

## **REPORT**

**TO:** Strategy & Finance Committee

**MEETING DATE:** 22 March 2023

**TITLE:** 21 Guildford Street (part of Ashhurst Village Valley Centre), Ashhurst - Proposal to continue supporting the Ashhurst Community Trust by renewing exclusive community occupancy of Council land

**PRESENTED BY:** Bryce Hosking, Acting Chief Infrastructure Officer

**APPROVED BY:** Cameron McKay, Chief Financial Officer

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### **RECOMMENDATION(S) TO STRATEGY & FINANCE COMMITTEE**

1. That the Committee supports Ashhurst Community Trust's proposal by notifying the public of its intention to grant community occupancy of Council land at 21 Guildford Street (part of Ashhurst Village Valley Centre), Ashhurst, in accordance with the Support and Funding Policy 2022.
2. That the Committee notes that the land affected by the community occupancy of Ashhurst Community Trust is described as part of Sections 339 and 340, DP 152.

**SUMMARY OF OPTIONS ANALYSIS FOR**

|                                      |   |
|--------------------------------------|---|
| <p><b>Problem or Opportunity</b></p> | <p>The Ashhurst Community Trust propose to expand the area they lease from Council at 21 Guildford Street (part of Ashhurst Village Valley Centre), remove one of its buildings and replace it with a new building.</p> <p>Under the Council's Support and Funding Policy, if a for-purpose organisation requests a new lease for the occupancy of Council land, the proposal is to be publicly advertised to seek feedback from the public.</p>  |
| <p><b>OPTION 1:</b></p>              | <p><b>Notify the public of Council's intention to support Ashhurst Community Trust by entering a new lease and expanding their lease area from 456m<sup>2</sup> to 936m<sup>2</sup> at 21 Guildford Street, Ashhurst.</b></p>   |
| <p>Community Views</p>               | <ul style="list-style-type: none"> <li>• Community views will be sought during the public notification period.</li> <li>• The Trust has had general conversations with the community and reports great enthusiasm for this proposal.</li> </ul>   |
| <p>Benefits</p>                      | <ul style="list-style-type: none"> <li>• The community views, along with any objections received as required under the Support and Funding Policy, will be considered to inform the decision to enter a lease.</li> <li>• Council can support a new positive community initiative. This enables The Trust to expand its activities and present the community with further opportunities.</li> </ul>   |
| <p>Risks</p>                         | <ul style="list-style-type: none"> <li>• The proposal will alter the current visual appearance of the site and see a new building erected on the site which may not be viewed positively by residents who do not have an interest in the new Woodshed activities.</li> <li>• Dependant on finalised plans for the proposal, this option may result in the removal of a few long-standing trees on the site. This risk could be managed through the consenting process through additional landscaping as a consent condition.</li> </ul> |
| <p>Financial</p>                     | <ul style="list-style-type: none"> <li>• Cost of public notification will be minor.</li> <li>• Council will continue to receive the annual rent of \$100 (excluding GST) even if the proposed expanded lease area is granted.</li> </ul>  |
| <p><b>OPTION 2:</b></p>              | <p><b>Do not notify the public of the intention to enter a new lease and expand the land lease area, noting that their current lease would continue in its current form and that this would effectively prevent the Trust proceeding with their proposed development</b></p>  |

|                 | <b>at this time.</b>   |
|-----------------|--|
| Community Views | <ul style="list-style-type: none"> <li>No community views would be sought.</li> </ul>  |
| Benefits        | <ul style="list-style-type: none"> <li>The Trust's current occupation would continue, and they would be able to continue to occupy their current 465m<sup>2</sup> lease area until 31 March 2024 when their current lease expires.</li> <li>The lease area will remain the same as no additional buildings or alterations will be placed on the site.</li> </ul> |
| Risks           | <ul style="list-style-type: none"> <li>Council may be perceived as not supporting the activities of The Trust and not supporting new initiatives in the Ashhurst community.</li> </ul>   |
| Financial       | <ul style="list-style-type: none"> <li>Council will continue to receive \$100 (exclidong GST) until 31 March 2024 at which time the lease will be reviewed.</li> </ul>   |

## RATIONALE FOR THE RECOMMENDATIONS

### 1. OVERVIEW OF THE PROBLEM OR OPPORTUNITY

- 1.1 The Ashhurst Community Trust has been receiving support from Council by occupying Council land, via a lease at community rental rates. The Trust have been occupying Council land at 21 Guildford Street (part of Ashhurst Village Valley Centre) since 2014.
- 1.2 The current lease is for the land only and expires in March 2024. The 456m<sup>2</sup> piece of land subject to the lease has two buildings on it that are both owned by the Trust. The Trust uses these for occasional meetings and they are also used by Ashhurst Drama group.
- 1.3 The Trust propose to expand the area they lease from Council, remove one of its buildings and replace it with a new building (an old schoolhouse) of approximately 292m<sup>2</sup> to create 'The Woodshed'. The Woodshed will provide opportunities for members of the community to take part in joinery and fabrication projects that support and create connections within the community.
- 1.4 Under the Council's Support and Funding Policy, if a for-purpose organisation requests a new lease for the occupancy of Council land the proposal is to be publicly advertised to seek feedback from the public.
- 1.5 This report seeks Council's approval to commence the public notification process for the preferred option in accordance with the Support and Funding Policy 2022.

**2. BACKGROUND AND PREVIOUS COUNCIL DECISIONS**

- 2.1 Ashhurst Community Trust is a for purpose group whose objective is to pursue community initiatives. The Trust have been involved in the Ashhurst Skate Park project, providing financial support to drama groups, preschool music and movement groups, amongst other additional support to the community.
- 2.2 The Trust's current lease commenced on 1 April 2014 and expires on 31 March 2024.
- 2.3 The Trust acknowledges there is a lack of woodworker groups in Ashhurst; senior members of the community who are skilled craftsmen wish to pass on their skills to other members of the community. Similar activities have been successful in the Palmerston North area, and the Trust believe this activity will be of great benefit to the Ashhurst community and the wider valley area.
- 2.4 The Trust wish to expand their building footprint by removing one of their current buildings and replacing it with an old schoolhouse building. This will require a resource consent and detailed plans.
- 2.5 If Council approves public consultation, a detailed plan will be provided to Council as part of the post consultation report seeking Council's decision to proceed or not.

**3. THE PROPOSAL**

- 3.1 The Trust propose to remove one of its buildings and replace it with a new building of approximately 292m<sup>2</sup> (previously used as a school classroom), which will be moved onsite. They plan to attach the classroom to the existing building and include an additional storage shed.
- 3.2 The current leased area is less than what is required for the Trust to implement their proposal. The lease area sought by the Trust is approximately 936m<sup>2</sup>, situated at 21 Guildford Street outlined in red as shown in Figure One.
- 3.3 The Trust proposes to invest a significant amount to expand its services to the community on Council land. It is important that they surrender their current lease and enter a new lease. This process enables the Trust to secure long-term tenure to access long-term funding to proceed with its proposed expansion.
- 3.4 If the land lease is granted, the proposed annual rent is to be \$100.00 (excluding GST). This is consistent with the rental framework in Council's Support and Funding Policy 2022.
- 3.5 The proposed term would be five (5) years, with a right of renewal for a further 5 years.
- 3.6 If a new land lease is granted, the use of the site will also enhance the range of recreational activities available at the Ashhurst Village Valley Centre.



Figure One: Proposed lease area

**4. ASSESSMENT OF PROPOSAL AGAINST THE SUPPORT AND FUNDING POLICY**

- 4.1 The Support and Funding Policy provides a framework for how Council will deliver support and funding to groups, organisations and individuals to achieve the vision of the city.
- 4.2 A form of support within the policy is to enable for-purpose groups to occupy Council-owned property for the operation of sporting, recreational and community/social services along with early childhood educational purposes, at community rental rates.
- 4.3 All for-purpose groups expressing an interest in occupying Council-owned property, either for a new occupancy or renewal of an existing occupancy, must make an application. The application is then assessed by Council Officers to ensure that firstly they meet the policy's eligibility criteria before proceeding any further. The Trust meets the eligibly criteria of a for-purpose organisation as a charitable trust.
- 4.4 A copy of the Trust's application is contained within Appendix 1.
- 4.5 Further assessment considerations are outlined in section Part B - 8c of the policy. In broad terms, the assessment covers three main areas:
  - a) The Policy for the Use of Public Space – guidelines relevant to the application.
  - b) Reserves Act 1977 – this is not applicable in this case as the land does not have reserve status.
  - c) Impact on the locality and park operations.

This assessment is contained within Appendix 2.

- 4.6 In summary, following the assessment against the policy, Officers conclude that Ashhurst Community Trust is providing community good, however, as a result of the expansion, there is some impact on the locality and park operations in the area.

**5. LAND STATUS**

- 5.1 The legal description of the land is:

| Title  | Reserve status | Comment  |
|--|----------------|--|
| Section 339 Town of Ashhurst (DP 152)<br>Section 340 Town of Ashhurst (DP 152) | None           | The land that forms the Ashhurst Village Valley Centre is not held as a reserve and is not therefore subject to the provisions of the Reserves Act |

**6. GIVING EFFECT TO THE PRINCIPLES OF THE TREATY OF WAITANGI**

- 6.1 The Support and Funding Policy requires that Rangitāne o Manawatu are consulted on the proposed activity.
- 6.2 Rangitāne o Manawatu will be consulted during the public notification period.

**7. DESCRIPTION AND ANALYSIS OF OPTIONS**

**Option 1: Notify the public of Council’s intention to support Ashhurst Community Trust by entering a new lease and expanding their lease area from 456m<sup>2</sup> to 936m<sup>2</sup> at 21 Guildford Street, Ashhurst**

- 7.1 This is the preferred option.
- 7.2 Council will seek feedback on continuing to support the Trust through the process 5.5.1 (a) outlined in the Support and Funding Policy.
- 7.3 Council must give people the opportunity to object to the proposal, and be heard, before deciding to grant a lease as per the Support and Funding Policy.
- 7.4 After considering feedback, Council can then decide to enter a formal lease with the Trust.
- 7.5 The Trust contributes to the community and shows a strong alignment with Council's strategic direction. The Trust adds to Council's priority to lease

Council land and facilities to for-purpose organisations, in line with the Community Support and Funding Policy.

**Option 2: Do not notify the public of the intention to enter a new lease and expand the land lease area, noting that their current lease would continue in its current form and that this would effectively prevent the Trust proceeding with their proposed development at this time**

- 7.6 The impact of this option would mean that that the opportunity to seek community feedback on the Trust's continued occupancy of the site would not occur.
- 7.7 In turn, this would mean the current lease will continue and would expire on 31 March 2024. Three months prior to lease expiry Officers will contact the Trust to determine future intentions.
- 7.8 This option poses the risk that Council will be perceived as not supporting the activities of the Trust.

## **8. CONCLUSION**

- 8.1 The proposal would see the Trust enhance the range of activities offered from the Ashhurst Village Valley Centre site. The Trust shares the space with other for-purpose groups and intends to continue with this arrangement.
- 8.2 Public notification on the continuing support will provide the opportunity for submissions and objections to be made before Council decides whether to grant a new lease or not.
- 8.3 It is recommended Council proceed with Option 1 and undertake public consultation.

## **9. NEXT ACTIONS**

- 9.1 Public notification of the intention to grant the lease, seeking submissions and objections.
- 9.2 Provide the opportunity for any submitters that wish to be heard to speak to Council.
- 9.3 Consider the objections and submissions and provide advice to the Committee on whether to accept, modify or decline the lease proposal.
- 9.4 If Council approves public consultation, a detailed plan will be provided to Council as part of the post consultation report seeking Council's decision to proceed or not.

**10. OUTLINE OF COMMUNITY ENGAGEMENT PROCESS**

10.1 The proposed consultation process meets the public notification requirements of the process 5.5.1 (a) of the Support and Funding Policy 2022.

**COMPLIANCE AND ADMINISTRATION**

|  |  |
|--|--|
| Does the Committee have delegated authority to decide?   | <b>Yes</b>   |
| Are the decisions significant?   | <b>No</b>  |
| If they are significant do, they affect land or a body of water?   | <b>No</b>  |
| Can this decision only be made through a 10 Year Plan?   | <b>No</b>  |
| Does this decision require consultation through the Special Consultative procedure?  | <b>No</b>  |
| Is there funding in the current Annual Plan for these actions?   | <b>Yes</b>   |
| Are the recommendations inconsistent with any of Council's policies or plans?  | <b>No</b>  |
| The recommendations contribute to Goal 2: A Creative and Exciting City   |  |
| The recommendations contribute to the achievement of action/actions in Connected Communities<br>The action is:<br>Build and maintain relationships with local communities of identity, interest and place to understand and support their strengths and aspirations. |  |
| Contribution to strategic direction and to social, economic, environmental and cultural well-being   | The recommendation is in line with Council's Support and Funding Policy which supports community groups to deliver benefits contributing to the cultural, economic, environmental and the social well-being of the city. |

**ATTACHMENTS**

1. Application to occupy Council land
2. Assessment against the Support and Funding Policy



**RECREATION AND COMMUNITY ASSETS - LEASING REQUEST**



To be completed by organisation applying.

Date:

Group Name:

Contact Person:

Address:

P O Box:

City:

Telephone No:

Email address:

**PART 1 – ABOUT YOUR GROUP**

1. What is the legal status of your organisation? (e.g. charitable company, incorporated society).
 

Ashhurst Community Trust is a not-for-profit trust set up to support community initiatives with the provision of sound governance and oversight. (Charitable status pending)
  
2. Does your organisation have a current constitution? If yes, please enclose a copy.
 

No
  
3. When was your organisation established?
 

24<sup>th</sup> September 2012
  
4. How are the major decisions in your organisation taken? (e.g. Trust Board, Management Committee)

All decisions are made at Trust Board meetings and delegated for implementation.

5. Who are the current members of the major decision-making group?

Richard Tankersley – Trustee (Chair)  
 Christopher Mitchell – Trustee (Secretary)  
 David Hoskin - Trustee

6. What are the key positions in the organisation, are they paid or voluntary, and if paid what are the sources of funding to pay them?

All Trustees are voluntary. There are no paid staff.

7. What in general terms are the roles of these positions?

8. Richard Tankersley – Trustee (Chair)  
 9. Christopher Mitchell – Trustee (Secretary)  
 10. David Hoskin - Trustee

11. Who currently holds these positions? Please give names and brief resumes.

Richard Tankersley – Trustee (Chair) - is a local businessman and avid community supporter.  
 Christopher Mitchell – Trustee (Secretary) – is an Area School Principal and avid supporter of the Ashhurst community  
 David Hoskin - Trustee – Local businessman and avid supporter of the Ashhurst community.

12. Please summarise your organisation's achievements since its establishment.

|  |   |
|--|---|
| The Ashhurst Community Trust has taken under its governance: |   |
|  | <ul style="list-style-type: none"> <li>- The Ashhurst Festive Lights. Stewardship, additional lights and maintenance (2012).</li> <li>- The Ashhurst Drama Group. This group has performed for over 50 years. ACT has provided financial and management support for this long time Ashhurst asset. (2013)</li> <li>- Kid's n Motion community preschool music and movement group. Provision of governance and financial support. (2019)</li> <li>- Funding and creation of the Ashhurst Skate Park project. A \$190,000 project undertaken by the Trust for our community (2017-19).</li> </ul> |

**PART 2 – INTENDED USE**

13. What is the intended use/s of the property? Please detail all uses.

|   |
|---|
| <p>Currently used by ACT for Ashhurst Drama Group storage and occasional meetings.<br/>         It is intended to expand the site to utilise an opportunity of another building and equipment to provide long-term woodworking and training for community members. This is along the lines of a 'Menz Shed'. The name for our facility will be The Wood Shed. We have the equipment and a skilled craftsman to head to training. Public consultation will create a management team to run and oversee the facility under the governance of the Trust.</p> |
|---|

14. Who is expected to benefit from the service/project? (i.e. who will be the end users or client group?)

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|--|
| <p>The end users are the members of the Ashhurst community, young and old.</p> |
|--|

a) What geographic catchment will the project serve?

|  |
|--|
| <p>Ashhurst and wider valley area.</p> |
|--|

b) What is the demographic profile of those who are expected to benefit from the service / project?

All ages and peoples. There may be a partnership developed with the Ashhurst School.

- c) How many people are expected to use the service/project on an annual basis?

50 to 200 people.

15. What need does the project/service aim to address?

The loss of skills and craftsmanship of wood working. We have some senior members of our community who are very skilled master craftsmen who want to impart their learning and craft to the next generation.

16. How was this need identified?

As seen with the Menz Shed expansion throughout the country, there has been a retreating of intergenerational connection through clubs and community connections. We also identify the loss of trade and craft skills occurring through this isolation.

17. Which organisations in the City are providing services for a similar target group? (i.e. similar geographic location, demographic profile)

Menz Shed is operating Palmerston North and Feilding.

18. In what way does your service/project differ from that supplied by these other organisations?

We are here to serve our immediate community. There will be a structured training regime that people will progress through as they gain confidence and skills in working with woods and equipment.

19. What evidence do you have that the service/project will meet the need identified?

The general conversations held with individuals and our local Lions Club have been met with great enthusiasm. Nationally Menz Shed ventures are thriving connections within a community. There are 120 sheds and 18 in development.

20. Has the service/project been pilot tested for effectiveness? If so, please give details of pilot test and results.

We are multiple similar projects successfully operating throughout New Zealand (Menz Sheds).

21. Has the service/project previously been operated in Palmerston North or anywhere else in New Zealand? If yes, please give details.

Menz Shed is operating Palmerston North and Feilding.

22. How will you measure the level of success of this service/project?

Community 'membership', intergenerational connections (School and young adults), celebrations of training and project builds.

### PART 3 – READINESS

Existing tenants seeking the lease renewal, please [provide a copy of your latest audited accounts](#) and move to Part 4.

For new leases please complete all of Part 3

23. What are the costs involved in establishing this project/service?

Please give the main categories of cost and as close an estimate as you can manage for each category.

Design – placement and services \$5,000  
 Provision of Building – relocatable \$45,000  
 Relocation of building to site \$50,000  
 Connection of services \$12,500  
 Building fit out – electrical, alarms and cameras \$27,500  
 Finishing of building exterior and grounds \$15,000

24. How do you anticipate funding these costs? (e.g. funds in hand, grants, fund raising)

Please specify which funds have already been secured and which are subject to further work/decisions.

Design – placement and services \$5,000 **Grant/s**  
 Provision of Building – relocatable \$45,000 **Secured**  
 Relocation of building to site \$50,000 **Secured**  
 Connection of services \$12,500 **Grant/s**  
 Building fit out – electrical, alarms and cameras \$27,500 **Grant/s**  
 Finishing of building exterior and grounds \$15,000 **Grant/s**  
 Labour – Lions Club **Secured**

25. What are the estimated costs of operating the service/project on each year?

Annual costs (not including equipment) are \$5,022.

26. How do you anticipate funding these costs?

Funding through The Wood Shed membership and training fees.

27. Have you prepared a business plan for the service/project? If yes, please supply a copy.

This is in progress and will be signed off by the management team once this team is fully established.

28. Please supply a copy of your most recent audited accounts.

Annual accounts of ACT attached.

29. If you are leased a property, what is the timeline for making the service/project operational?

ACT would like this facility to be operational within 3 to 6 months. We have the building and equipment to operate.

## PART 4 – FIT WITH COUNCIL DIRECTION

### Policy on Use of Public Spaces 2019<sup>1</sup>

<sup>1</sup> <https://www.pncc.govt.nz/council-city/official-documents/policies/policy-for-the-use-of-public-space/>

In considering an application to use public space, and particularly where there are competing applications for the use of public space or high demand for a public space, the Council will consider whether the activity:

- supports the achievement of the Council's goals
- adds to the variety of events or activities available in Palmerston North
- enhances any precinct identities (e.g. Broadway as a hospitality precinct)
- provides an experience (rather than a simple commercial exchange)
- does not significantly limit the availability of space for general community use.

Council may also consider:

- whether the event or activity is inclusive of and accessible to the wider community
- iwi feedback on the proposed event or activity
- the opportunity to enhance or celebrate the heritage values of the public space
- the opportunity to enhance or celebrate the natural environment of the public space
- the opportunity to contribute to preparedness for emergency response, disaster response, or national security concerns
- potential impact on existing city businesses. Council may require applications to be subject to public consultation where an application is likely to be controversial, or where it is unclear if the proposal is consistent with the overall intent of the policy.

Note that none of the criteria or considerations provided for in this policy outweigh the freedoms guaranteed under the Bill of Rights Act.

30. Please explain how your proposed lease will contribute to one or more goals<sup>2</sup> of Council (it is not necessary to contribute to more than one goal):
- Goal 1: An Innovative and growing city
  - Goal 2: A creative and exciting city
  - Goal 3: A connected and safe community
  - Goal 4: An eco-city

This project contributes to innovation through the imparting of skills of craftsmen to the next generation. It allows the creativity of the use of natural products. One our site is a historic building from Awahuri, the old school house. It is in need of some love and attention. We have already identified it as a project for the classes to work on it and learn about replacing timbers and caring for

31. If your activity contributes to the variety of events and activities in Palmerston North, please explain how.

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<sup>2</sup> <https://www.pncc.govt.nz/council-city/official-documents/strategic-direction/>

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32. What other activities and groups may also use you leased area or building alongside your activities.

There will be a training room that may be used by similar craft groups for meetings and training.

**PART 5 – TYPE OF PROPERTY**

33. Does your group require a building or land only?

We already have a building. ACT already lease this land off PNCC.

34. Please describe the type of property you require. Size, type, what attributes must it have etc.

ACT already lease this land off PNCC. It is the ideal location and size.

35. Does the property need to be located in a particular area of the City?

We are here to support the Ashhurst community.

36. Is this location essential or desirable?

Please bear in mind that if you mark essential and the Council does not have suitable property in that location then no property at all may be offered. If you are an existing tenant please skip this question.

ACT already lease this land off PNCC.

37. Do you have a location or Council property in mind? If so where? If so, where? If you are an existing tenant please skip this question.

ACT already lease this land off PNCC.

38. Approximately how long do you anticipate requiring Council property for?



This is a long term venture for our community.



**Assessment of Lease Proposal – Support and Funding Policy**

In considering an application of a for purpose organisation to use public space, and particularly where there are competing applications for the use of public space or high demand for a public space, the Council will assess the applications against the criteria set out in both policies.

**Date:** 3 February 2023  
**Group Name:** Ashhurst Community Trust  
**Proposed Lease Location:** 21 Guildford Street (part of Ashhurst Village Valley Centre) Ashhurst

**Use of Public Space Policy**

| Criteria   | Assessment  |
|--|---|
| Supports the achievement of the Council's goals                                  | Activities of the Trust are consistent with goals two, Creative and Exciting and three, Safe and Connected of Council's strategic direction.<br><br>Similar activities in Palmerston North have an excellent track record and it is anticipated that the potential in Ashhurst is similar, if for a smaller population. |
| Is accessible to the wider community   | The Trust activities support the Ashhurst and to a lesser the wider Palmerston North community.   |
| Adds to the variety of events or activities available in Palmerston North        | The Trust provides opportunities to take part in joinery and fabrication projects that support and create connections within the community  |
| Enhances any precinct identities (e.g. Broadway as a hospitality precinct)       | The Trust supports and enhances the range of recreational activities at Ashhurst and may enhance the range of activities available to close proximity to the Village Valley Centre  |
| Provides an experience (rather than a simple commercial exchange)                | The Trust are focused on supporting community initiatives, providing a service for the community to learn skills working with wood and equipment.   |
| Does not significantly limit the availability of space for general community use | The lease would reduce the availability of the space for general community use. Such as parking and low-level recreation and amenity value. This is not expected to be a significant impact   |

|   |  |
|---|--|
|   | however, this would be tested through the consultation on the proposed lease.  |
| Rangitāne o Manawatu feedback on the proposed activity    | Rangitāne o Manawatu representatives will be consulted during the public consultation period   |
| Potential impact of the occupancy and proposed activities | The Trust has been occupying in this location since 2014. The proposed lease will extend the current leased area. It will have an impact on the amount of greenspace, occasional overflow carparking use for the Village Valley Centre and require the removal of trees. |

**Impact on the locality and Park operations**

| Criteria                      | Assessment   |
|-------------------------------|--|
| Aesthetics                    | The area has limited amenity to being a grassed space and rear building walls. Landscaping requirements can help offset loss of amenity.   |
| Security                      | The Trust will be responsible for security of their buildings and assets<br><br>A small enclave area would be created between the proposed building and the Village Valley Centre. This is not expected to create significant safety concerns and can be managed, if required, via CCTV cameras. |
| Cleaning and Offensive litter | The Lease holder would be made responsible for cleaning litter from the area of their lease.   |
| Vegetation                    | There would be a reduction in grassed lawn area by approximately 400sqm and potentially trees on site.<br><br>This can be offset to some degree by requiring some landscaping as part of the facility development.   |
| Carparking                    | The rear of the Village Valley Centre has a service entry which would be retained and arguably enhanced by the proposed vehicle access improvements.   |

|                         |   |
|-------------------------|---|
|                         | <p>Reserved accessible parks may provide some minor benefit to the Village Valley Centre where they are available outside of the hours the Woodshed is in use.</p> <p>While no quantitative assessment has been completed it is suggested that there is ample on the street parking available. The likely effects on carparking will be modest, with large events in the Village Valley Centre having less overflow grass parking meaning additional walking distances.</p> |
| <p>Affected Parties</p> | <p>Parties identified include:</p> <ul style="list-style-type: none"> <li>- Members of the Trust</li> <li>- Neighbouring residents and tenants</li> <li>- Local Community</li> <li>- Rangitane o Manawatu</li> <li>- Squash Club</li> <li>- Users of the Village Valley Centre.</li> <li>- Ashhurst Fire Station.</li> </ul>  |