

FINAL

# Vision Seaview Gracefield 2030

Transforming the Future







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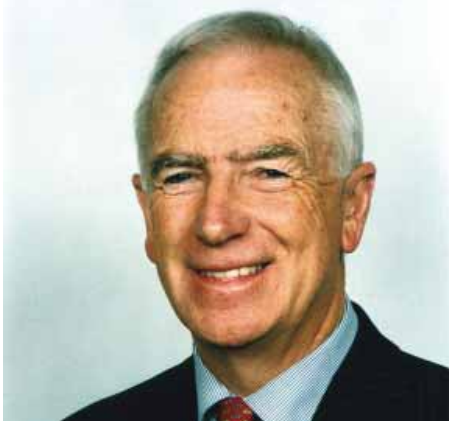
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Seaview Gracefield is crucial to the future growth and prosperity of our city. It is a major industrial and commercial hub for the Wellington region. We want that to remain so, but for that to happen, we need to plan for its future. That starts with a vision.

It therefore gives me great pleasure to present the vision for Seaview Gracefield. Vision Seaview Gracefield 2030 – Transforming the Future will help guide the direction of Seaview Gracefield for the next 20 years and beyond.

We asked individuals, organisations and businesses in Seaview Gracefield what they want to see happen between now and 2030. Their ideas are contained in this document, and I want to thank them for their valuable contributions.

We are committed to working together with the Seaview Gracefield community in implementing the vision and transforming the area for the future.

A handwritten signature in black ink that reads "David Ogden". The signature is written in a cursive style with a long, sweeping underline.

**David Ogden**

MAYOR

23rd June 2010



# Introduction

## What is Vision Seaview Gracefield 2030?

Vision Seaview Gracefield 2030 (S-G 2030) is our shared vision of what the Seaview and Gracefield Industrial Area of Hutt City could be like in the future. The Vision captures the current issues and future ideas of our Seaview Gracefield community. This Vision forms a part of the programme of vision statements undertaken by Council – Petone (2007), Central Business District (2008) and Seaview Gracefield.

## The four themes

- Providing stability and efficiency to support existing businesses<sup>1</sup>
- Creating a suitable environment for the growth of new/emerging businesses<sup>1</sup>
- Making better use of recreational opportunities
- Contributing towards a better environment

These four themes incorporate the Community Outcomes identified in the Long Term Council Community Plan 2006-2017 in accordance with The Local Government Act 2002. The outcomes that apply are Community Prosperity, Connected, Entrepreneurial and Innovative Culture, Healthy Environment and Sense of Place.

Council will use the Vision in the review of our plans, providing opportunities for implementing new ideas. Changes will incorporate the feedback received from our community in Seaview Gracefield. We will give recognition to what the community consider is of value and has future potential.

Institutions and organisations with an interest in the future of Seaview Gracefield will also be able to use our Vision as a framework to guide their decisions.

*Footnote 1: Both of these themes are aligned with Hutt City Council's Economic Development Strategy 2009 - 2014.*

### How was the Vision developed?

The Vision is based on

- Ideas that came from workshops and face-to-face meetings with individuals, organisations and businesses in Seaview Gracefield - Appendix 1
- Feedback received from public consultation - February to March 2010

### Vision scope

Our Vision is for the area marked as Seaview Gracefield - please refer to Appendix 2.

There are implications as a result of our Vision that relate to the neighbouring communities as well as the City and region as a whole. These implications are included where they apply within the Vision.

### Next Steps

Council will start implementing the Vision starting with the following:

- Preparation of a Work Plan, first draft by December 2010
- Six monthly progress report to the Strategy and Policy Committee
- Appointment of a Seaview Gracefield (Science and Research) “champion” by December 2010

# “Once Upon a Swamp”

## Historic Journey

The people of the land, the tangata whenua had a number of settlements in the Hutt Valley, including Ohiti, a village on the eastern side of the Waiwhetu, the star-reflecting stream.

Prior to the earthquake in 1855 there was sufficient depth of water in the Waiwhetu stream for launching vessels and the quiet water was navigable as far as Belmont. The shipyard on Waiwhetu built a 55 ton vessel in 1848.

For decades following the earthquake, Seaview had been discussed as a sandy “no man’s land” surrounding a hilly swamp, but in 1929, Caltex Oil moved into the area – the Wellington Harbour Board erected the Point Howard wharf in anticipation of the future industrial potential of Seaview.

*Extract from History of Lower Hutt by D.P. Millar*

In 1936, Ford Motor Company built a modern plant where the meeting houses of the historic Maori village of Ohiti once stood. It was 18 acres in size and the plant produced Zodiac, Zephyr, Consul, Prefect, Anglia and the Thames truck and Fordson tractor.

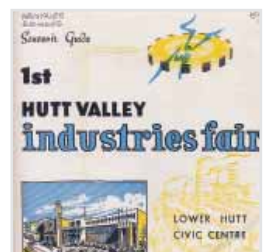
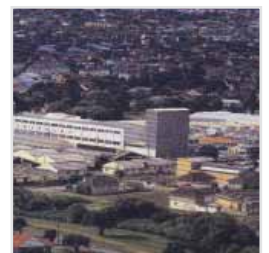
Griffin & Sons built the ‘Garden Factory’ in 1938 with 87 staff, mostly women who lived in the nearby railway workshop.

Dulux established its new manufacturing plant in 1939.

Ajax Bolt and Rivet Company built a manufacturing facility in 1940 – producing 29 million nuts, bolts, washers and rivets annually.

The Industrial Chemical Industries (ICI) N.Z. established its plant in Gracefield in 1950.

The first Hutt Valley Industries Fair was held in August 1960 in Lower Hutt Civic Centre to celebrate Hutt Valley. According to the Prime Minister W. Nash at the time, “no area in New Zealand has made a greater contribution to the story of growth and diversification than the Hutt Valley.”





In the sixties, the Hutt Valley played a major role in felt and textiles of New Zealand with Feltex in Bell Road Gracefield.

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In 1961, the Dominion Physical Laboratory in Gracefield became one of the several important scientific institutions in the Hutt Valley. Built in 1943 as part of the war munitions programme, soon joined by the Radio Development Laboratory, it was one of the bigger branches of the Department of Scientific and Industrial Research (D.S.I.R.).

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The Wellington Flour Mills new \$1million plant opened in 1972 as New Zealand's most modern flour mill.

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In 1981, Peter Baker Transport moved to their massive 10,000 square feet storage and distribution depot.

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A world first was achieved when a team of Hutt scientists from the D.S.I.R. led by Dr Jeff Tallon successfully used superconductor technologies in an electromagnet applied to radiocarbon dating. This later led to a patent being awarded in 2004 that paved the way for producing industrial magnets, motors and transformers, an industry estimated to be worth \$300m at the time.

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In 2000, Dr Bill Robinson from the D.S.I.R. (later Robinson Seismic Ltd.) invented the Roballs that are used for earthquake protection.

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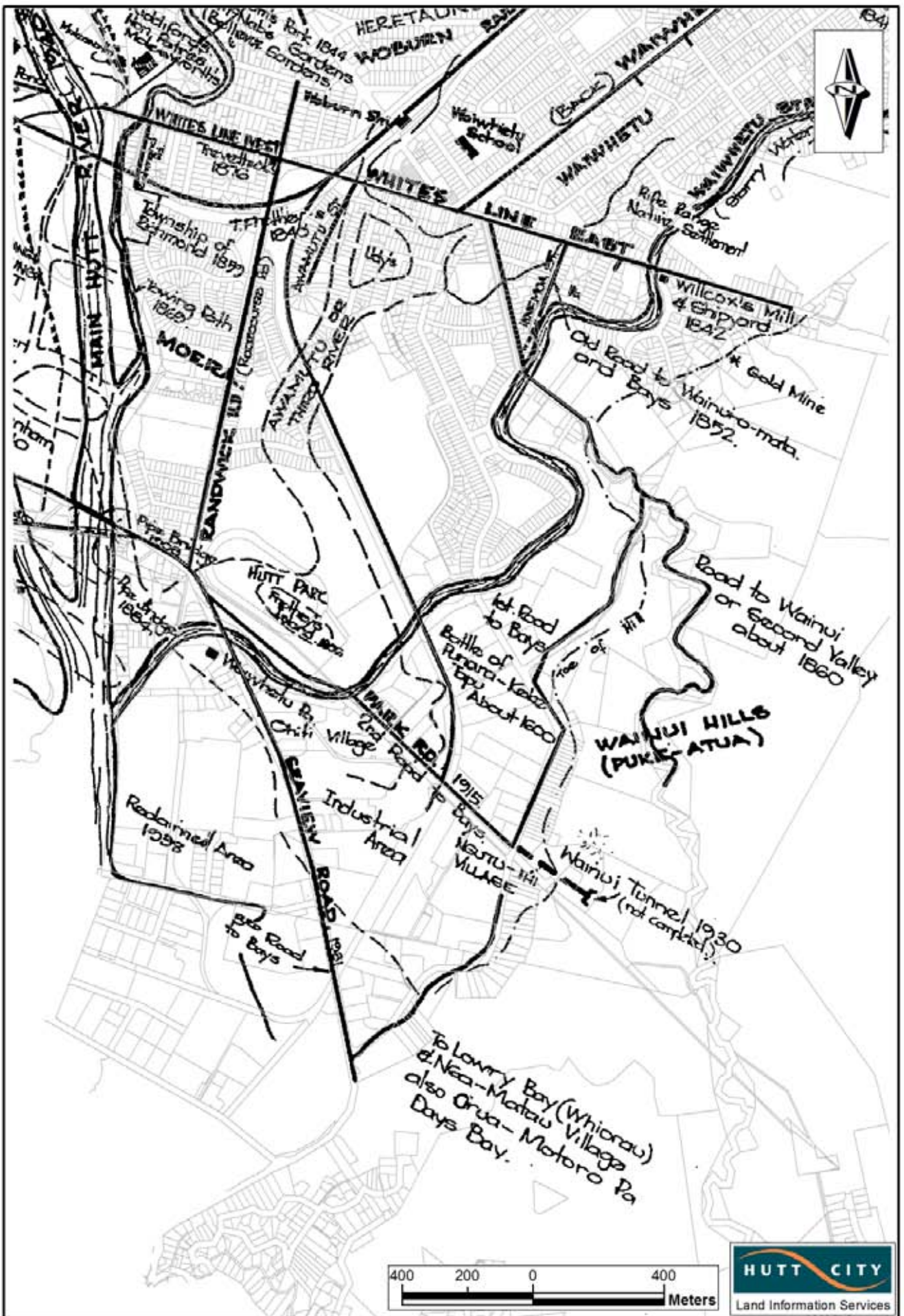
In April 2001, the Waiwhetu Stream Working Group, pushed for the cleanup of the Waiwhetu Stream. Concern was expressed by the iwi that the Mauri or Life Force of the stream was seriously compromised with ecological damage to the waterways. A more active role of kaitiakitanga (guardianship) was called for<sup>3</sup>.

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In July 2009 the Waiwhetu Stream Restoration Project begins with a plan to plant natives along the banks and to restore the ecological environment.

*Footnote 3: The Tangata whenua perspective on history and values of the Waiwhetu Stream by Teri Puketapu – taken from the Waiwhetu Stream Action Plan April 2001.*





Map acknowledgement: Sourced from Hutt City Archives - 'The Hutt Valley 1840-1940' from an original drawing by Lance Hall 1940

Today Seaview Gracefield has around 700 businesses employing almost 7000 people. Since the adoption of Council's Economic Development Strategy in 2002 the number of businesses increased by 25 percent compared to 20 percent for Hutt City. The main contributor to the increase came from larger businesses with 50-99 employees. The average number of employees per business in Seaview Gracefield is also higher at 9.7 compared to Hutt City at 4.8.



#### PATRICK: DULUX NEW ZEALAND

“Seaview / Gracefield is built on the long term success of manufacturing and industrial businesses like Dulux. It is a great place to do business, with good infrastructure, great support from other local businesses, and continued commitment to the area by the Hutt City Council. These are the key reasons we have chosen to invest \$28M in our Gracefield site to upgrade our manufacturing facilities and infrastructure . This investment guarantees our future as a paint manufacturer and key employer in the local area for generations to come.”

*Patrick Jones - General Manager, Dulux New Zealand*

# Faces of Seaview Gracefield

## ALLEN: TOP 10 HOLIDAY PARK

“We would like visitors to stay longer - let’s promote more activities for visitors to do and raise the profile of the whole area – we have a great history with Ford Motors, Feltex, railway workshop etc.”



## STAR: KOKIRI MARAE

“Let’s beautify Seaview Marina and make it a centre for recreation.”

## CARL: METAL ART

office and street furniture maker

“We source around 75-80 percent of our metal from local businesses within Seaview Gracefield.”



## GLENN: eNZOIL

regeneration of transformer oil

“We reduce the need to discard the oil into our environment.”

## MIKE: NZ ROAD TRANSPORT ASSOCIATION

“The transport industry here is supported by other key industries, e.g. truck repairs and services.”



## TOM: JOHN JACOBSON

Specialty Dutch foods importer

“Beautify the streets and the area - make it a pleasant place where people want to be.”





**MATT: KADIMA**

high-end furniture designer and manufacturer

“More scope for creative industries – we need to attract more creative talents here, let’s make it a centre of creativity and art and we need to promote that.”

**STEVE: NZFX**

special effects and custom engineering

“With demanding customers such as the movie industry, being close to local suppliers is a big draw card for my business e.g. local industrial gas and steel suppliers. An added advantage is having transport companies in the area.”



**PAUL & NICOLA: HAKES MARINE**

custom yacht builders

“One of our biggest issues is where we could in the future put a purpose-built facility? There are valuable sites in Seaview Gracefield that are underutilised at the moment. Our staff would also appreciate more food choices especially after normal work hours.”

**PAUL: ULTRA GLASS**

custom designed glass solutions

“We chose Seaview because of location – Cross Valley Link will be good if it happens.”



**IRL “SCIENCE VILLAGE” KRIS & TRACY: QUEST RELIABILITY, DONALD & TIJS: HTS-110, ANTONY: TIMES-7, FREDDIE: SPARK DENTAL AND LES: IRL scientific research & emerging business incubator**

“60% of our staff here are from overseas – would be nice to have cafes and shops in the area. Having great footpaths and cycle tracks will certainly encourage more walkers, runners and cyclists.”

**BARRY: STANSBOROUGH**

specialty weavers for the movie industry

“Keen on connecting with local businesses – we would like to promote Stansborough as a world-class attraction for visitors and customers coming to the businesses in the area.”





**ALAN & SUZANNE: SEAVIEW MARINA**

boat berths, services & storage

“With our new complex, we are hoping to encourage boat related businesses from Wellington to Seaview.”



**JEN: THE FOUNDRY CAFÉ**

“the” café on Hutt Park Road

“Our café is an unpretentious place to meet, it is informal and friendly - it adds a nice community feel to the area.”



**MICHEL: ARTIST**

internationally acclaimed artist, member of the New Zealand Merit of Order in the Queens honoured list 2008

“I get visitors to my studio in Seaview – visitors are always surprised by what the area has to offer.”



**DEBORAH: DEBORAH SWEENEY**

national/international fashion

“It would be nice to have better cycle paths and perhaps a historic trail around the stream and the river – it would be great to tell people what the place used to be like.”



**MALCOLM AND TONY: E SIME GROUP/PROVEN ENERGY**

importing business and alternative energy

“E Sime Group has been in Seaview for 25 years. Proven Energy is a joint venture between Technico and E Simes that deals with alternative energy production including the import of Scottish made wind turbines. Our long term view is to promote Seaview Gracefield as a green choice.”



**KAY: NZ VAN LINES**

NZ Headoffice world relocations

“Traffic congestion along The Esplanade is one of our main issues – time stuck in traffic is a cost to us.”





# Vision





# Some Ground Rules:

This Vision was developed to explore how the potential of Seaview Gracefield could be optimised over the next twenty years. In doing so, it builds on what is there already and is based on some commitments to the area remaining unchanged.

## Infrastructure

Getting the basics right in order to maximise the potential of Seaview Gracefield – that means having

- Good roads and road access – excellent public transport and linkages to the port, other industrial areas and major road corridors
- Accessible, reliable and competitively priced digital broadband network
- Utility services including power, water
- Management of risks from natural hazards including flood risk avoidance and management mitigation options
- Prevention and avoidance of reverse sensitivity

## Uniqueness

Seaview Gracefield is an industrial area

- Unique in size and in the range of activities that can take place here, this is the single most important area for industrial activity in the Wellington region
- Nothing developed in this Vision will compromise its uniqueness rather the aim is to enhance and build on the area's industrial character
- This Vision has been developed to compliment future Wellington Regional Strategy Centres of Excellence and Industrial Land Working Group outcomes to achieve regional industrial development goals

## Commitment

Support for businesses - Seaview Gracefield accounts for a significant proportion of the City's employment and economic activity. This Vision will positively feedback into current initiatives and ongoing commitment to continue

- Hutt City's Economic Development Strategy business support and development initiatives
- Hutt Valley Chamber of Commerce, Employers & Manufacturers Association and Grow Wellington business support to help businesses establish and grow
- Council and businesses working together in profiling and promoting the area and businesses for further development opportunities



## Theme 1: Providing stability and efficiency to support existing businesses



## Vision:

The Wellington Regional Strategy (2007) states that the Seaview Gracefield area has significant industrial and commercial redevelopment potential<sup>2</sup>. Hutt City's focus includes strengthening the industrial and science base, providing opportunities to grow industrial-based employment.

Seaview Gracefield has the following unique qualities:

- Industrial and hazardous area
- Large flat sites with room for expansion and growth
- Close proximity/good access to transportation hubs such as Wellington port and airport
- Central location to service regional customers
- Collaboration between industries e.g. science and research, engineering, transport
- Access to local suppliers and labour supply
- Potential to use rail and sea for alternative modes of transport.

*Footnote 2: Wellington Regional Strategy June 2007 page 37.*



The industrial area of Seaview Gracefield has been planned specifically for industrial activities since 1925, and deemed suitable for this purpose due to its relative isolation from residential areas of Lower Hutt. It has the added advantage of being close to transportation networks plus its available flat land. The 1955 land reclamation extended the area substantially.

One of the advantages of Seaview and Gracefield is that it is separated from the adjacent residential areas by several natural “buffers” - Hutt Park, Waiwhetu Stream and Point Howard hill side. There is successful management in place to minimise the risk of hazard or nuisance, arising from the industrial activity, to communities in the vicinity of the area.

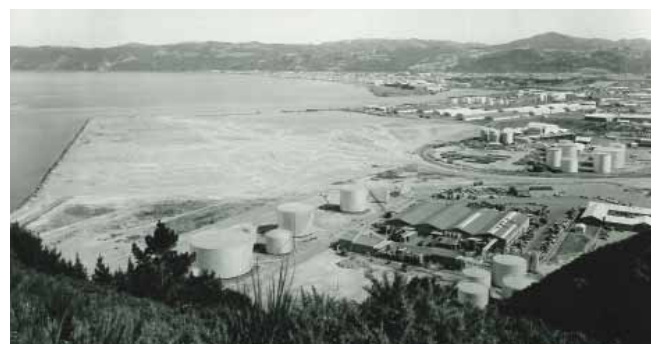
160 hectares of land are provided for industries such as oil storage installations, bulk storage buildings and large or heavy industries. Engineering, suppliers of steel and industrial gases form a core part of the heavy industries in Seaview Gracefield.

The active mode of transport is primarily road. Since the 1980s, Seaview Gracefield has become a major road transportation hub for the Region. Supporting industries for trucks have also grown over the years. Additionally, being located by the sea allows

for the docking of oil tankers near Seaview that enables the direct pumping of material to several major storage facilities.

Businesses that locate in Seaview Gracefield state that aside from the location, the other benefits include the ability to source industrial raw materials from other local businesses in the area and being close to major transport companies.

As a major industrial area for the Wellington Region, it is important to recognise in our Vision what Seaview Gracefield has to offer. Within the region, prime industrial land prices are rising, partly as a result of competition between commercial and residential demands. While there appears to be adequate supply of land across the region for industry, Seaview Gracefield has been specially developed for heavy industrial and hazardous activities. Future directions and actions are directed towards preserving and enhancing these qualities thus enabling the area to progress towards becoming a modern industrial area.



## Providing stability and efficiency to support existing businesses

### Heading towards the year 2030, we have identified these key outcomes.

#### Ensure stability and continuation for the area

Businesses look for certainty and stability to support future investment and growth. There is a need to continue to provide for heavy and hazardous industries. Having a well-managed and centralised area, suitable for heavy industry, is definitely an advantage for the whole of Wellington Region.

#### Improve traffic efficiency

Traffic efficiency needs to improve for commercial/industrial vehicles, including over-weight and over-dimension trucks, to and from Seaview Gracefield. Traffic congestion along The Esplanade results in loss of trade, costs for businesses, costs for employees and a lack of competitiveness of Seaview Gracefield as a location.

#### Encourage synergies with other industrial areas

Seaview Gracefield does not develop in isolation rather it should be viewed as a hub for industrial and scientific activities throughout Hutt Valley and the region. The development of complementary activities in surrounding areas is vital for the expansion and growth of Seaview Gracefield. Also of importance are partnerships and joint ventures with tertiary institutions to nurture innovation.

#### Align Council Policies

Council Plans and Policies should align to the directions set by this Vision. Policies and Plans need to support the future growth of the area including opportunities where businesses would like to provide added services to their staff.

#### Tell our industrial stories

Seaview Gracefield has a proud range of industries and we should highlight our industrial past. The area has transformed remarkably since 1840 and has many great stories to tell. Better and more targeted promotion is required to attract businesses to locate in Seaview Gracefield.

#### Enhance landscaping and general appearance

Seaview Gracefield needs to modernise in order to be competitive with other industrial areas in the region and nationally. Workers in today's industrial areas have certain expectations about their working environment that Seaview Gracefield does not currently meet. A general tidying up of streetscapes, planting of trees and landscaping is encouraged. The visible presence of creativity through art sculptures, perhaps with an industrial or futuristic theme, at prominent places would add vibrancy and appeal.





### Provide safer roads

Key lunchtime and weekend recreational routes should be made safer for pedestrians and cyclists. Safer roads encourage people to walk or cycle to work. Seaview Gracefield also hosts visitors to Wellington Region at the holiday park. Visitors need safer ways of navigating within the area to get to bus stops and recreational spots. Parking could be improved along busy roads in Seaview Gracefield, especially in well-used areas such as Port Road and Barnes Street.

### Improve night security

Seaview Gracefield needs to improve after hours' security to enable people who work late or on night shifts to feel safe in the area.

## Suggested Initiatives

-  Align Council Plans and Policies
-  Continue to push for the Cross Valley Link development to provide a direct route to and from Seaview Gracefield
-  Continue to develop partnerships and joint ventures with tertiary institutions
-  Promote Seaview Gracefield
  - Annual events to celebrate local innovations and achievements
  - Provide information about Seaview Gracefield via brochures, website
  - Install signage (with historic

information) along popular walking/cycling routes e.g. Waiwhetu Stream and sites e.g. Ford and railway workshop

- Develop a “sponsor a spot” programme for Waiwhetu Stream with the local business community



Enhance landscaping and general appearance

- Tidy up streetscapes, planting of trees and landscaping on main routes
- Establish artworks e.g. sculptures at key entrances and along streets



Make roads safer

- Review current safety measures for pedestrians, cyclists and vehicles e.g. pedestrian crossings, footpaths, cycle lanes within Seaview Gracefield – please refer to map in Appendix 3
- Identify areas of concern and implement solutions for commuter routes, including dedicated cycle and pedestrian paths that are located next to the railway tracks to connect Seaview Gracefield to train/bus stations and nearby residential areas
- Investigate the feasibility of a truck park facility and an alternative access to Vehicle Testing NZ (VTNZ)



Improve night security

- Improve after hours' security through better street lighting in streets and alleyways
- Look for opportunities to reduce racing on streets through Council working with Police and the local business community

## Theme 2: Creating a suitable environment for the growth of new/emerging businesses



*Photo acknowledgement: Hakes Marine 'Open 60 Aviva', 'Silk Poplar Dress'  
Deborah Sweeney, Stansborough, HTS-110*

## Vision:

New/emerging businesses require suitable spaces to grow and the ability to attract a highly skilled workforce. People seek an attractive and engaging work location.

Factors that contribute to the appeal of a work location include:

- A rich arts, cultural and entertainment scene
- Being close to 'like-minded' people to share and develop ideas
- The ability to have good careers close to home
- Attractive outdoor recreational areas.

A key drawcard for the business community is the ability to easily access industrial raw materials and technology found locally. We need to ensure that the existing businesses e.g. engineering and industrial gases continue to flourish in Seaview Gracefield as new and emerging businesses are developed around the existing ones.

Some established industries in Seaview Gracefield form groups where ideas are shared and discussed on a regular basis e.g. the scientific community at Industrial Research Limited (IRL) and the National Isotope Centre (part of GNS Science). As the area becomes an attractive work location





and is able to attract people into new/ emerging businesses, these groups would grow.

Equally important is the nurturing of small grass roots business communities made up of creative talents with a wide range of skills and experiences. Such small grass roots communities thrive in a less structured and informal environment scattered across Seaview Gracefield.

There is no other industrial area within the Wellington Region that offers close proximity to the sea, river and streams. Lunchtime recreation includes outdoor

biking and walking tracks in the surrounding Wainuiomata Hills, Eastern bays, Seaview Marina and the Hutt River Trail.

Proximity of local neighbourhoods to Seaview Gracefield provides the opportunity to cycle or walk to work and still have a satisfying career. Rich cultural hubs are also located close to Seaview Gracefield e.g. Petone, Hikoikoi, Maori Treasures at Waiwhetu and TheNewDowse. For more information on recreation, please refer to Theme 3 on page 25.

## Creating a suitable environment for the growth of new/emerging businesses

### Heading towards the year 2030, we have identified these key outcomes.

#### Create an attractive location to work in

Seaview Gracefield needs to appeal to people and support the daily lives of people who work there. The three key questions are: “How do I get to and from work?”, “What choices do I have at lunchtime?” and “How suitable is my work place in terms of meeting my work and personal needs?”

The overall attractiveness of a work location depends upon having:

- Easily accessible ‘social places’ where people can
  - » Meet with colleagues, clients and visitors
  - » Socialise at lunchtimes and have a choice of food e.g. cafes
  - » Access basic services e.g. banking, pharmacy and postal shop
- Modern work spaces that meet the needs of new and emerging businesses serviced by good public transport
- Nice recreational green spaces for staff to relax and enjoy at break-times e.g. cycling/jogging/walking routes, picnic spots
- After hours food and public transport options available to support people who work late
- Social-art-cultural activities that provide vibrancy to the area.<sup>4</sup>

#### Improve public transport services

A more frequent service outside peak hours is required to cater for workers that work outside normal work hours as well as to cater for lunchtime trips to the nearest shopping area for basic services. Commuting from Wellington to Seaview Gracefield via trains (with bus connections) or direct buses should be available to the Seaview Gracefield workforce.

#### Support local businesses

New businesses to Seaview Gracefield benefit from knowing about the availability of local industrial materials and expertise. Better connections between existing and new businesses would support local businesses in Seaview Gracefield and the rest of Lower Hutt.



*Footnote 4: There is a link between the creative arts and economic development, especially in the areas of high technology, based on research done at Carnegie Mellon University by Professor Richard Florida. “A vibrant artistic community is a necessary condition to attract talented people”.*





### Provide space for future growth

Future growth and development should consider the two quite distinct groups of businesses - the Southern area (Seaview) contains the CentrePort land and tank farms and the majority of other larger footprint and heavier industrial activities; and the Northern area (Gracefield) contains the “Science Village” (with IRL and GNS Science) and high number of adjunct and independent science and research based activities. By clearly defining the purpose and a combined Council/ business vision for each area (based on the current activities and future growth opportunities) it is envisaged that Council could tailor complimentary growth plans to best suit each areas’ needs. More collaboration is called for where Council works with land owners and developers to unlock sites for new growth and expansion in each area. An evaluation that

takes into consideration both existing vacant sites and under-utilised land, that could be potentially developed, is required.

### Encourage good urban design

Encouraging good urban design is necessary to support our Vision of a modernised Seaview Gracefield. Council Plans and Policies need to provide a clear direction to developers and property owners to encourage designs that meet the new/emerging businesses’ needs e.g. for quality offices and light manufacturing facilities.

### Improve general ambience

The general appeal of a location depends upon getting the basics right – smell, street appeal, footpaths, lighting and cleanliness. These factors are noticeable and affect the overall attractiveness of an area.



## Suggested Initiatives



Develop Seaview Gracefield into an attractive location

- Review Council Plans and Policies to support and encourage the development of 'social places' e.g. cafes in conjunction with growth plans for specific locations
- Encourage the development of modern buildings e.g. offices and light manufacturing facilities that better meet the needs of new and emerging businesses
- Promote and improve lunchtime routes for walkers, joggers and cyclists including attractive connections to the recreational areas e.g. surrounding hills, sea, Waiwhetu stream and the Hutt River Trail
- Encourage after hours food and public transport services to meet the needs of people working late
- Support local businesses to increase the general vibrancy of the area e.g. by adding a café to their existing facility accessible by the public
- Allow for summertime mobile café carts to operate in the area
- Explore opportunities to improve and beautify Moera shopping area



Initiate connections between new and existing local businesses through regular local business forums and local directory of products and services



Develop growth plans that best meet the needs of businesses in Seaview and Gracefield with consideration given to existing sites, public safety issues and current location of hazardous activities



Develop quality Urban Design directions that are incorporated in Council Policies and Plans for new developments



Look for opportunities to improve public transport with Greater Wellington Regional Council

- Improve bus connections - Waterloo/Woburn train stations and Wellington City to Seaview Gracefield
- Implement Travel Plan initiatives to encourage the use of trains, buses, cycling and car pooling



Improve the factors that affect general ambience



## Theme 3: Making better use of recreational opportunities



### Vision:

#### Connecting to the sea, hills, river and streams

Seaview Marina is a major drawcard for residents, workers and visitors to the area. It is a unique business and recreational area with a great Southern view. With softening and sheltering through planting and urban design, people will be able to enjoy walking and cycling along the waterfront. The Marina is part of The Great Harbour Way connecting Wellington to the Eastern Bays. Cafes and marine-related specialty shops and services complement the growing marine industry there.

Hutt River Trail is another popular recreational track providing opportunities for fishing, boating, ecological and cultural activities. Together with Waiwhetu Stream, these special recreational green areas provide attractive spaces for relaxation. The surrounding hills are also popular with lunchtime recreational joggers and mountain-bikers.

#### Local arts and culture scene

The social history of the area is rich with stories of the tangata whenua and European Settlers, which make Seaview Gracefield a significant place on the cultural map of Hutt City. Let us celebrate by promoting our unique cultural heritage, artistic and scientific

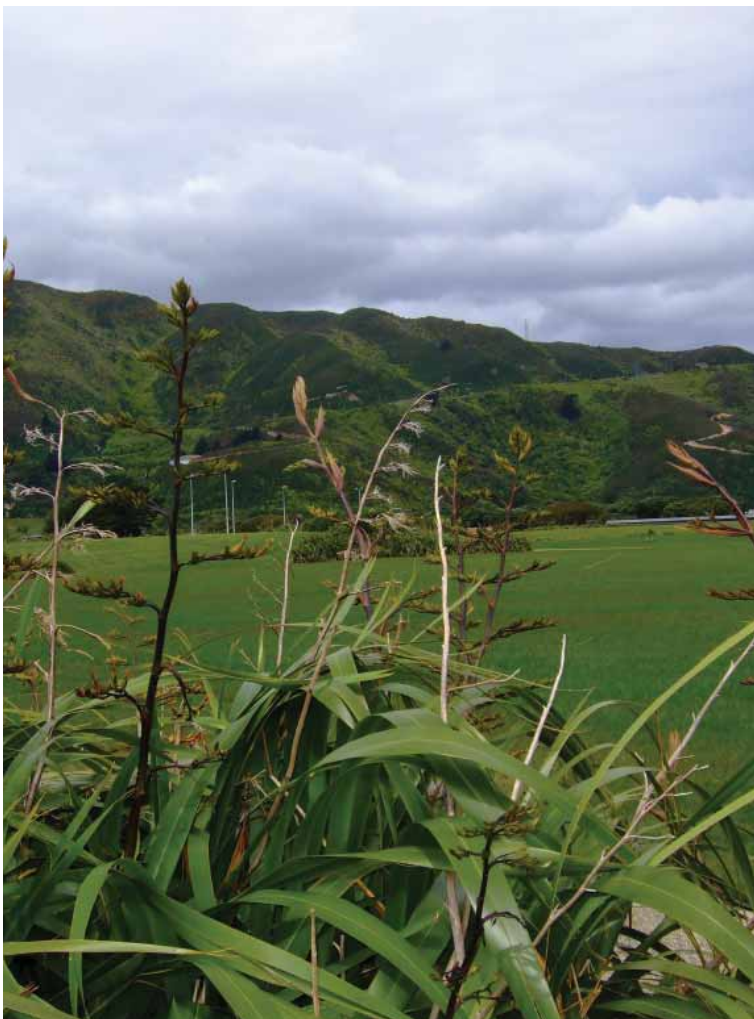
endeavours and make them visible throughout Seaview Gracefield.

### Hutt Park and green spaces

Hutt Park provides a great outdoor green space and is situated strategically along the Waiwhetu Stream. It connects the 'Science Village' in Gracefield (please see map in Appendix 3) with Seaview and is a place for social and recreational activities. Hutt Park also offers an attractive medium-sized venue with parking and informal outdoor space.

Events provide additional exposure and promotion and bring more people to Seaview Gracefield.

Other green areas include the current locations of Industrial Research Ltd. and The National Isotope Centre on Gracefield Road, the green strip along Port Road which forms part of The Great Harbour Way and the small beach-lookout point near the Hutt River mouth. These green areas are popular with lunchtime walkers, joggers and families.



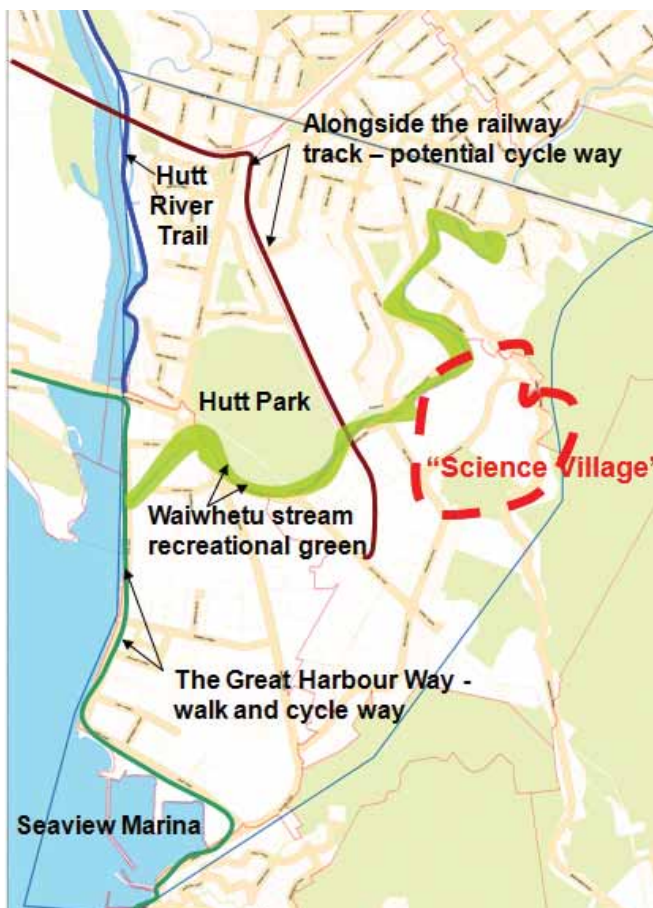


## Making better use of recreational opportunities

### Heading towards the year 2030, we have identified these key outcomes.

#### Recognise and develop Seaview Marina – Port Road into a recreational treasure

Seaview Marina and the green strip along Port Road need to be recognised as a major recreational area with landscaping, sculptures, walking and cycling paths making it an attractive part of The Great Harbour Way. A fitness trail along Port Road and a public shower and toilet facilities for lunchtime users would encourage more use of the recreational spaces.



#### Encourage the visible presence of arts and culture

Arts and culture need to be visible and well promoted to inject a level of vibrancy to the area. Arts and cultural activities and events provide additional attractions for people who work in the area as well as for visitors to the area.

#### Connect and value our green spaces

Green spaces are appealing recreational areas as stand-alone facilities or when they are connected - providing pleasant green paths for walkers, joggers and cyclists. Seaview Gracefield covers a large geographical area and connecting green paths makes it more enjoyable for people to get from their work locations to the recreational spots.

#### Develop Hutt Park into an attractive social and recreational space

Hutt Park is strategically located – a campground next door, a 10 minutes' walk along the Waiwhetu Stream to the 'Science Village' in Gracefield, and within close proximity to the rest of Seaview. Hutt Park has the potential to become a quality social and recreational place for Seaview Gracefield. It could also serve as a medium-sized outdoor events venue for concerts, trade exhibitions and sporting events for the Wellington Region and

Hutt City.



## Suggested Initiatives

- Develop Seaview Marina-Port Road into a major recreational area as part of the Great Harbour Way
  - Beautify and improve the marina waterfront through tree planting and providing viewing areas
  - Provide off-the-street walking and cycling tracks joining the marina to the green strip along Port Road
  - Improve picnic and lunchtime facilities e.g. picnic tables, shower/toilet
  - Enhance visual appeal and recreational value of the small beach and park area at the South end corner for leisure and boating activities
  - Improve access to the area for people e.g. pedestrian crossing and adequate parking for vehicles
  - Explore the feasibility of a fitness trail along Port Road with shower and toilet facilities

- Make arts and culture visible in Seaview Gracefield
  - Create a cultural history and arts trail along the Waiwhetu Stream and the Hutt River
  - Connect Seaview Gracefield with other Hutt City attractions through arts and culture initiatives e.g. an Arts Trail
  - Promote Seaview Gracefield as a place for artists' studios
  - Identify key areas for the display of artworks e.g. sculptures in Seaview Gracefield
  - Explore the potential of having a centre to showcase science and arts
- Improve and preserve the significant green spaces for recreational purposes as well as for serving as attractive green links, connecting work places with social areas within Seaview Gracefield
- Identify and develop opportunities to turn Hutt Park into a quality social and recreational space as well as an outdoor event venue

Photo acknowledgement: Proven Energy



## Theme 4: Contributing towards a better environment



### Vision:

Over the last 10 years, environmental-related industries have grown significantly in Seaview Gracefield. These industries include recycling and management of waste products, supplying micro wind turbines and solar panels, treating waste water and regenerating transformer oil.

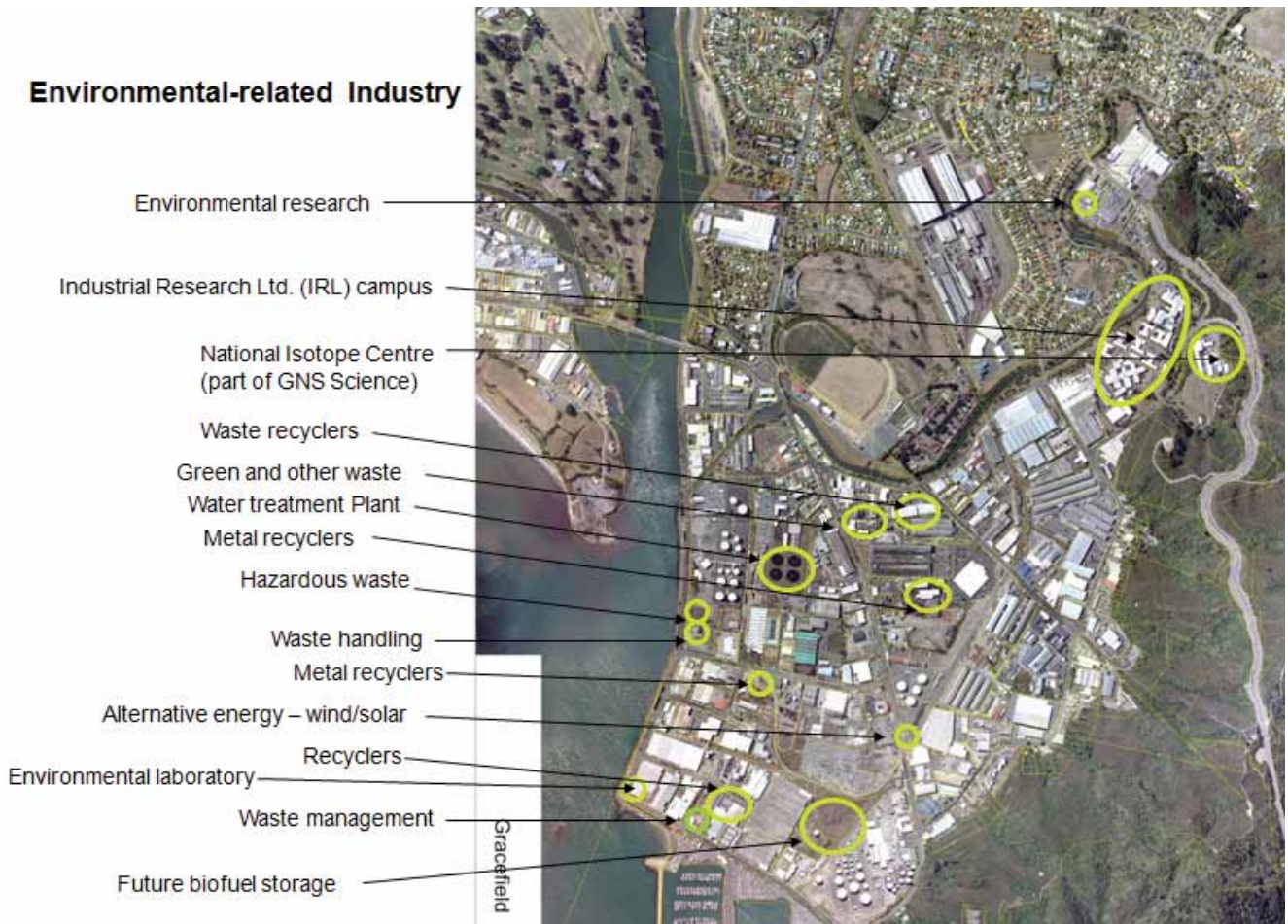
The Wellington Regional Strategy<sup>5</sup> highlights that New Zealand and the Wellington Region have potential to be leaders in the field of ‘green technologies’. Seaview Gracefield is suitable for experimentation and advancement of environmental-related industries. The area has a good supply of natural energy sources such as tides, wind and sun. Additionally, there are pocket groups of inventors and highly skilled people located in Seaview Gracefield. History has shown that the combined talents of inventors, engineers and scientific talents can produce world-first discoveries.

Footnote 5: Wellington Regional Strategy June 2007 page 17



Robust and technologically advanced business practices are called for to ensure that Seaview Gracefield mitigates its impact on the natural environment. Being surrounded by natural waterways and catchment areas, a continuation of good management practices and regulations are needed to prevent contamination and litter from flowing into the natural environment. Recycling of industrial waste provides cost savings and with the added benefit of having inventors and engineers in the area, reuse of waste becomes economically feasible. More and more companies are now transforming waste into by-products e.g. wood dust into fire logs.

The future of a commercial rail service in Seaview Gracefield is dependent upon the presence of high volumes and/or the relocation of the marshalling yard from Wellington. A commuter train station could be feasible and should be investigated as Seaview Gracefield develops, creating more demand for daily connections between Hutt City and Wellington City.



## Contributing towards a better environment

### Heading towards the year 2030, we have identified these key outcomes.

#### Protect our waterways and the harbour

The restoration of Waiwhetu Stream is a major project and we need to take preventative measures to stop future pollution. This project places urgency on taking future preventative measures to stop contamination and litter through storm water outlets into the stream and the harbour. Council must work with partner organisations e.g. Greater Wellington Regional Council to investigate practical measures and to recommend solutions.

#### Manage potential hazards – flood risk

The Seaview Gracefield community must be informed and effectively prepared for potential natural hazards such as flooding through adopting preventative measures.

#### Improve regulatory requirements and business practices

The review and ongoing improvement of regulatory requirements would help to ensure that environmentally sound practices are continued. Through Council working with the local business and scientific community, as well as educational institutions e.g. WelTec, new technologies and methods could be explored to help with environmental challenges.

#### Address erosion along the river banks near the Hutt River mouth

Significant erosion can be seen along Port Road that impacts on the recreational value of the green strip. Port Road is also a major commercial vehicle route in Seaview Gracefield. Practical steps are required to address this issue.



Photo acknowledgement: Greater Wellington Regional Council





*Photo acknowledgement: Papanui Walkway Christchurch ONTRACK*

### Promote Seaview Gracefield as a place to demonstrate new environmental-related technologies

Visible demonstration of new technologies by local businesses would act as a catalyst to generate and attract other new ideas. It would also help to promote Seaview Gracefield as 'the' place for testing and prototyping in the Wellington Region.

### Develop ecological use and educational opportunities

Develop long-term wetland areas adjacent to


Waiwhetu Stream and establish educational programmes for locals and visitors about the stream.


### Keep rail as a potential future mode of transport


Keep reviewing the viability of using rail in Seaview Gracefield as environmental and other conditions change over time, including exploring options for rail-bus-ferry services between Eastern Bays, Seaview Gracefield and Wellington City.




## Suggested Initiatives


 Identify and take actions to prevent future pollution of our waterways and harbour through the storm water system


 Collaborate with local businesses and residents to organise cleanup days for Seaview Gracefield


 Work with the Greater Wellington Regional Council to inform and prepare residents and local businesses for natural hazards including the promotion of flood-proofing methods e.g. elevated building floors and flooding emergency and safety measures


 Improve regulatory requirements


- Review Council Plans and Policies
- Encourage environmentally sound business practices through greater collaboration between local businesses and science and research organisations
- Encourage good business decisions that are better for our environment through Council Plans and Policies, including the removal of obstacles to allow businesses to innovate and experiment with new technologies

 Start an informal environmental network to facilitate the exchange of ideas between scientists/researchers and local businesses e.g. how to turn waste into useful products


 Use the environmental network to encourage cross-fertilisation of ideas and to drive experiments and prototyping of new technologies

 Incorporate (Urban Design principles that identify practices that are environmentally sound) within Council Policies and Plans

 Investigate engineering solutions to protect the river bank (especially along Port Road) from further erosion

 Develop ecological use and educational opportunities post Waiwhetu cleanup project

- Create an overall ecological plan encouraging the return to open channels where possible that promote visibility and access, a natural environment for native fish and eel and provide for flood water
- Identify potential areas for wetlands and forest corridors for birdlife along Hutt River and streams within Seaview Gracefield
- Introduce an educational programme that provides rich cultural context, history and restoration stories
- Help promote the Greater Wellington Regional Council's Friends of the Waiwhetu Stream Group to residents and local businesses

 Council to proactively encourage the use of rail for commercial and commuter opportunities in conjunction with KiwiRail

# Appendices

## Appendix 1

### Methodology

The Vision Seaview Gracefield 2030 project used the following methodology:

- Research of past recommendations and reports from various groups
- In-depth one-on-one interviews with over five percent of organisations located in Seaview Gracefield
- Three pre-consultation workshops with the community and stakeholders
- Public and private forums with organisations and members of the public during the consultation period February to March 2010

### External Contributors

In-depth one-on-one sessions August 2009

OPUS	Sue Freitag (Research Scientist)	Weston Mill	Daaya Premasiri (Mill Manager)
Stansborough	Barry Eldridge, Rose Broomhall	Moxon timber	Marty Reese
Urban Perspectives	Deyana Popova, Peter Coop, Alistair Aburn	eNZoil	Glenn Lawrie (Operations Director), Vances Hainsworth
Heavy Haulage Association	Paul Briton and John Morrisey	Hakes Marine	Nicola Hakes (Director)
Top 10	Allen Levien (Owner)	Deborah Sweeney	Deborah Sweeney (Fashion Designer), Niels Meyer-Westfield
Kokiri Marae	Star Olsen, Tata Parata, Alma Mihaere	Duty Free Shop & Winesale	Grant Archibald (CEO)
Heavy Metal & The Foundry Café	Jennie Waterson (Director)		Artist Marian Scott
John Jacobson	Tom Hudig (Managing Director)	Kadima	Matt Hancock (Owner)
	Artist Michel Tuffery M.N.Z.M.	NZ Van Lines	Kay Chiew (Director & CFO)
BDG	Barry Dent (CEO)	Centreport	Neville Hyde (Strategic Advisor)
Proven Energy	Tony Pearson	Ultra Glass	Paul Faverly (Managing Director)
E Sime Group	Malcolm Sime (Managing Director)	NZFX	Steve Ingram (Founder & Inventor)
NZRTA	Mike Dennehy (Area Manager)	Titan	Bruce Whiley, Jan Whiley, Owen Whiley
GNS Science	Dr Desmond Darby (General Manager – Strategy)	Metal Art	Carl Longstaff (Managing Director), George Longstaff
IRL	Les Roberts (Site Manager)	Creative HQ	Rewa Tomlinson (Client Manager)
Times-7	Antony Dixon (CEO)	Seaview Marina	Allan McLellan (Marina Manager), Suzanne Willis
HTS110	Dr Donald Pooke (CEO), Tijs Robinson		
Quest Reliability	Kris Mason, Tracy Carew		
Spark Dental	Freddie Le Carpentier		

### Initial Workshop 24.07.09

IRL – Les Roberts, Colliers Commercial Real Estate – Charles Peterson, OPUS – Dr Abigail Allan, Top 10 Holiday Park - Allen Levien, MetalArt – Carl Longstaff, Living Streets Aotearoa - Jan Simmons, NZRTA – Mike Dennehy, Greater Wellington Regional Council – Joe Hewitt, Melanie Thornton, Triangle Study – Gunther Wild, Dr Murray King, GHD – David Turner, Creative HQ – Rewa Tomlinson, Proven Energy – Tony Pearson, Hakes Marine – Nicola Hakes, Dulux – David Mortimer, Centreport – Neville Hyde, BDG – Barry Dent.

### Environmental Workshop 13.08.09

Greater Wellington Regional Council – Melanie McElwee, Nic Conland, NZ Forest & Bird – Stan Butcher

### Public Workshop 25.09.09

Virginia Horrocks – Day's Bay resident/Green Party candidate, Leo Austin President of Business Hutt Valley, Allan Brown – Great Harbour Way, Nicola Gaston – Great Harbour Way, Bruce Spedding – cycle advocate, Stuart Edwards – Hutt Cycle Network/Eastbourne resident, James Xia – Moera resident/IRL, Neil Newman – Transition Town/Eastbourne resident/Moera community house, Steve Hunter – NZ Oil Terminal Port Road, Brent Cooper - Shell Oil, Glen Evans – Hutt resident, Julian Paton – Moera Community House committee, Alan Webb – Hutt resident, Frazer Tweedie – Ontrack, Ross Jamieson – Councillor, Joy Baird – Councillor, Tui Lewis – Petone Residents Association, Tom Hudig – John Jacobson Ltd.

### Consultation Forums February – March 2010

The Foundry Café 5 and 12 February – public  
IRL staff café 11 and 23 February  
Pelorus House 19 February  
Duty Free Stores meeting 5 March  
Opus café 11 March  
GNS Science café 19 March



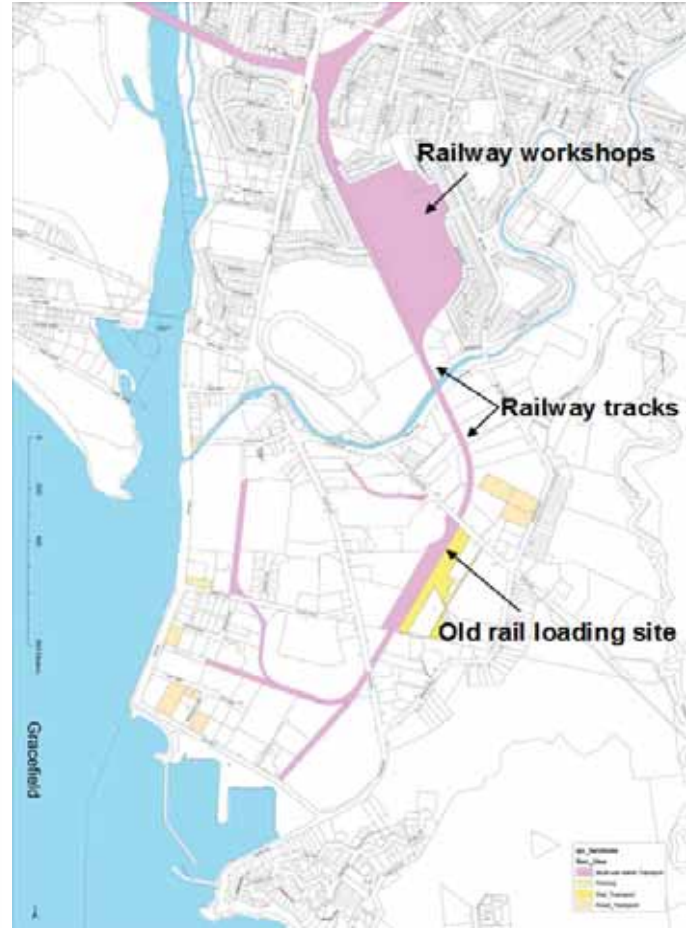
## Appendix 2

Scope of Vision Seaview  
Gracefield 2030

Scope



Railway tracks



## Appendix 3

### Science Village



#### Traffic safety - danger areas (for cyclists, pedestrians, cars)

- Heavy traffic via Moera Randwick Road
- Bell Road South / Parkside intersection
- The Esplanade (heavy mixed traffic)
- Hutt Estuary Bridge (no space for cyclists)
- Parkside Road  
(difficult for pedestrians to cross over)
- Seaview / Parkside roundabout  
(cyclists could not be seen clearly by cars)
- Gracefield Road-entrance to  
National Isotope Centre
- Seaview Marina / beach area  
(boaters, cyclists & recreational people  
interact)
- End of Gracefield Road and Port Road  
(dangerous for cyclists & pedestrians)



