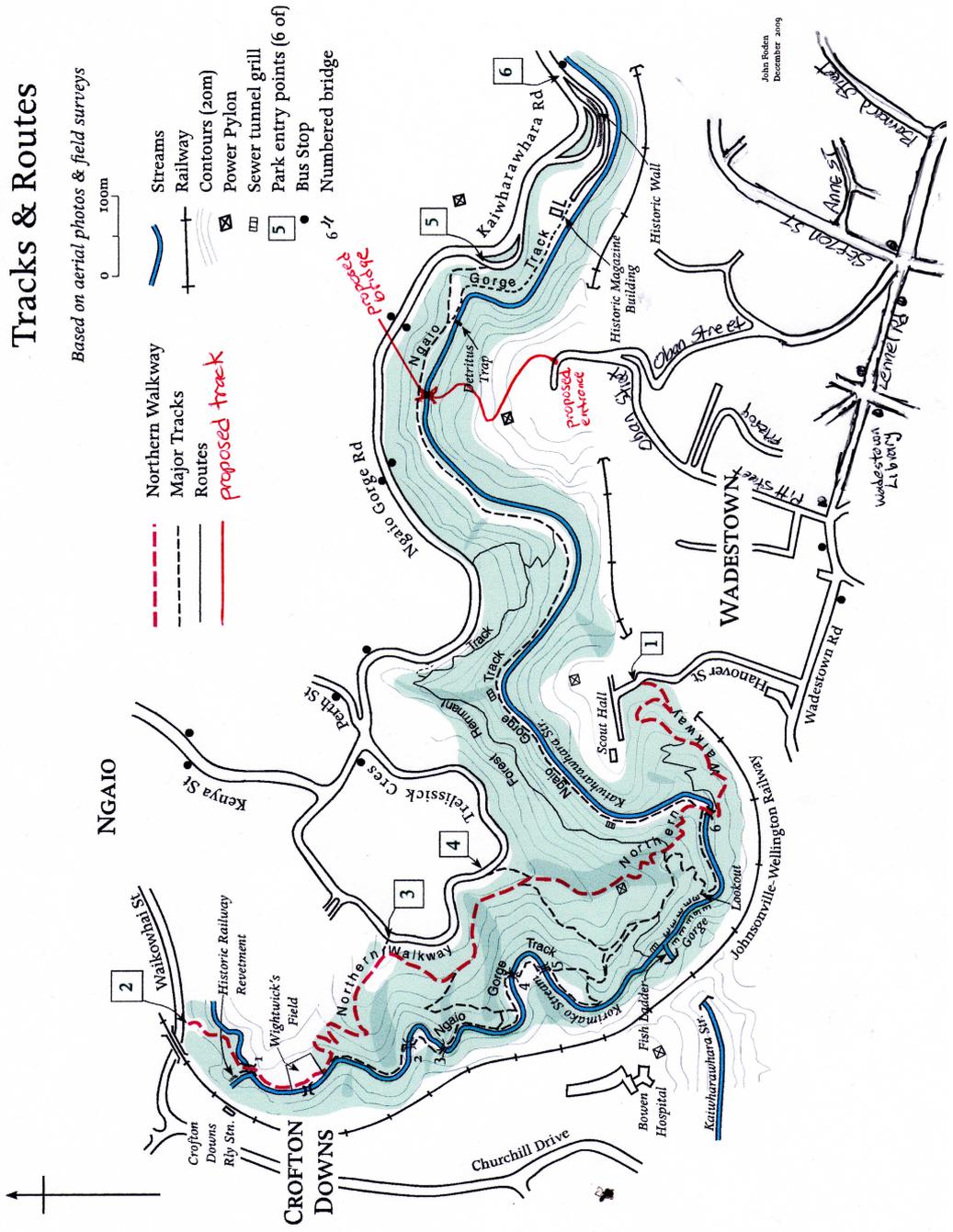
Subject to a favourable outcome from the survey, the next steps are to assess stream bank protection, plan the track/bridge, estimate price, obtain funding, compile project plan for WCC sign-off, apply for resource consents, then project implementation.

Map from www.trelissickpark.org.nz

TRELISSICK PARK Tracks & Routes

Based on aerial photos & field surveys

- 0 100m
- Northern Walkway
- Major Tracks
- Routes
- Streams
- Railway
- Contours (20m)
- Power Pylon
- Sewer tunnel grill
- Park entry points (6 of)
- Bus Stop
- Numbered bridge
- proposed track



John Roden
December 2009

Appendix 2 Respondents by location

HIGHLAND PARK Respondents - BY STREET

		Supported	Not Supported
Highland Park	Anne St	3	0
Highland Park	Barnard St	12	0
Highland Park	Highland Cres	5	0
Highland Park	Sefton St	6	0
Highland Park	Oban St	17	12
Highland Park	Lower Watt St	3	0
Highland Park	Lennel Rd	2	0
Highland Park	Orchard St	1	0
Highland Park	Upper Watt St	2	0
Highland Park	Wadestown Rd	1	0
Highland Park Totals		52	12

WADESTOWN Respondents - BY STREET

Wadestown	Blackbridge Rd	1	1
Wadestown	Cardigan Way	1	0
Wadestown	Cecil Rd	11	1
Wadestown	Fernhill Tce	1	0
Wadestown	Fitzroy St	2	0
Wadestown	Hanover St	3	3
Wadestown	Hereford St	1	0
Wadestown	Leslie St	2	0
Wadestown	Lytton St	1	0
Wadestown	Mairangi Rd	5	0
Wadestown	Moorehouse St	1	0
Wadestown	Norwich St	0	4
Wadestown	Pembroke St	1	0
Wadestown	Pitt St	8	1
Wadestown	Rangimaire Way	1	0
Wadestown	Rankine St	2	0
Wadestown	Roscoe Tce	2	0
Wadestown	Rose St	0	1
Wadestown	Wade St	5	0
Wadestown	Wadestown Rd	5	1
Wadestown	Warwick St	1	0
Wadestown	Weld St	4	0
Wadestown	Wilton Rd	2	3
Wadestown Totals		60	15

NGAIO Respondents - BY STREET

Ngaio	Abbot St	1	0
Ngaio	Ambala Way	1	0
Ngaio	Bankot Cres	1	0
Ngaio	Bendbrook Way	1	0
Ngaio	Capt Edw Daniel Dr	1	0
Ngaio	Cockayne Rd	3	0
Ngaio	Collingwood St	1	1
Ngaio	Colway St	0	1
Ngaio	Heke St	1	0
Ngaio	Hewett Way	1	0
Ngaio	Huntleigh Park Way	1	0
Ngaio	Karamu St	1	0
Ngaio	Ngaio Gorge Rd	2	0
Ngaio	Ngarimu Grove	1	0
Ngaio	Ngatoto St	1	0
Ngaio	Orari St	1	0
Ngaio	Orleans St	1	0
Ngaio	Ottawa Rd	1	0
Ngaio	Quetta St	2	0
Ngaio	Tarikaka St	1	0
Ngaio	Trelissick Cres	4	0
	Ngaio Totals	27	2