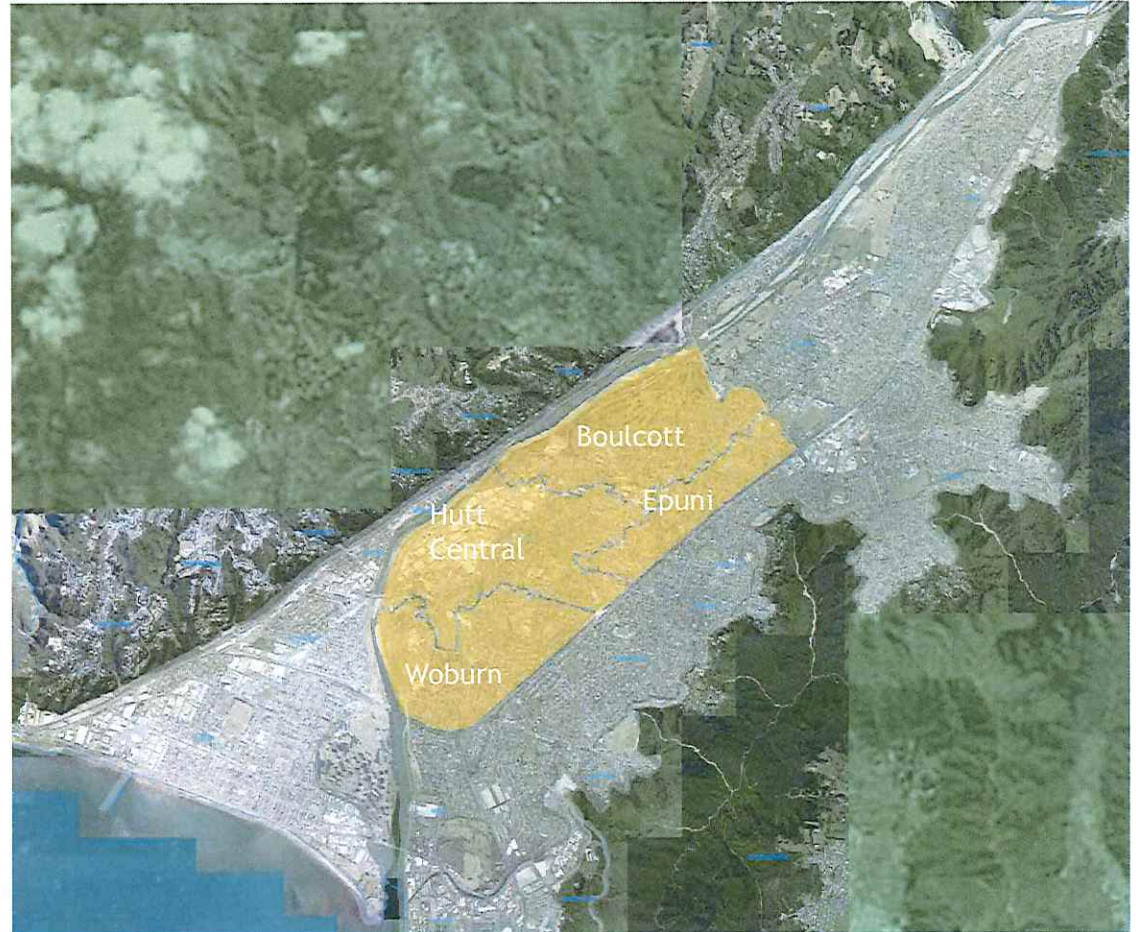


# REVIEW OF VALLEY FLOOR RESERVES

## AREA 3 CENTRAL SUBURBS

EPUNI  
BOULCOTT  
HUTT CENTRAL  
WOBURN





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Roberts Street Reserve





# 1.0 Introduction

This review of reserves in Area Three of the valley floor builds on the June 2013 Review of Valley Floor Reserves. The aim is to better understand current reserves in Boulcott, Epuni, Hutt Central and Woburn and to inform decisions on improvement of public open space, in particular the supply of neighbourhood reserves, as well as decisions on development and management of individual properties.

## *Role of Public Open Space*

Contemporary thinking is that public open space has a key role in the development of a city's character and in the physical, emotional, spiritual health and well-being of the people who live, work and play there. Provision of open space is widely accepted to be essential when working to revitalise urban life, solving environmental and social problems. It is very difficult to achieve open space in a city once the built form is established. Therefore existing open space is an extremely valuable asset and decisions on its future need to be considered very carefully.

It is noted that in comparison to most other territorial authorities, Hutt has a smaller area of actively maintained park land. The median in New Zealand is 8.05 hectares per 1,000 residents, while Hutt City has 2.71 hectares per 1,000 residents, the third lowest out of 33 territorial authorities (NZRA, Yardstick Performance Analysis Report 2013, page 11).

## *Reserve Lands in Area Three*

Reserve lands make up the majority of public open space in Boulcott, Epuni, Hutt Central and Woburn. They vary in size and significance and their roles vary. They include:

- Hutt River and Hutt River Trail
- Significant reserves Riddiford and Civic Gardens and Hutt Recreation Ground
- Reserves that fulfil niche roles such as bowling and tennis
- Reserves that serve the neighbourhood around it and help form its character
- Small reserves which are part of the streetscape
- Reserves that are categorised as neighbourhood reserves but that visually relate to the road corridor and contribute to the distinctive character and urban form of their setting.

## *Roles of Reserves in Area Three*

Some reserves have multiple roles. Some are settings for large trees, others connect streets and neighbourhoods and some are

well maintained quality reserves. Some are not well used or are experiencing a change of use and others have issues of safety, whether real or perceived. Development of these reserves into appealing open spaces that are treasured by the neighbourhood and that invite a variety of neighbourhood use is recommended, given the importance of public open space to a city's character and well-being. One way to achieve this recommendation may be to involve community groups and for them to take responsibility for maintaining the whole or parts of a reserve.

## *Public Open Space Distribution*

Distribution of reserves is not consistent across the central suburbs. Two clusters of reserves are a feature of this area, one in central Epuni and the other in Hutt Central. While it may be desirable to have more even distribution of reserves across the central suburbs, this is not always possible in established urban areas.

Moreover, the clustering of reserves is not inappropriate in this instance. The Hutt Central cluster is associated with the Central Business District and the Making Places project. It includes Riddiford and Civic Gardens, both reserves under major development, the Dowse Square and Hutt Recreation Ground, as well as small pocket parks associated with roading and the pedestrian journey. The cluster is also on bus routes and can be reached from elsewhere in the area.

In contrast, the cluster of reserves in central Epuni lacks quality public open space. Apart from Mitchell Park, reserves in the cluster are underdeveloped and unappealing. Public open space is particularly important in central Epuni which has high levels of social housing and social and economic deprivation. It is also an area undergoing urban intensification. Currently, Epuni has the highest density in Hutt City and is expected to have the second highest density in 2031.

Reserve supply in areas with this profile is an asset. It is well established that a key value of public open space is its role in reducing health costs arising from physical inactivity.

Moreover, it is important in areas like this to have a variety of reserves for different experiences. It is also important that reserves are high quality and well-maintained, and that people in the neighbourhood have opportunities for input into the design and development of reserves. The final section of this report suggests an approach to extending use of reserves in the Epuni cluster.



Epuni Community Centre



## 1.1 Key areas of focus suggested as a result of this review

1. Reserves in the central valley floor suburbs have a number of roles but there is a shortage of quality neighbourhood parks. In particular, a large area of Hutt Central has a shortfall of neighbourhood reserves. This is an area of urban intensification where neighbourhood reserves are important, and investigating options for a new neighbourhood reserve is suggested.
2. An area of Boulcott also has a shortfall of neighbourhood reserves. A new neighbourhood reserve is desirable, but less urgent than Hutt Central. While this part of Boulcott is earmarked for intensification, it has one of the lower levels of socio economic deprivation and little social housing. It has Mitchell Park at its edge, soon to be developed Avalon Park to the north, and while there is a shortage of direct access to Hutt River, has opportunities for recreation.
3. A small area of Epuni has a shortfall of neighbourhood reserves. This area has lower levels of socio economic deprivation than elsewhere in Epuni and less social housing than central Epuni, and a new neighbourhood reserve is less urgent.
4. A new neighbourhood park between these areas of Boulcott and Epuni would meet the shortfall. However, improving Mitchell Park neighbourhood reserve functions is a suggestion that would help the situation.
5. Central Epuni has potential access to more than one neighbourhood reserve. This area's demographics, social housing, socio economic status and urban intensification, indicates a need for quality reserves close to home with space to compensate for diminished private open space. Moreover, reserves in this area are undeveloped and apart from Mitchell Park are not particularly inviting and have not reached their potential as neighbourhood reserves.
6. A suggestion is to work with communities to develop Copeland Reserve. Proposed measures to improve the reserve are to attract community use and bring people into the reserve.

7. Measures are also proposed to extend the role of Woburn reserves. The reserves have roads on all sides and are grassed with large trees and a distinctive character that contributes to Woburn's urban form. Their visual amenity is high, although they relate visually to the road rather than to their residential setting. Suggested development is low key to conserve the character, but small interventions are proposed to enhance the role of these reserves.
8. Phil Evans Reserve is in an area undergoing urban intensification with a marked shortfall of public open space. But the open space of the reserve is problematic. It is isolated from neighbouring roads and has safety issues to do with lack of sight lines and activity, and has entrapment areas which increase the perception of the reserve as unsafe. It has a number of buildings that are used by the community, but the open space is under utilised and has limited potential for development because of its isolated location behind two rows of buildings and residential housing.

Notwithstanding the reserve's role as a base for organisations in buildings on the reserve, its contribution to public open space is questionable. Suggested options are to consider the future of this reserve as open space, to investigate alternative Council use and to work with Council owned organisations and other potential partnerships for alternative uses for the reserve that would benefit the community.

9. The review also considers the future of Hall Crescent in Epuni as public open space. is across the road from Copeland Reserve, is undeveloped and while it connects two streets and is used by immediate neighbours it lacks a wider role.



Copeland Street Reserve



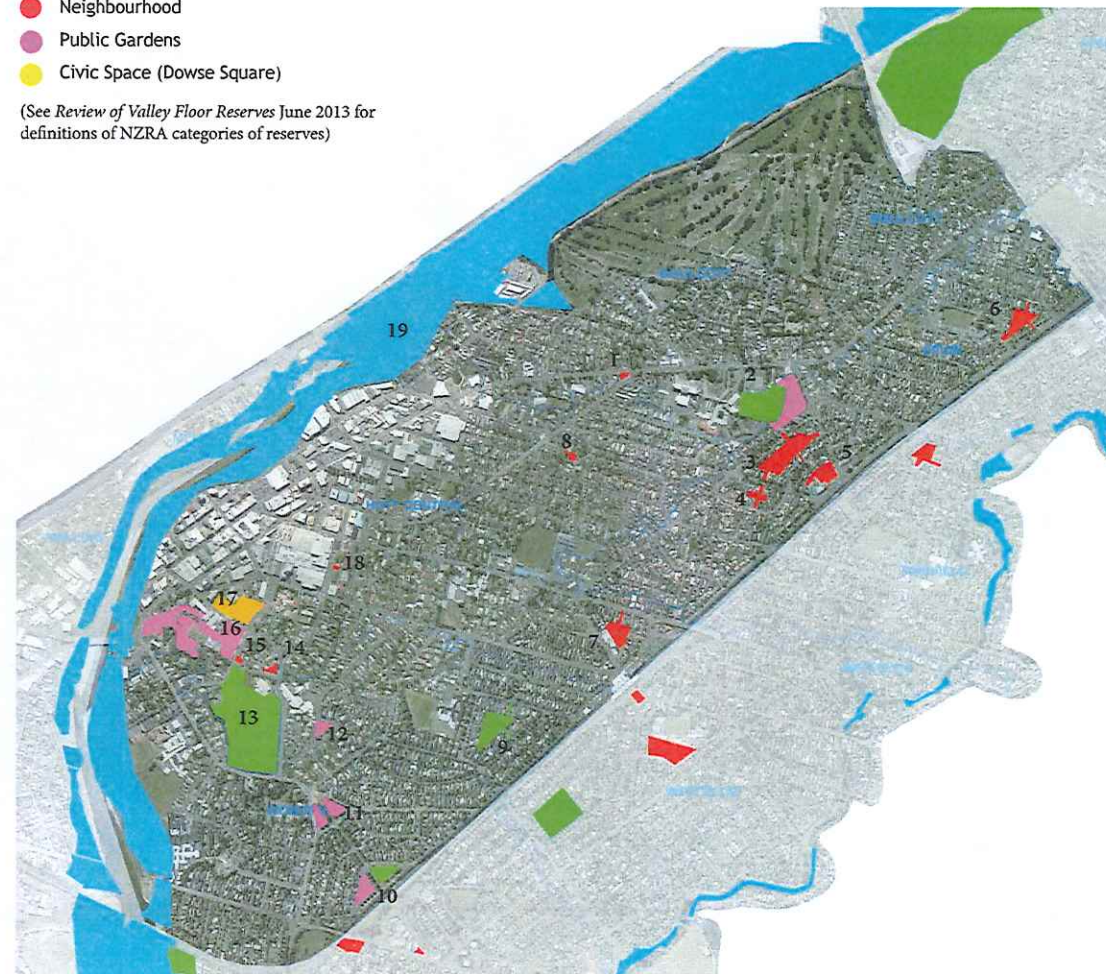
## 2.0 Reserves and their locations

- 1 Kings Crescent Reserve - very small grassed road reserve area with planting on street corner
- 2 Mitchell Park - rose gardens, specimen trees , paths, grassed open space, bowling club and tennis courts
- 3 Copeland Street Reserve - enclosed reserve with fences dividing reserve into three parts, IHC buildings, redundant bowling greens, clubrooms, scouts hall, four entranceways
- 4 Hall Crescent Reserve - Undeveloped enclosed reserve with two entrances
- 5 Epuni Community Centre - Community centre with grassed area, some specimen trees on street corner
- 6 Roberts Street Reserve - Enclosed reserve grassed area with attractive specimen trees, small street frontage and access from 3 streets
- 7 Phil Evans Reserve - Enclosed reserve grassed area with some amenity planting and collection of buildings
- 8 Orr Crescent Reserve - Very small playground area and walkway linking 2 streets
- 9 Lower Hutt Tennis Club - tennis courts and car park, access from two streets
- 10 Woburn Bowling Club and Woburn Grass Reserve - triangular areas bounded by streets. Mature trees
- 11 Ludlam Park - two triangular areas with large trees surrounded by road
- 12 Hautana Square - triangular centrepiece surrounded by roads, open green space with specimen trees
- 13 Hutt Recreation Ground and Odlin Gallery - sports fields and pool complex with clubrooms, amenity planting, Opahu Stream, informal and formal recreation. Opens to multiple street frontages
- 14 Huia Street - corner pocket park with paved pedestrian cut through, grass and seating
- 15 Huia Quadrants, Myrtle St and Laings Rd - corner pocket park with paved pedestrian cut through, grass and seating
- 16 Civic Buildings, Civic Gardens and Riddiford Gardens - setting for Council and civic buildings with Opahu Stream. Amenity planting, seating and gathering areas, fountains, playground, bird aviary, library, theatre, gallery and fern house
- 17 Court House Lawn, Dowse Art Museum and Dowse Lawn - includes carpark, amenity planting, water feature, info centre and courthouse
- 18 Memorial Place - short tree-lined pedestrian link between two streets
- 19 Hutt River corridor. Govind Bhula Park comes within the Hutt River corridor

Figure 1:  
Categories of Reserves (NZRA)

- Sports and Recreation
- Recreation and Ecological Linkages
- Neighbourhood
- Public Gardens
- Civic Space (Dowse Square)

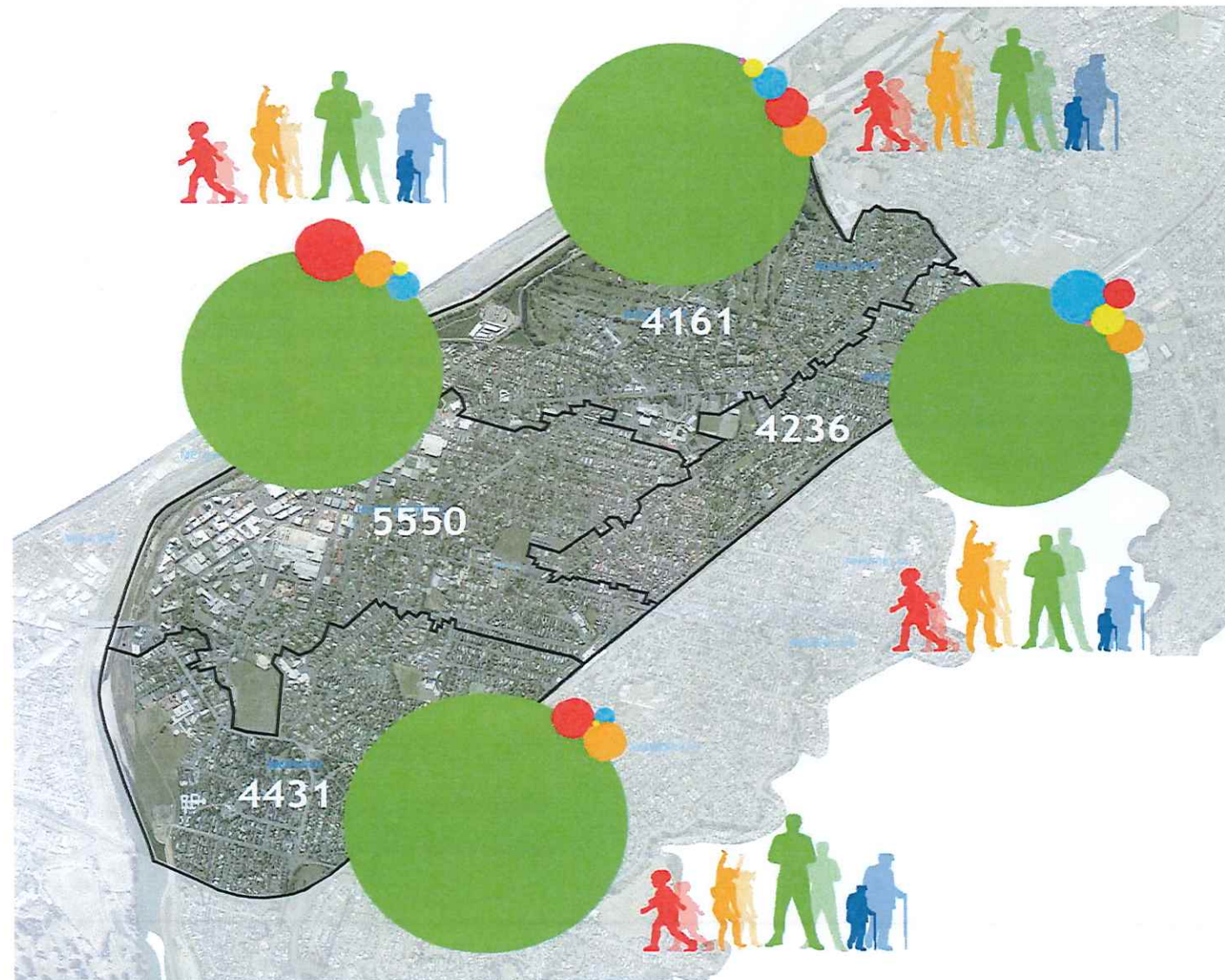
(See *Review of Valley Floor Reserves* June 2013 for definitions of NZRA categories of reserves)





# 3.0 Area Three Profile

## 3.1 Population, projected demographic changes, ethnic breakdown



	CURRENT	PROJECTED
European	Under 15	
Maori	15-39	
Pacific Peoples	40-64	
Asian	65 and above	
Other (Middle Eastern, Latin American, African (MELAA))		

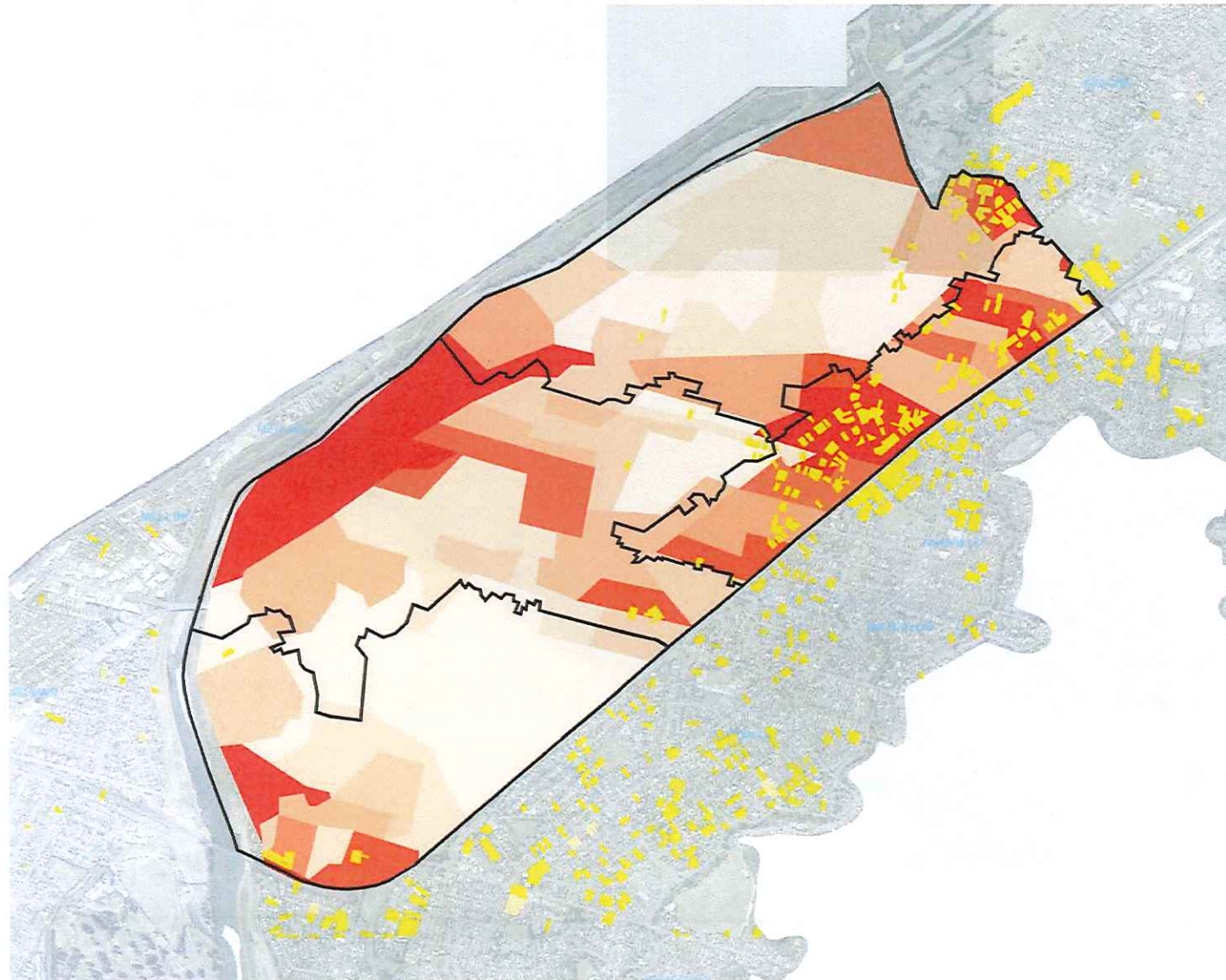
Woburn, Hutt Central and Boulcott are projected to have a reduction in numbers of children, the smallest percentage of youth and adults of valley floor reserves and the largest percentage of middle aged adults. These suburbs are less culturally diverse than other suburbs, although the largest percentage of Asian people live in Hutt Central.

Epuni has a higher proportion of children than other central suburbs and like the three other suburbs the middle aged and elderly are increasing. The suburb is more culturally diverse.

- IMPLICATIONS**
- Neighbourhood reserves that are easy to access
  - Cater for multiple ages, multi-functional and flexible
  - Clearly defined and easily interpreted public open space
  - Activities to do with food production and food gathering
  - A variety of spaces including space for large groups and for imaginative and natural play
  - Areas for picnicking and food preparation with picnic tables and water
  - Comfortable seating, shelter and shade
  - Quality materials, well maintained with signs of stewardship and care
  - Opportunity for community participation in planning and design.



### 3.2 Socio-economic deprivation, social housing



- 1 - Least Deprived
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10 - Most Deprived

● Social Housing - HNZ, HCC

In areas with higher social deprivation, often associated with social housing, households are generally larger with a greater number of people per property and fewer square metres per person. Housing is often more dense with adjoining and multi-storied units. The quality of back and front yards is typically low because of changing tenancy and limited resources. Areas of higher deprivation generally have less access to private and public transport, therefore reserves within walking distance are important.

#### IMPLICATIONS

- Neighbourhood reserves, are important in these suburbs
- Quality reserves are especially important
- Opportunity for input into reserve design and types of facilities and activities in them is important
- Signs of stewardship and care are important.



### 3.3 Housing density and retirement homes



● Medium Density zoning as per the Hutt City Council District Plan - this allows smaller sites, greater site cover, multi-unit housing, low-rise apartments and infill housing.

● Retirement homes

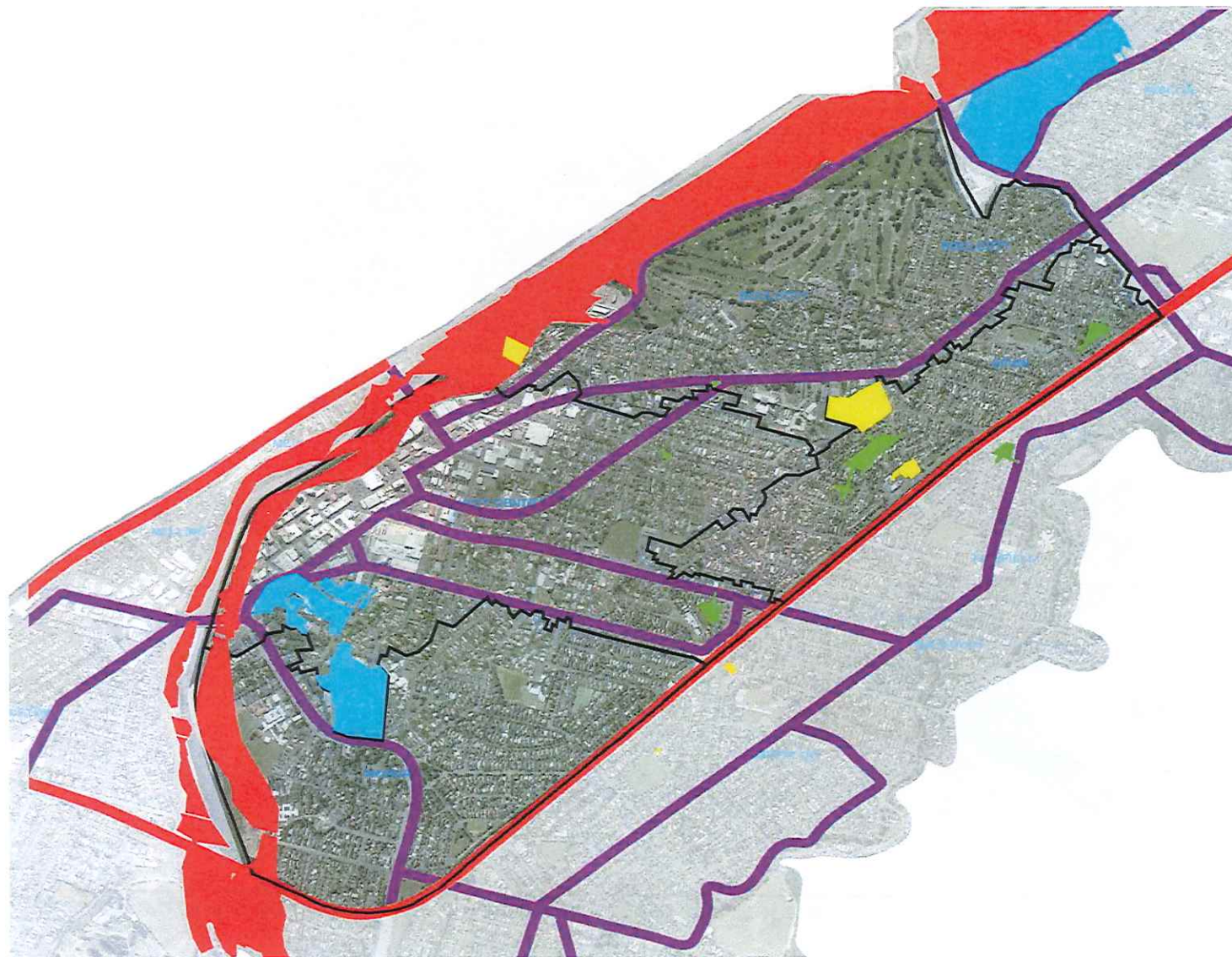
#### IMPLICATIONS

In medium density housing areas and where higher numbers of the elderly live, demand to access quality local reserves close to people's homes will grow to compensate for smaller private open space for:

- Recreation
- Social interaction
- Edible and ornamental plants.



### 3.4 Key transport routes and significance of reserves, based on the distance people are likely to travel to a reserve



- Rail network
- Bus network
- Region - Visitors likely to come from throughout the region e.g. Hutt River and Hutt River Trail
- City/District - Visitors likely to travel from throughout Hutt Valley e.g. Riddiford/Civic Gardens, Hutt Recreation Ground
- Community/Suburban - Generally visited by people from the neighbouring suburb or for a specific recreational purpose e.g. Mitchell Park, Lower Hutt Tennis Club
- Local/Neighbourhood - Visited by the local neighbourhood only

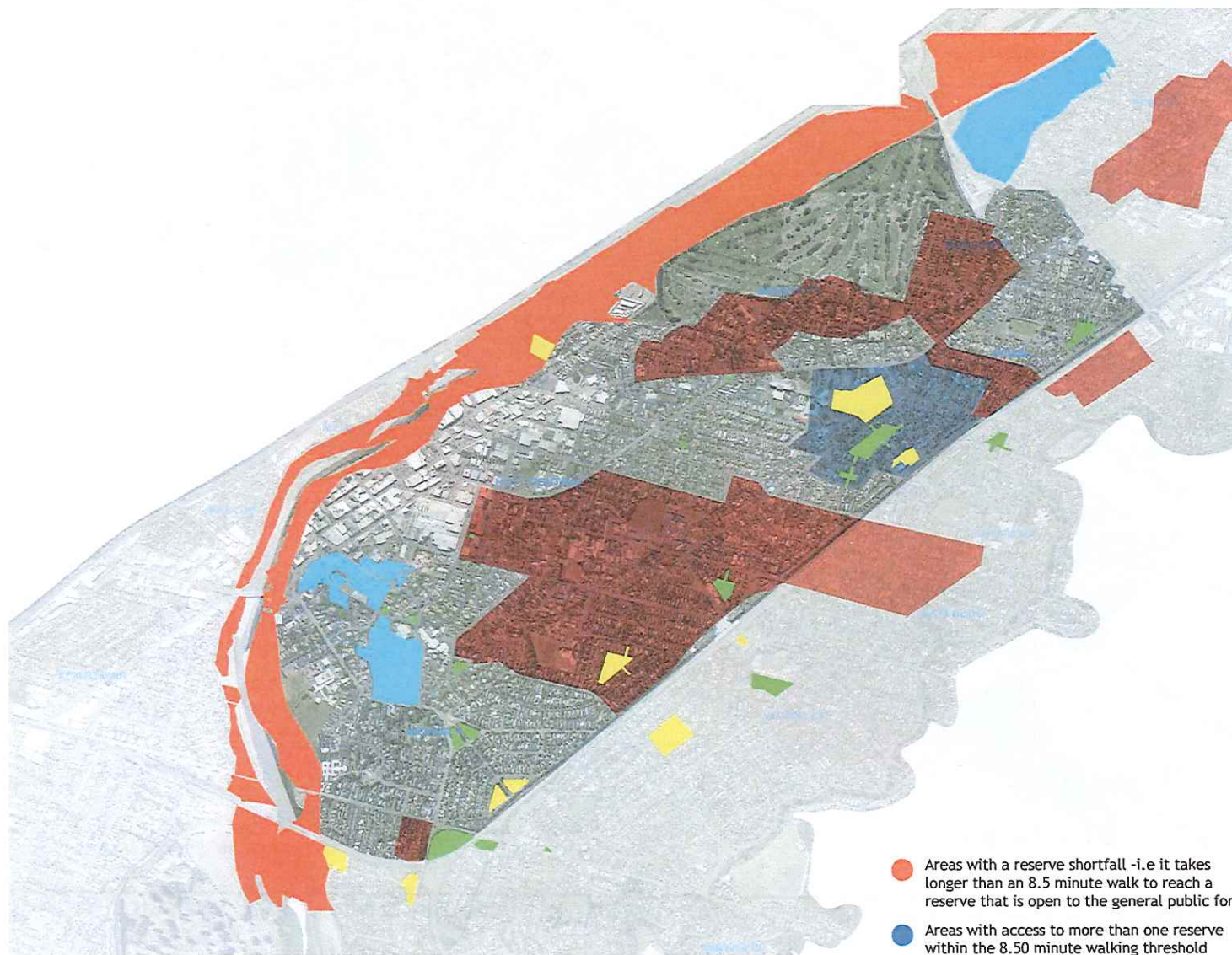
#### IMPLICATIONS

Central suburbs are well connected to key transport and public transport routes, which means reserves on these routes are accessible to central suburb residents by private car or public transport.

Having a choice of transport to access reserves is especially important for the elderly, children and people on a low income.



### 3.5 Areas with a reserve shortfall; Areas with access to more than one reserve



#### IMPLICATIONS

Residents who live in Eponi between the railway line and Mitchell Park are able to access a reserve in 8.5 minutes. This is the time it takes an elderly person or child to walk 400 metres. In other words, people in this area live within 400 metres of more than one reserve.

Eponi has social housing, high levels of social and economic deprivation, has the highest density in Hutt City and is expected to have the second highest density in 2031. The value of public open spaces for recreation and health is well recognised, and reserve supply in areas with this profile is justifiable.

Moreover, it is important in areas like this to have a variety of reserves for different experiences. It is also important that reserves are high quality and well-maintained, and that people in the neighbourhood have opportunities for input into the design and development of reserves.

Parts of Boulcott, and residents in an area in the centre of Area Three are mostly more than 400 metres or 8.5 minutes walk from a reserve. Almost half of this area falls within the medium density housing area. Therefore this area can be described as having a shortfall in reserves. Orr Crescent Reserve is on the northern edge of the area but is very small with limited use. Lower Hutt Tennis Club is on reserve land but has a defined use for a defined group of people. The only other reserve in this area is Phil Evans Reserve which has limited access, no street frontage, is located at the rear of buildings, very low visibility, safety issues and poor drainage.



# 4.0 Reserve needs and measures to improve performance

## 4.1 Hutt Central

### Profile

#### Housing density



#### Under 15 years



#### 15-39 years old



#### 40-64 years old



#### 65+ years old



#### Ethnic diversity



#### Social housing



#### Neighbourhood reserves



#### Socio economic status



#### Multi-functional reserves



#### Retirement Villages



#### High profile reserves



High profile reserves Riddiford/Civic Gardens, Hutt River, Hutt Recreation Ground, Dowse Plaza.



Lack of neighbourhood reserves close to homes and work places. Local reserves are small and at road intersections.

### MEASURES TO IMPROVE PERFORMANCE

1. Improve access to Hutt River and civic gardens which will become increasingly important as the elderly population grows.
2. Develop appealing local neighbourhood reserves close to homes and workplaces in higher density areas and near retirement villages
3. Provide opportunities for year round physical activities on neighbourhood reserves.
4. Improve pedestrian and cycle connections to the civic gardens and Hutt River.



Huia Street

## 4.2 Boulcott

### Profile

#### Housing density



#### Under 15



#### 15-39



#### 40-64



#### 65+



#### Ethnic diversity



#### Social housing



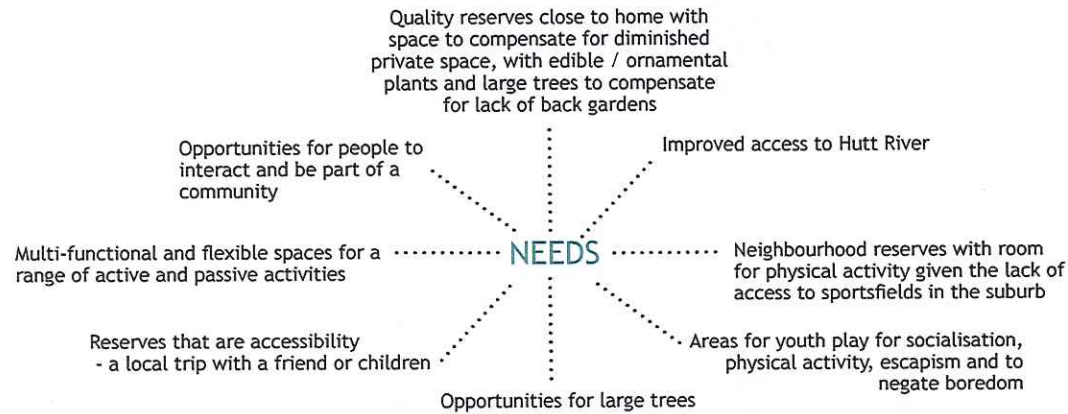
#### Neighbourhood reserves



From much of the suburb more than a 8.5 minute walk to a reserve



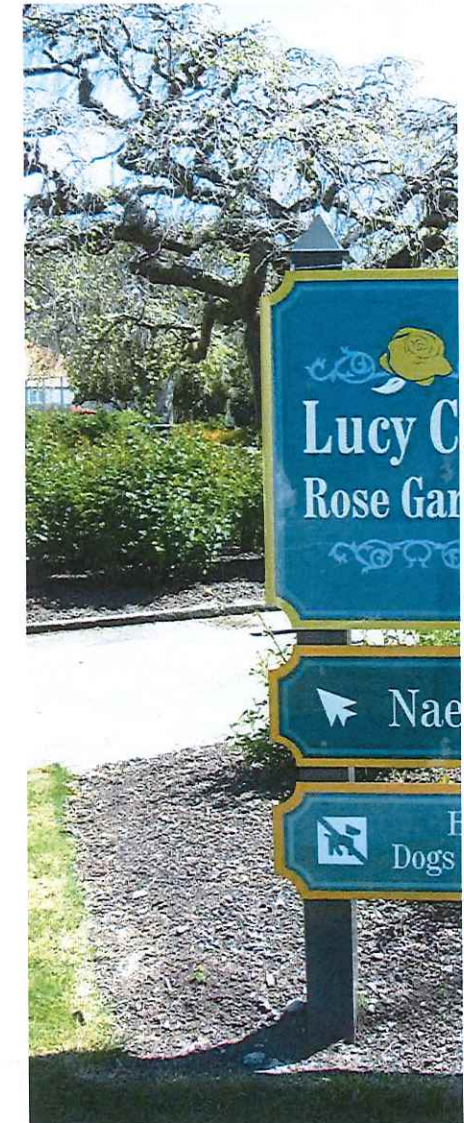
#### Connections with the Hutt River



- + Mitchell Park has extensive recreational facilities with green open space and gardens for local use  
Near Hutt River
- Separated from Hutt River by private golf course  
Mitchell Park is more than 8.5mins walking from most parts of the suburb

### MEASURES TO IMPROVE PERFORMANCE

1. Acquire and develop neighbourhood reserves close to people's homes and workplaces, in higher density areas, near retirement villages and in northern Boulcott where a reserve shortfall has been identified.
2. Boulcott residents have no immediate access to sportsgrounds; it is therefore important to provide opportunities for physical activities on neighbourhood reserves.
3. Improve pedestrian and cycle connections to Hutt River.



Mitchell Park



## 4.3 Epunī

### Profile

#### Housing density



#### Under 15



#### 15-39



#### 40-64



#### 65+



#### Ethnic diversity



#### Social housing



#### Socio economic status



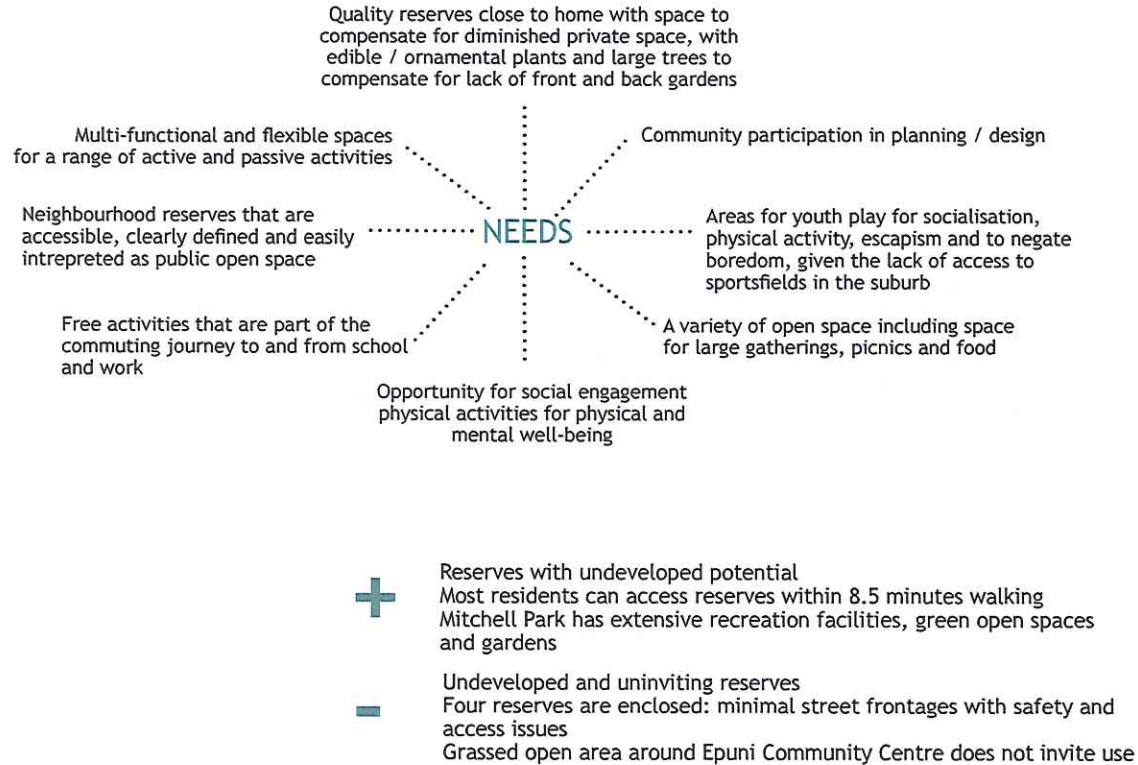
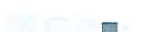
#### Neighbourhood reserves



#### More than one reserve within a 8.5 minute walk



#### Multi-functional reserves



### MEASURES TO IMPROVE PERFORMANCE

1. Activate and make neighbourhood reserves more appealing to attract use.
2. Improve reserve entrances.
3. Work with local communities to improve and develop neighbourhood reserves.
4. Have a variety of reserves and activities that encourage social engagement and participation
5. Improve the quality of reserves.
6. Large tree planting to achieve the Urban Forest plan objective of perception of green leafy suburbs
7. Epunī residents have no immediate access to sportsgrounds; it is therefore important to provide opportunities for physical activities on neighbourhood reserves.
8. Develop linkages for pedestrians and cyclists through reserves to connect neighbouring streets and reserves.



Copeland Street Reserve

## 4.4 Woburn

### Profile

#### Housing density



#### Under 15



#### 15-39



#### 40-64



#### 65+



#### Ethnic diversity



#### Social housing



#### Neighbourhood reserves



#### Connections between open spaces



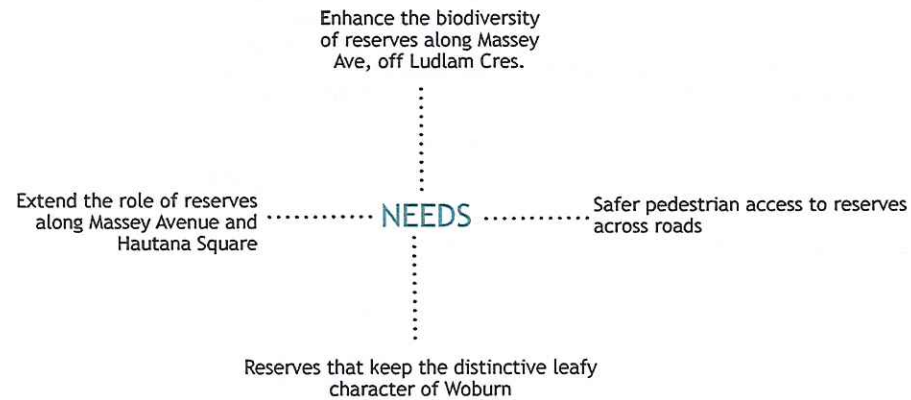
#### Multi-functional reserves



#### Opportunities for large specimen trees



#### Well designed, safe, attractive, fit for purpose



- + Hutt River on the western edge  
Local reserves with pleasant open space and mature specimen trees  
Reserves contribute to pleasant leafy character  
Reserves with specific recreational purposes (bowling and tennis)
- Reserves surrounded by busy roads, limiting use and access  
Two reserves require membership access (bowling and tennis club)

#### MEASURES TO IMPROVE PERFORMANCE

1. Develop pedestrian friendly access to Woburn Grass Reserve, Ludlam Park and Hautana Park.
2. Establish paths and seats within these reserves.
3. Plant additional large attractive trees and diversify species to bring further character to these reserves.
4. Break up the large sites with more human scale spaces to improve the appeal for use.



Ludlam Park

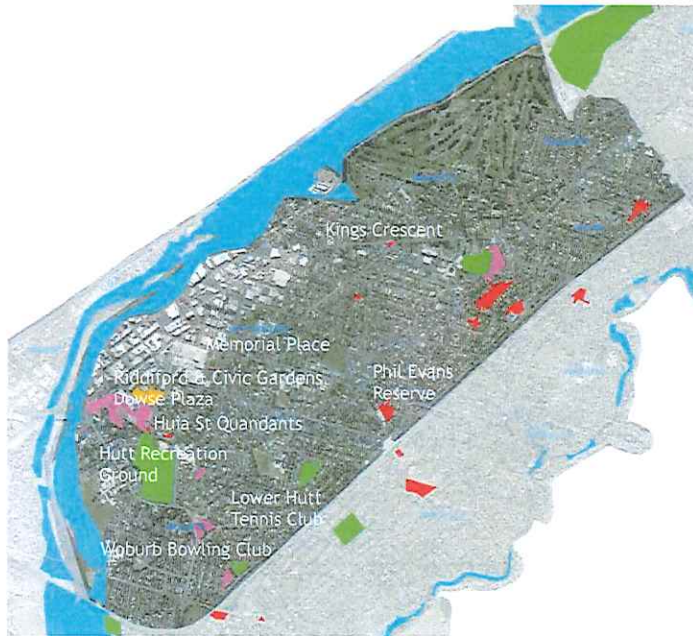


## 5.0 Roles of Area 3 Reserves

Reserves in Area 3 generally have one or more key roles, although two have no specific role and one has a limited role.

Clarifying the roles of reserve helps to identify whether a reserve is meeting the needs of its community, or whether a reserve can be extended, developed or changed to better meet needs. The preference is to have multi-purpose and multi use reserves that meet the needs of a range of community members. Large reserves like Hutt Recreation Ground have more potential to offer a variety of settings for activities.

There is also a place for niche reserves that fulfill a need of a particular group of people. An example in the central suburbs is Lower Hutt Tennis Club. In these cases, and where reserves do not meet the needs of a range of people, it may mean that specific community groups take responsibility for maintaining a reserve.



### 5.1 Pocket Parks

These are small pleasant places, often with trees and planting beds, sometimes separated from the street by low walls, seats and hedges. These reserves connect streets, enhance the streetscape, are places to pause for pedestrians or cyclists and offer respite and rest from the city streets. They are places where City workers may have lunch or go to for short breaks. Three of these small reserves are in the CBD:

- Kings Crescent in Boulcott (Road Reserve near the hospital)
- Memorial Place
- Huia Street
- Huia Quadrants - Myrtle Street and Laings Road.

These very small reserves are especially important where people work or on key pedestrian and cycle routes. They are important for linking streets for pedestrians and cyclists as they move through the CBD.

### 5.2 Significant City or District Reserves

These are all located in Hutt Central, form a significant part of the character of Hutt City and fulfil multiple roles - cultural, civic, sports and recreation:

- Riddiford and Civic Gardens
- Dowse Square and Lawn
- Hutt Recreation Ground.

These reserves are quality, attractive civic public open spaces, well maintained and used by Hutt City residents and visitors to the City. Dowse Plaza has recently been developed and Riddiford and Civic Gardens are undergoing an redesign as part of Making Places.

### 5.3 Niche Reserves

One reserve is used for bowling greens and another is completely occupied by tennis courts. Both have clubrooms and generally require membership to use the facilities. They both have fences and gates for security. One is in Woburn and the other in Hutt Central:

- Woburn Bowling Club
- Lower Hutt Tennis Club.

Phil Evans Reserve is another niche reserve. It has a number of buildings leased to different organisations and a grassed open space. However, it is problematic in that it has no street frontage and is located behind large business premises and houses. The buildings turn away from the grassed open space which is not well used.



Memorial Plce



## 5.4 Suburban/Neighbourhood Reserves

Three reserves in Epuni were established to serve their immediate community. However, only Mitchell Park is a quality and well maintained reserve. It is an important reserve in that it is next to the hospital and near a busy main transport route, and on the edge of two central city suburbs where urban intensification is taking place. It is also near an area of Boulcott where there is a shortfall of reserves. The final section of this review proposes measures for extending the neighbourhood role of this reserve.

Epuni Community Centre is in a prominent location on a street corner near the Epuni shopping centre and station. The open space is used from time to time for various activities. For example a neighbouring church uses it for BBQ/picnicking associated with the church. These are the kinds of activities to be encouraged with additional facilities that suggest and attract use. The open space around the community centre has potential to be more appealing and used more extensively. For example, it is a site that could be considered for a new playground in tune with the Council's 'Go Outside and Play'. To make the most of this reserve, any further development is recommended to be carefully planned and be of high quality.

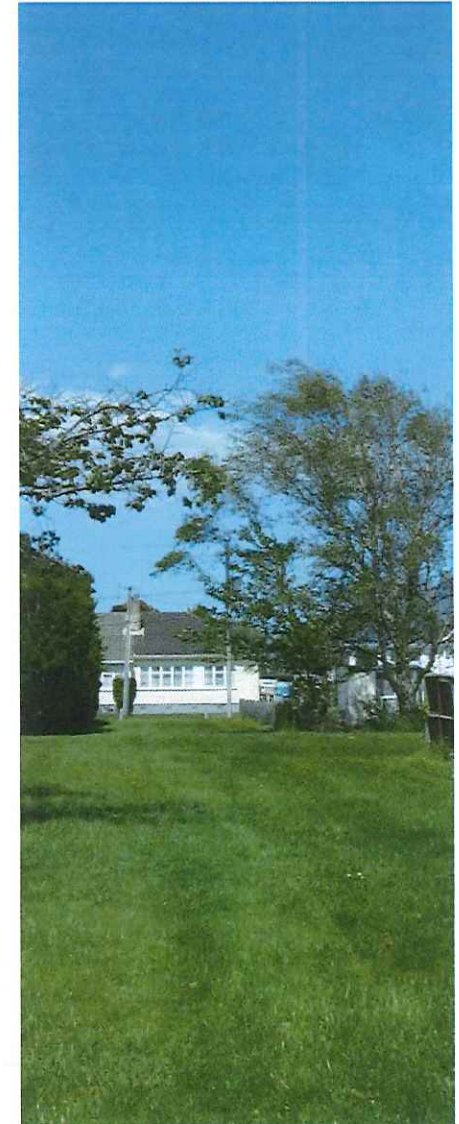
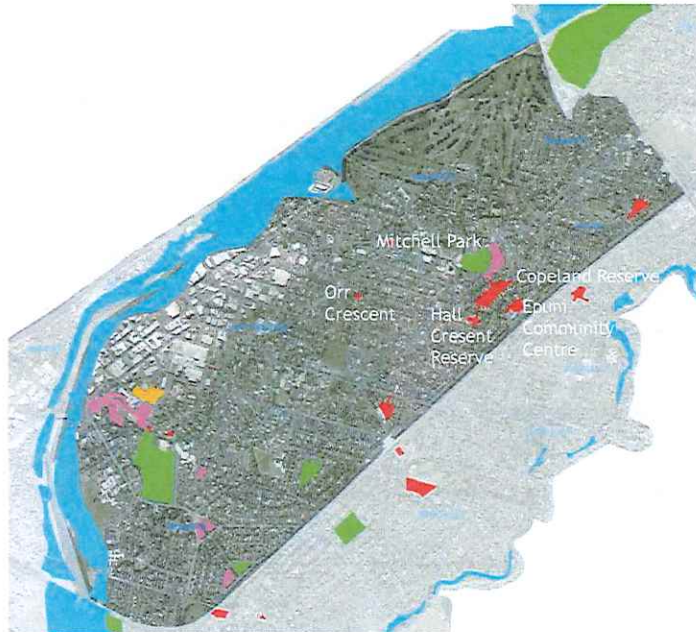
Copeland Reserve is in transition after its bowling club closed. It has quality buildings on site (IHC and former bowling pavilion) but is separated into three sections by high timber fences. It also hosts a scouts hall. It is accessed from four streets and enclosed by houses. This review proposes measures to develop the neighbourhood function of this reserve.

Orr Crescent Reserve in Hutt Central is a very small reserve with a small playground. The reserve is on the edge of the area in Hutt Central identified as having a shortfall of reserves. A pathway from the reserve connects two streets.

## 5.6 No specific role

Hall Crescent Reserve is a grassed area and runs between two streets. It is overlooked by neighbouring houses and is used by the immediate neighbourhood for casual recreation. A sewer main runs under the reserve, and may partly explain its reserve status. It is across the road from Copeland Reserve and in an area where residents have access to more than one reserve within a 400 metres or 8.5 minute walk.

This reserve is considered in the final section of this review.



Hall Crescent Reserve



## 5.7 Settings for large trees

Three reserves in Woburn are grassed with large trees. These reserves have roads on all sides. They are distinctive and contribute to the leafy character of Woburn and its urban form. Their visual amenity is high, although they relate visually to the road corridor rather than their residential setting. These reserves are on roads that connect Woburn Station along Massey Avenue to a number of schools and the CBD for pedestrians. The final section of this review proposes measures to extend the role of Woburn reserves.

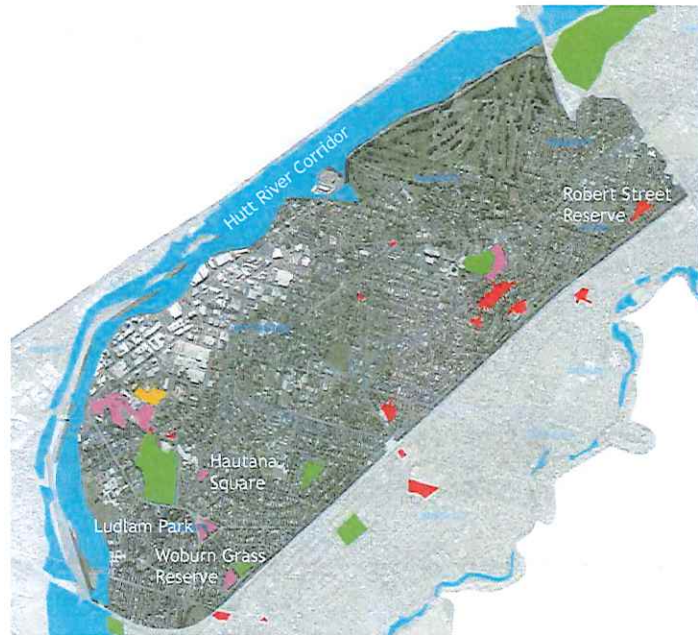
Robert Street Reserve is also a setting for large attractive trees. It is surrounded by residential properties with two entrances. The reserve is a pleasant area, contributes to the amenity of the neighbourhood and is used by the neighbourhood for informal recreation.

The role of these reserves as settings for large trees should not be underestimated, especially in areas like Epuni which is earmarked for urban intensification.

## 5.8 Hutt River Corridor

The Hutt River is a significant recreation reserve for a range of activities to do with the river and the Hutt River Trail and is a key contributor to the character of Hutt City. The river corridor also has significant natural values and a number of parks are located in the Hutt River corridor, including Govind Bhula Park. The river corridor can be accessed from the western edge of Hutt Central, but a golf course and other properties are a barrier between the river and Boulcott and Epuni.

Reserves along the river corridor are not further investigated in this review, except for a recommendation to better define access to the river from Boulcott.



Orr Crescent



# 6.0 Measures to improve reserve supply

This final section considers potential ways to approach five individual properties. The intention is for the City to increase benefits from existing public open space. The section ends with a final comment on areas with a shortfall of public open space.

## 6.1 Copeland Reserve

### Opportunities

- Work with local communities to improve and develop as a neighbourhood reserve
- Consider community groups who could take responsibility for maintaining parts of the reserve with a focus on activities that encourage social engagement and participation
- Remove internal timber fences
- Attract users to the former bowling pavilion to activate the park
- Keep an open grassed area (with some large shade trees) for flexible use - kicking a ball around and local dog exercise
- Keep views open for safety by avoiding low growing shrubs and entrapment areas
- For passive surveillance and improving perceptions of safety, require IHC to have visually permeable fencing and encourage neighbouring properties to replace fencing over time with visually permeable fencing and gates onto the park
- Approach scouts to make changes to the hall and relate it more to its park setting e.g. uncover windows to have a less 'fortress' like character, and attract use to activate the space
- Improve the character of entrances: Remove entry gates, trim vegetation, replace boundary fences along entrances with good quality fencing and add inviting, positive signs signalling the park and its neighbourhood use
- Establish paths through the park connecting neighbouring streets and encouraging use as a shortcut.



Recommended changes

**LEGEND**

- Views from activated buildings within the reserve and upper storeys of neighbouring houses for natural surveillance
- Paths connecting streets and bringing people into the reserve
- Additional large trees for shade, shelter and amenity
- Attract users to existing buildings to activate the space
- Car parking



Example of an active neighbourhood park in a similar social/economic environment (Newtown Wellington)



Former bowling green and clubrooms used for a flourishing community garden and orchard (Mt Victoria Wellington)



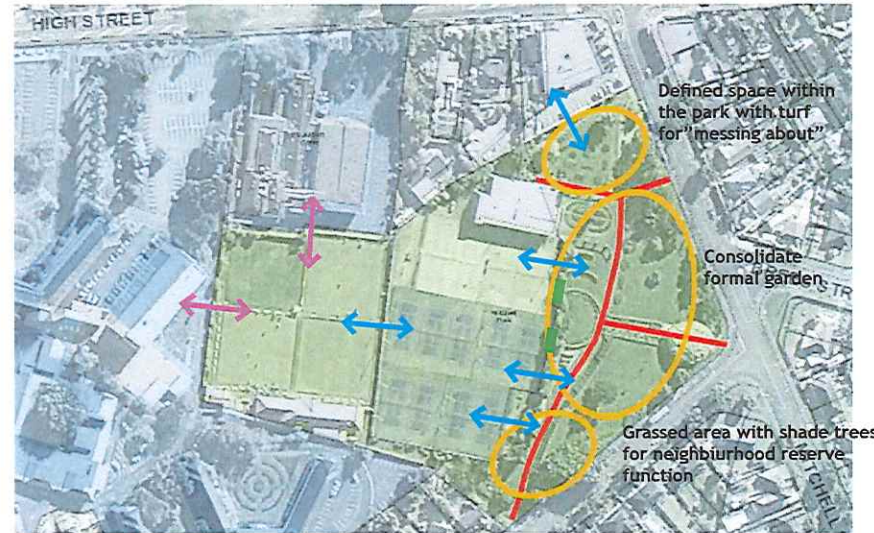
View of former bowling greens, pavilion and internal timber fence







## 6.2 Mitchell Park

### Opportunities

- Develop part of the park for neighbourhood reserve functions by creating defined spaces within the park with turf for “messaging about” away from the garden beds
- Consolidate the formal gardens in the central area of the park
- Consider planting additional large attractive specimen trees to compensate for reduced opportunities for large tree planting on smaller more intensified private properties
- Have visually permeable fencing between the tennis courts and the garden/neighbourhood areas of the park
- Remove shrubs that block views between the tennis courts and garden for visual connection, interest and safety (keeping backdrop vegetation that forms the central pergola garden area)
- Consider quality, low, visually permeable and unintrusive fencing between the street and turf play areas for children’s safety
- Establish visual and physical connections between the park and the hospital and the park and the neighbouring cafe
- Should the bowling club leave the site, consider expanding the tennis courts into part of the area and link to hospital grounds.



Recommended changes

LEGEND	
	Keep visually permeable for views in and out (visual and physical)
	Links to hospital
	Keep screen planting behind central garden
	Paths



Images of Mitchell Park



## 6.3 Woburn Grass Reserve, Ludlam Park, Hautana Square

### Opportunities

- Increase the role of the reserves as a pleasant pedestrian route between Woburn Station and areas on the eastern side of the railway line and schools in Woburn and Hutt Central and the CBD
- Establish paths on the reserves to draw people into the reserves and seating or other features as a point of interest to increase their role as neighbourhood reserves. Paths could be of soft material such as crushed lime for informal use and in keeping with the leafy character of these reserves
- Consider closing Massey Avenue at Manuka Avenue and establishing a pedestrian only path through Ludlam Crescent between Manuka Avenue and Ludlam Crescent/Penrose Street intersection
- Diversify large tree planting as a feature of these reserves.







Ludlam Park



Hautana Square



Recommended changes

LEGEND	
	Proposed paths
	Features along path to attract park use
	Existing path
	Additional large trees



## 6.4 Phil Evans Reserve

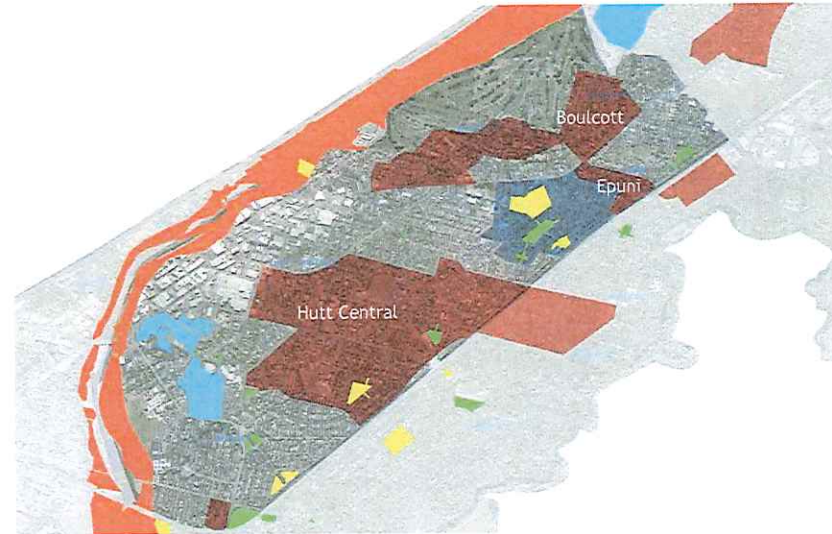
- Consider the future of this reserve as open space
- Investigate alternative Council use
- Work with Council owned organisations and other potential partnerships for alternative uses for the reserve of benefit to the community.

## 6.5 Hall Crescent Reserve, Orr Crescent

- Consider the future of these reserves after investigating local use
- Both have infrastructure which may limit alternative options for these reserves.

## 6.6 Areas with a shortage of reserves

- Boulcott, Hutt Central and an area in Epuni fall within areas with a shortfall of neighbourhood reserves i.e. it takes longer than 8.5 minutes to walk to a neighbourhood reserve
- These areas with a neighbourhood reserve shortfall lie within a medium density zoned area, which means neighbourhood reserves are important
- The biggest area with a shortfall is in Hutt Central, bounded by Oxford Terrace, Hinau Street, Knights Road, Bloomfield Terrace, Kings Crescent, Pretoria and Epuni Streets
- Investigate options for a new neighbourhood reserve in this part of Hutt Central
- The smaller area in Epuni with a neighbourhood reserve shortfall falls between Roberts Street Reserve and Copeland Street Reserve. This area has less social housing and lower levels of socio economic deprivation than central Epuni, and developing a new neighbourhood reserve is less urgent
- A new neighbourhood reserve in Boulcott is desirable, but less urgent than Hutt Central. This part of Boulcott has one of the lower levels of socio economical deprivation, it has Mitchell Park on its southern edge, Hutt River to the north and Avalon Park is to be developed into a regional playground.



Areas with a shortage of reserves



Phil Evans Reserve



Hall Crescent Reserve



Orr Crescent

