

REVIEW OF VALLEY FLOOR RESERVES

ALICETOWN MELLING PETONE





Figure 1: Play in Sladden Park

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Figure 2: Garden of Remembrance



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1.0 Introduction

This review of actively maintained reserves in Alicetown-Melling and Petone builds on the June 2013 Review of Valley Floor Reserves. The aim is to better understand reserves in the suburbs, and in particular neighbourhood reserves¹, their current and future use, current and future need for reserves and how reserves could better meet needs.

The goal is to have a reserve for neighbourhood use within 400 metres or an 8.5 minute walk from most homes (the time it takes a child or an elderly person to walk 400 metres). In older established suburbs like these, this is not always easy to achieve, and the review suggests other ways reserve needs of residents can be met.

The review introduces Alicetown-Melling and Petone reserves, outlines the roles of existing reserves and identifies opportunities for local use for informal recreation. Maps in the appendices show the analysis that informed the review:

- Demographic profile
- Socio-economic levels
- General health of residents
- Location of social housing
- Location of retirement homes
- Areas identified in the District Plan for higher housing density
- Main transport routes
- Public transport routes
- Distance people are likely to travel to a reserve
- Areas within the suburbs with a reserve shortfall.

1.1 The Setting

Alicetown-Melling is located between Hutt River and rail corridors. Earlier connections with the Western Hills were severed with development of the rail corridor and State Highway 2. Access across the transport corridor is restricted to two over bridges along with access to State Highway 2 at Melling Station.

Hutt City Vision Report 2012 describes Alicetown as a gateway connecting Petone and the city centre. Features of Alicetown that establish the character of the suburb are the central village shopping area, commercial buildings, industry and businesses along Hutt Road, Wakefield and Victoria Streets, the Hutt River stop bank, roads and rail connections through the suburb and two schools - Te Kura Kaupapa Maori o Te Ara Whanui and Hutt Central School.

Melling has areas with commercial, industry and businesses north of Railway Avenue and along Pharazyne Street. The main residential area is between Laery Street and north of Normandale Road over bridge with some housing on Pharazyne Street south of Melling Station.

In Alicetown, the residential area between Victoria Street and Hutt Road has quality houses with private open space. Housing east of Victoria Street is more mixed in quality and style, some multi-unit housing and generally smaller private open space.

Petone has the third largest population of valley floor suburbs after Naenae and Taita. The Petone Vision Statement identifies the suburb as significant for its contribution to the city's economy, employment and vitality. It has a strong sense of place with the harbour on one side, Hutt River on another, the esplanade, beach access, the wharf, a sense of history, heritage character and sites important to iwi.

The suburb is characterised by a mixture of residential, commercial, industrial and educational with small scale retail centred on Jackson Street. The older, central area of Petone dates from late nineteenth century and has narrow streets, small sections and Victorian cottages mixed with later residential, commercial and industrial developments. The residential properties east of Cuba Street are generally on larger sections and streets are wider. The south east corner of the suburb is industrial and commercial with areas of multi-unit social housing.

Western Petone has a scale that contrasts with the rest of Petone with large format retail and multi-storied office buildings. The area is zoned for mixed use, residential medium density and medium rise apartments. The west foreshore area has been identified as an opportunity for iwi partnership for multiple use water sports and recreation.²



Figure 4: Mural Alicetown Reserve

¹Neighbourhood reserves range from 1000 to 3000m², generally have a flexible open area and serve the local community (based on NZ Recreation Association Parks Categories 2011)

²Port Nicholson Block settlement Trust, <http://www.pnbst.maori.nz/what-we-do/environmental-well-being/honiana-te-puni-reserve>.

1.2 Summary of positives and negatives of reserves

Petone foreshore is a significant natural feature and setting for many leisure and recreational activities - parks, beach, stream and river mouth, sport, boat launching, fishing, dog walking, wharf, dune restoration, playground, model railway and BBQs.

Petone has a number of sportsfields that can be used for informal recreation - Petone Recreation Ground, North Park, Memorial Park, Sladden Park, McEwan Park and Schofield Street Reserve.

The western foreshore in Petone has been identified as having potential for regional water sports in partnership between the Council and Mana Whenua.

Areas in Petone with low socio-economic levels have reserves within the recommended 8.5 minute walk or 400 metres.



The central location of Petone Recreation Ground means it can be reached on foot from many Petone homes.

Alicetown Reserve contributes to the character and identity of the central village shopping area.

Melling residents have access to Jubilee Park at the foot of the Western Hills across the over bridge on Normandale Road.

Both Alicetown-Melling and Petone have the Hutt River and the Hutt River Trail on their eastern boundaries. Reserves along the river link the suburb and provide for physical activity.

Victoria Street Park in Alicetown next to Hutt Central School is an attractive neighbourhood reserve with shade and shelter, space for casual games and pleasant planting.

The two largest reserve areas in Petone are located on the edges of the suburb - Hutt River Reserves and the Petone Foreshore - and are outside the recommended 8.5 minute walk or 400 metres from many Petone homes.

Only one neighbourhood reserve in Alicetown/Petone is large enough for activities typical of a neighbourhood reserve (Victoria Street Reserve).

Jackson Street and the adjacent area is the older part of Petone with small sections, limited private open space and no reserves with space for physical and community activities.

The Mixed Use Activity Area in West Petone has no public open space for respite from the built environment or the benefits a green space can bring for those living and working there.

Climatic conditions restrict use of the foreshore, and open spaces along the river are large which limits community activities and social interaction e.g. Sladden and Memorial Parks.

A number of reserves in Petone have a niche role which fulfils a need but also limits general use or requires club fees e.g. Petone Croquet Club, the Central Bowling Club, Petone Rugby Club and Petone Tennis Club in North Park.

Petone lacks neighbourhood reserves.

The Esplanade is a barrier to safely accessing the Petone Foreshore.

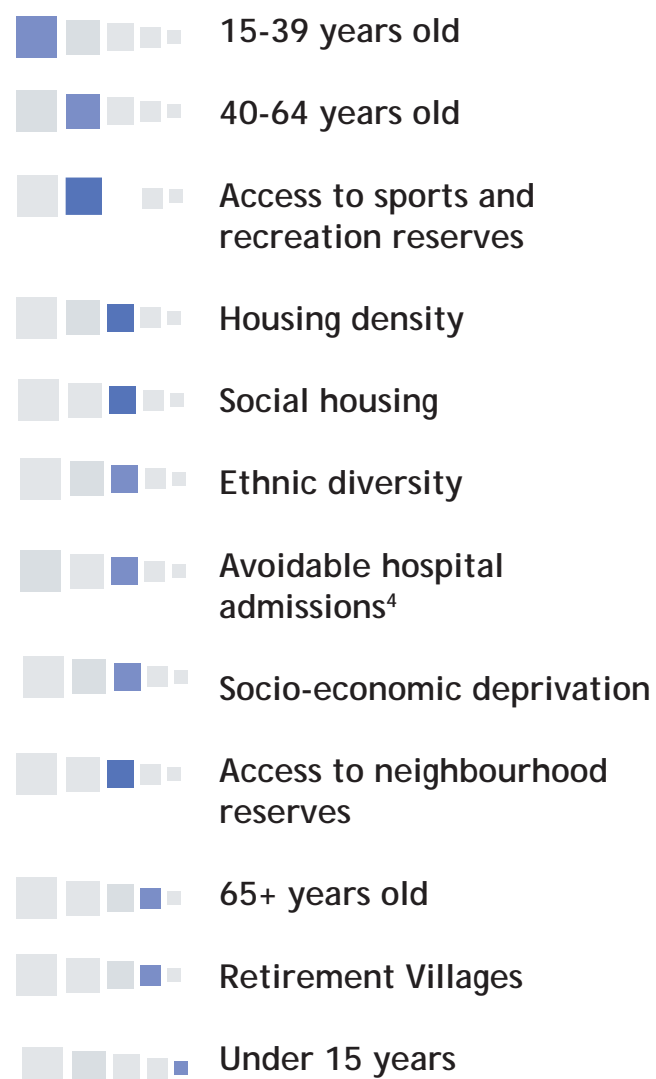
The area between Cuba and William Streets is zoned for medium density housing with smaller sections and private open space. Much of the homes are outside the recommended 8.5 minute walk or 400 metres to a neighbourhood reserve.

The Hutt River stopbank separates Alicetown-Melling from the river and the Hutt River Trail. Alicetown has only three accesses across the stopbank (one has steps only which limits users), and Melling two access points.

1.3 Reserve needs Alicetown-Melling³

Alicetown-Melling has more people between 15 to 39 years of age than other ages and this is projected to continue. Numbers in this age group are projected to reduce slightly, as well as numbers of children and residents aged from 40 to 64. The elderly are projected to increase to be similar to numbers of children, but at the lowest rate of all valley floor suburbs. Alicetown-Melling is slightly less culturally diverse than Petone.

Alicetown-Melling is generally not an area earmarked for increased housing density, with only parts of Victoria Street identified in the District Plan for medium density housing. Social housing is scattered



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throughout the suburbs and the suburbs have no low socio-economic areas. Alicetown-Melling has the 6th highest levels of avoidable hospital admissions of Hutt City suburbs at 33%.

Two bus routes link Alicetown with major sports and recreation facilities in Hutt Central and Petone, and Hutt River is within walking distance from most parts of Alicetown-Melling for casual recreation.

Western parts of Alicetown along Hutt Road are outside the recommended 400 metre or 8.5 minute walk to a neighbourhood reserve.

Improved connections and access to the Hutt River trail. Easy access encourages walking and cycling and opportunities for commuting to and from school, work and tertiary institutions, encourages physical activity and brings health benefits.

Neighbourhood reserves with flexible space, grass and paths, seating, shelter from wind and sun, picnic tables and drinking fountains are opportunities for people to interact socially and become involved in community activities.

Community involvement in development of existing reserves for local use.

Neighbourhood reserves that are safely accessed by children and within sight and earshot of homes.



People in the 15 to 64 age group (the largest group in Alicetown-Melling) generally look for opportunities for casual sports and recreation as well as organised sport and recreation, are more mobile than other demographics and able to travel further than their neighbourhood for recreation.

Places for young people to actively recreate that allows them to see and be seen.

Open space for children to run around and imaginative and natural play opportunities as well as standard play equipment.

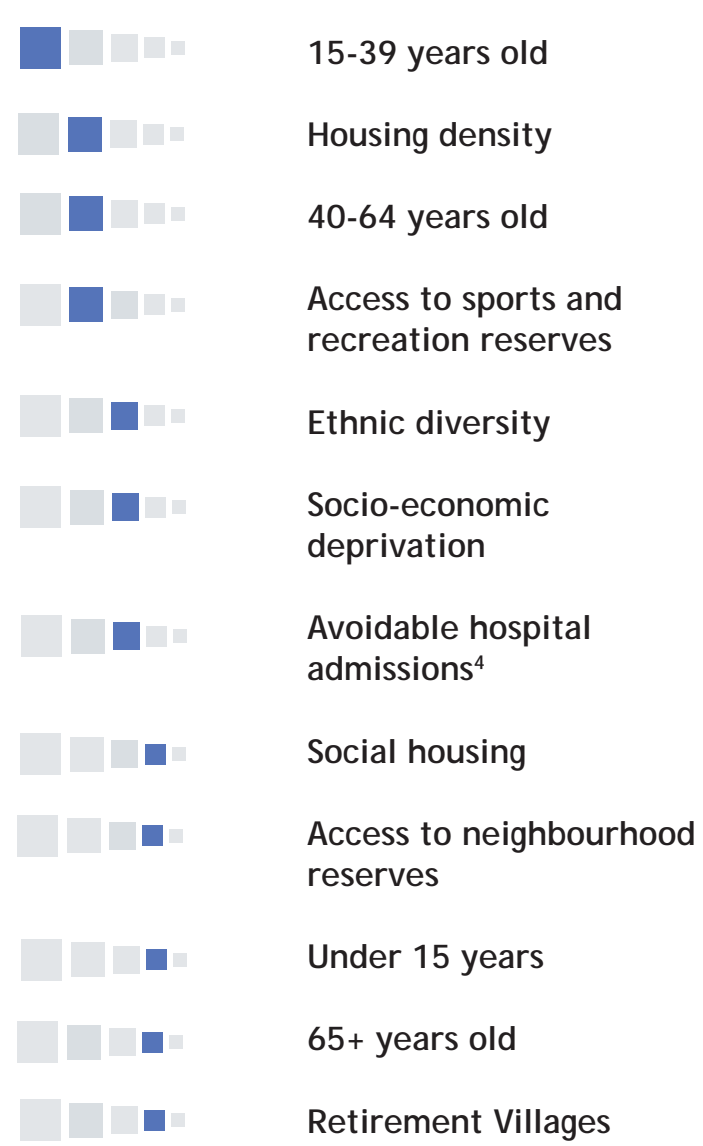
Space for large trees in medium density residential areas and areas where there are fewer opportunities for trees.

³See Appendices for details

⁴Avoidable hospitalisations are influenced by housing quality, access to services, opportunities for daily physical activity (improved through access to places to exercise, walkable street patterns, public transport, access to parks and reserves) - Elizabeth Lucie-Smith, Measuring the Difference - Avoidable Hospitalisations, Hutt Valley DHB, July 2012

1.4 Reserve needs - Petone³

Petone is the third largest of valley floor suburbs after Naenae and Taita. The population over the next 18 years is projected to be relatively stable with the largest group 15 to 39 year old people at between 38 and 44 percent of the population. Numbers of children are projected to reduce slightly and numbers of elderly to increase, although this increase is small in comparison to other valley floor suburbs. Petone is culturally diverse with Maori second to European followed by Pacific peoples and Asian.



The suburb has higher levels of housing density than some other suburbs with smaller house sites, greater site coverage, multi-unit housing, low-rise apartments and infill housing. The area between Jackson Street and the foreshore and between Cuba and William Streets is zoned to facilitate housing intensification which reduces private open space. The latter area is outside the recommended 8.50 minute walk or 400 metres from a public open space.

West Petone is earmarked for intensive mixed use development.

Petone has some areas of high socio-economic deprivation - parts of central Petone and in the south eastern parts of the suburb. Both these areas have access to reserves within the recommended walking distance.

R e s e r v e N e e d s

As private open space reduces in size, demand for public open space where people in the neighbourhood can recreate, socialise, interact and enjoy the outdoors is likely to increase.

Needs of the adult demographic that dominates in Petone are for multi-functional and flexible open space with a range of facilities, functions and opportunities.

Areas with low socio-economic levels mean that reserves are important where housing is more dense with multi-unit developments. Quality of private open space is typically low because of changing tenancy and limited resources, residents have less access to transport and public open space within walking distance is important.

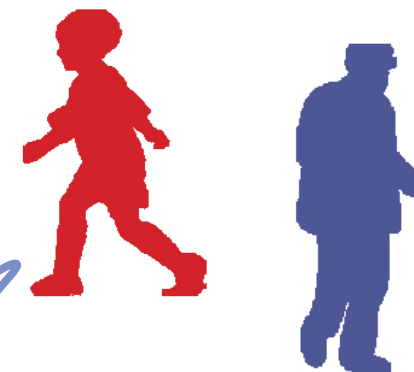
Opportunities for large trees because the increased site coverage that comes with urban intensification reduces space for trees.



Good connections between and through reserves so that the young adult demographic can integrate their recreational activities into their daily commuting journey e.g. connections to destinations, the Hutt River Trail, the Petone Foreshore and harbour cycleway.

Diverse cultural communities need a variety of reserves for large and small groups, areas for picnicking with picnic tables and drinking water, quality materials, well maintained with evidence of stewardship and care and opportunities for community participation in planning and design.

Improved access and connections to the Petone Foreshore and harbour edge trail to eastern bays and Wellington to encourage physical activity.



³See Appendices for details

⁴Avoidable hospitalisations are influenced by housing quality, access to services, opportunities for daily physical activity (improved through access to places to exercise, walkable street patterns, public transport, access to parks and reserves) - Elizabeth Lucie-Smith, Measuring the Difference - Avoidable Hospitalisations, Hutt Valley DHB, July 2012.

1.5 Recommendations

Make more from what we have got by incorporating neighbourhood uses into existing sports and recreation reserves.
See 3.1.1-3.1.3 pages 12/14

As part of development of West Petone Activity Area, work with all parties for new well designed public and private open space for residents, workers and customers.
See 3.1.2-3.1.3 pages 12/13

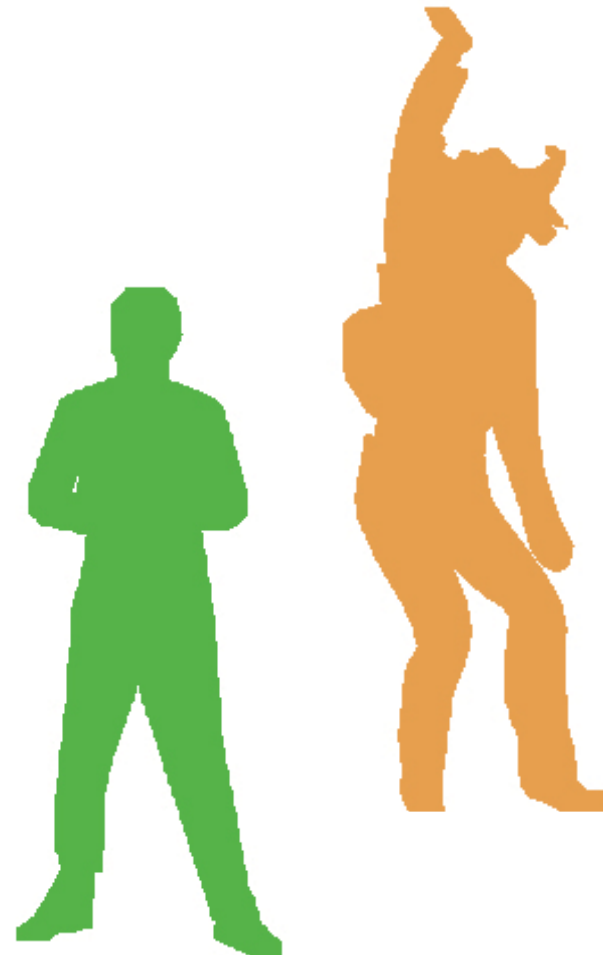
Extend the perimeter path in Petone Recreation Ground to four sides of the sportsfields with recreation opportunities, and incorporate new activities into any development.
See 3.1.2-3.1.3 pages 12/13

Improved access over the stopbank to the Hutt River from Alicetown for recreation with all ability access for baby buggies, cyclists, wheelchairs and mobility scooters.
See 3.2.1-3.2.3 pages 15/16

Paths, seating with views, shelter and experience of the natural environment in Memorial and Sladden Parks for increased presence of the elderly in this part of Petone.
See 3.2.3 page 16

Loop routes of varying lengths with paths connecting reserves - Hutt River Trail, Memorial Park, Garden of Remembrance, Heretaunga Reserve and Hikoikoi Reserve.
See 3.2.1-3.2.3 pages 15/16

Use trees to define more human scale spaces in Sladden Park where groups can gather for recreation.
See 3.2.3 page 16



An all weather path in Heretaunga Reserve along Te Mome Stream with cultural, historical and ecological interpretation, and better connections from social housing on Hardham Crescent.
See 3.2.3 page 16

Connect the Hutt River Trail with cycle commuter routes and destinations.
See 3.2.1-3.2.3 pages 15/16

More play opportunities in Memorial/Sladden Parks with a focus on older children
See 3.2.3 page 16

More frequent pedestrian access across The Esplanade and connectivity between the foreshore and Petone.
See 3.3.1-3.3.3 pages 17/18

Provide more for cyclists and pedestrians along the Petone foreshore and move the emphasis from provision for cars to pedestrians and cyclists, connectivity, movement and activities along the length of the foreshore.
See 3.3.1-3.3.3 pages 17/18

Some sheltered areas on the Petone Foreshore for use in adverse climatic conditions.
See 3.3.1-3.3.3 pages 17/8

2.0 Petone / Alicetown-Melling Reserves

2.1 Alicetown-Melling

Two reserves have the characteristics of a neighbourhood reserve. Victoria Street Park is an attractive, quality reserve with an open grassed area, large specimen trees for shelter and shade, amenity planting and a playground. The Greenaway has specimen trees, grassed areas and connecting paths and is used by employees of neighbouring businesses as well as residents. Two other reserves are categorised as neighbourhood reserves but are small and restricted. Alicetown Reserve in the suburb centre with its large pohutukawa trees bring a distinctive character to the shopping centre but has limitations for other activities.

Reserves along the Hutt River are the suburbs' main public open space but they are not Hutt City Council owned lands. Their development and management is limited by the regional council's floodplain management policies. Recreational activities along the Hutt River Trail are linear - cycling, walking, jogging and dog walking. The Hutt River Trail links Alicetown with Petone but access over the stopbank is universal in only two locations: at the end of Wakefield Street and the end of Buckley Street. Steps from the northern end of Mudie Street restrict access. Melling has access to the Hutt River Trail from the southern end of Marsden Street and from Block Road.

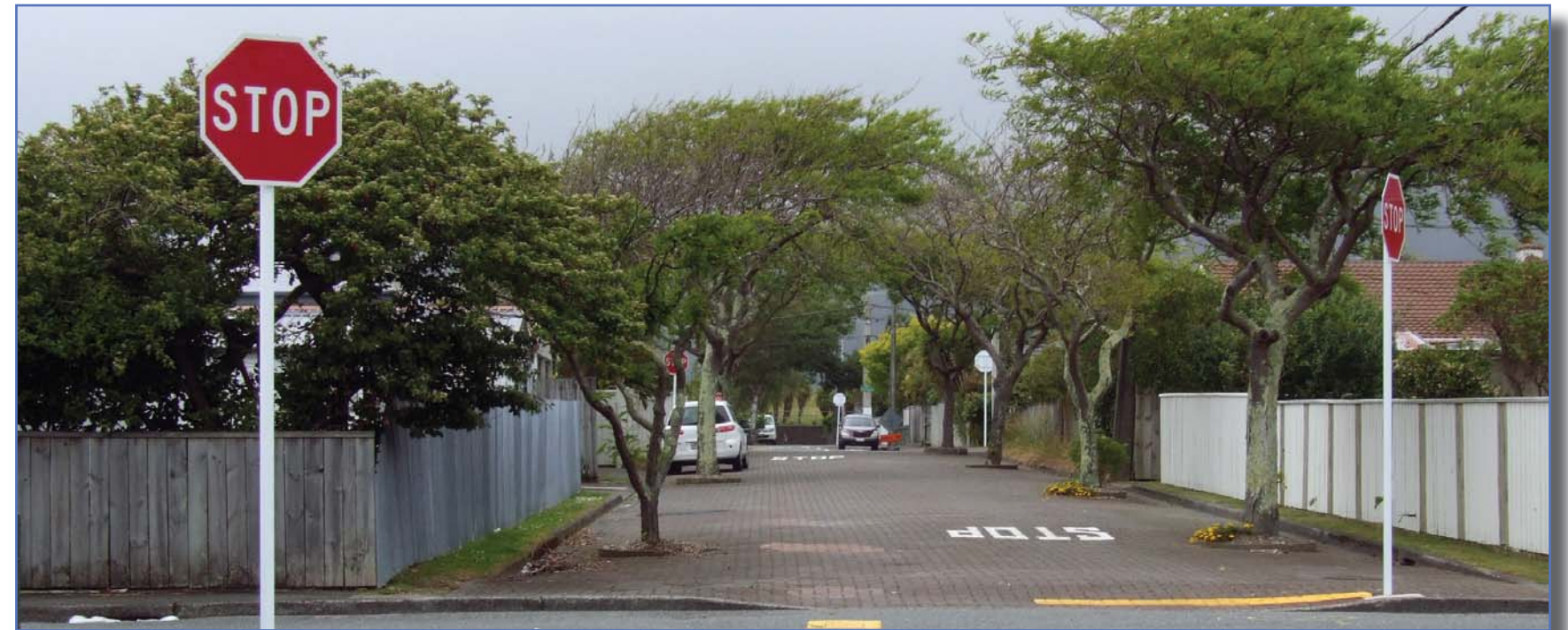


Figure 5: View towards stopbank, Alicetown

2.2 Petone

A feature are centrally located sportsfields in Petone Recreation Ground and North Park and large reserve areas along the foreshore and Hutt River. The latter offer opportunity to experience the natural environment in an urban context as well as informal recreation.

The suburb's neighbourhood reserves are very small, smaller than the NZ Recreation Association guidelines on neighbourhood reserves. They often have a single purpose: stream walkway, small planted strip as a break in the streetscape and small pocket park associated with a listed heritage house. Others have a specific role or require paid club membership or an entry fee: croquet club, bowling club, rugby club, tennis club and outdoor swimming pool.

Two of the largest reserves along Hutt River and the Petone Foreshore are on the edges of the suburb and are well outside the target of a public reserve within 400 metres or an 8.5 minute walk from many homes: Memorial Park near Hutt River and McEwan Park in Hikoikoi Reserve have sportsfields that can be used for informal recreation. Sladden Park and the Hutt River Trail lie within the Greater Wellington Regional Council flood management area.



Figure 6: Examples of intensive housing Adelaide Street, Petone

2.3 Reserve locations, types and facilities

- 1 Petone Foreshore - Sandy beach with multiple recreational opportunities and dune restoration. Part of the Great Harbour Way. Access from along the full length of Petone Esplanade.
- 2 Hikoikoi Reserve - Eastern end of the Petone foreshore. Playground, model railway, courts for tennis, netball and basketball, amenity planting, sports fields, Lions Park and McEwan Park. Festivals and fairs during the summer. Access from Marine Parade.
- 3 Corner of Jackson and Fitzherbert Streets - Small corner pocket park on the main shopping street with seating, amenity planting, toilet facilities and electricity substation.
- 4 Elizabeth Johnson Reserve - Small pocket neighbourhood park with small grassed area, amenity planting, seating and interpretation information. Street frontage.
- 5 Scholes Lane - Roadside strip with seating, shrubs and small trees. The vegetation provides amenity and respite in a built environment.
- 6 Petone Recreation Ground - Includes sportsfield, path on three sides with pohutukawa trees, playground, amenity planting, stadium, changing rooms, toilets and car parking. Enclosed on three sides with one main street frontage and three other access points.
- 7 North Park and McKenzie Baths - Sportsfields, tennis court and bowling green. Enclosed park surrounded by residential and commercial/industrial with access from three streets. Neighbouring McKenzie Baths is an outdoor pool.
- 8 Roy Nelson Reserve - Historic house used by community organisations with lawn and garden with street frontage.
- 9 Scholefield Street Reserve - In an area with social housing. Has a sportsfield, playground, picnic area with BBQ facilities, basketball hoop, pou at entrances and amenity planting. Street frontages on all four sides are overlooked by housing.
- 10 Garden of Remembrance - Structured public garden with paving, walkway, planting beds, pergola, statue and footbridge. Te Mome stream runs through the site.

- 11 Memorial Park - Artificial turf sportsfield, natural turf sportsfield, Capital Football base and service building. Memorial Park joins Greater Wellington Regional Council-owned Sladden Park which also has sportfields as well as boat launching and a playground. The Hutt River Trail runs through the park.
- 12 Petone Central Croquet Club - Croquet field.
- 13 Tennyson Street - Provides a link between Tennyson Street and the croquet club with the golf course across Te Mome Stream. The site is identified as an early settlement place in 1840 known as Britannia. On the ground it reads as part of Heretaunga Street Reserve.
- 14 Heretaunga Street Reserve - Runs along the Hutt River tributary Te Mome Stream; grassed with riparian vegetation and amenity planting; provides a pleasant access between streets.
- 15 Honiana Te Puni Reserve - Reclaimed land at the far western end of Petone Foreshore. Mouth of Korokoro Stream and owned by and jointly managed with Port Nicholson Block Settlement Trust and Hutt City Council.
- 16 Alicetown Reserve and Toilets - Small reserve with street frontage on all sides, large established pohutukawa trees, public toilets and car parking.
- 17 Alicetown Community Centre - on street corner, single large mature tree on site.
- 18 Victoria Street Park - Triangular shaped area next to Hutt Central School with an open grassed area, children's playground, carpark, specimen trees and attractive amenity planting, picnic tables and street frontage.
- 19 The Greenaway - neighbourhood reserve with specimen trees, grassed areas and connecting paths. It links streets and is valued as a green open space for employees of neighbouring commercial and industrial premises as well as residents.

Figure 7: Locations and Types of Reserves (as defined by NZ Recreation Association, NZRA Parks Categories and Levels of Service Guidelines 2011)

KEY

- Sports and Recreation - facilities for organised sport (sportsfields, club rooms, hard courts, changing rooms etc)
- Recreation and Ecological Linkages
- Neighbourhood - Small reserves in residential areas with open areas for play and relaxation; often have playgrounds
- Natural - reserves where the natural environment is protected and people can experience natural environments
- Public garden



3.0 Roles of Petone / Alicetown-Melling reserves and opportunities

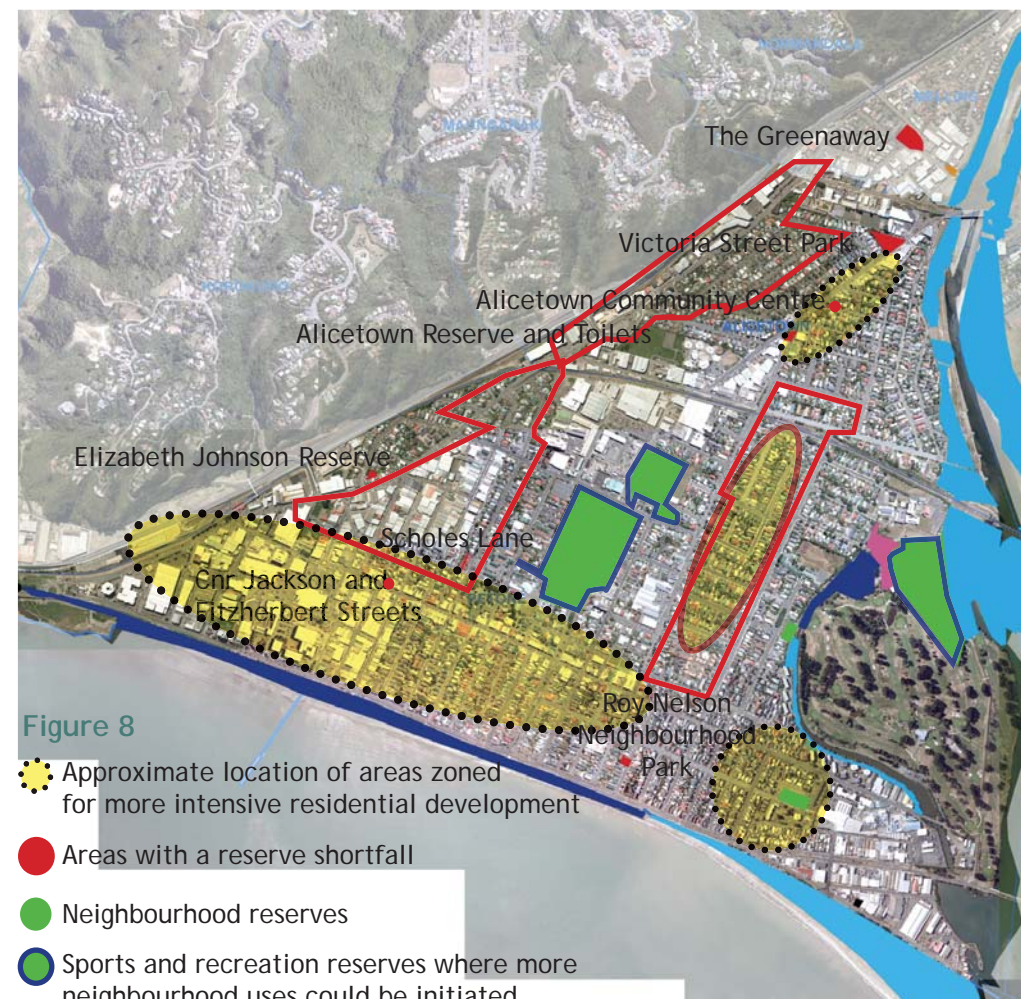
3.1.1 Neighbourhood reserves

Neighbourhood reserves contribute to local character and quality of life and are places where residents can interact. They are especially important in the parts of Alicetown-Melling and Petone where:

- Private open space is limited because of the small sizes of sections
- Urban planning encourages housing intensification
- Commercial, business and retail development is occurring.

Characteristics of neighbourhood reserves in general are:

- Open grassed areas and space for play and relaxation
- Amenity planting
- Seats, picnic tables and drinking fountains
- Trees, canopies or pergola structures for shelter and shade
- Flexibility for community activities as the neighbourhood around them changes
- On pedestrian or commuting routes and provide shortcuts between streets and neighbourhoods



- Are safe for users - easy to access, close to people's homes without having to cross busy roads, have views in and out and multiple exits and entrances.

Neighbourhood reserves may also be pocket parks, small areas usually with seating and a sheltering tree or other planting as places for respite in more intensively developed urban areas, shopping and business areas.

3.1.2 Role of neighbourhood reserves in Alicetown-Melling and Petone

The suburbs lack neighbourhood reserves of sufficient size and flexibility.

Alicetown-Melling have two reserves with the characteristics of neighbourhood reserves. Victoria Street Reserve and The Greenaway are centrally located and can be reached by many in the suburbs within the 8.5 minute or 400 metre walk. Residents east of Victoria Street Reserve will have to cross busy Victoria Street to reach the reserve. The only other neighbourhood reserve of significance in Alicetown has restricted use. Alicetown Reserve is small, has roads on three sides and a grove of large pohutukawa trees restricts use, although brings a strong sense of place and character to the central village area.

Victoria Street can expect intensification but is within the recommended distance from a reserve. A gap in reserve provision west of Victoria Street is not critical because this area generally has quality housing with private open space as well as businesses and commercial premises along Hutt Road.

The largest population group has flexibility and mobility, and for them lack of neighbourhood reserves is not such an issue. The very young and the elderly, who benefit most from neighbourhood reserves, are the smallest population group. Social housing is scattered throughout the suburbs and the suburbs generally lack low socio-economic areas where neighbourhood reserves are particularly important.

Petone lacks neighbourhood reserves and existing neighbourhood reserves are all very small. Older parts of Petone with smaller sections, multi-unit housing and generally small areas of private outdoor space, areas with high levels of socio-economic deprivation and social housing as well as the large areas zoned for more intensive residential development would benefit from reserves with the characteristics of a neighbourhood reserve.

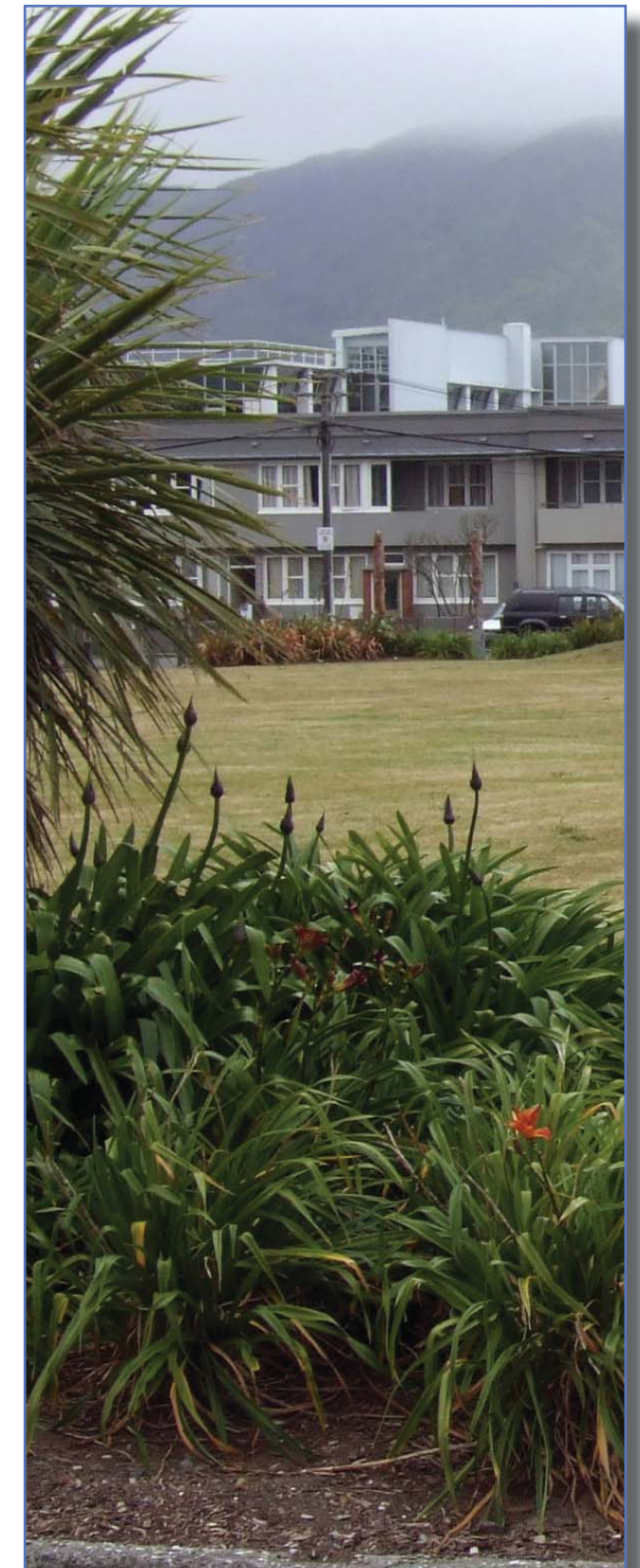


Figure 9: Scholefield Street Reserve

A neighbourhood reserve with space for large trees would improve amenity and provide character and respite from the built form for residents, customers and employees in West Petone Activity Area.

The area between Cuba and William Streets in Petone that is zoned for more intensive housing has a gap in reserve provision. The area around Jackson Street and between Jackson Street and the Esplanade lack a neighbourhood reserve and is an area with existing multi-unit housing, generally small sections with limited outdoor private open space and is also zoned for more intensive housing.

Roles of neighbourhood reserves in Alicetown and Petone:

1. **Flexible green neighbourhood space** with space for energetic activities such as ball games and paths, trees and facilities such as seating

Alicetown-Melling - Victoria Street Park, The Greenaway

2. **Pocket parks - small areas with trees or amenity planting and seating offering respite from the street environment and places to stop and rest**

Alicetown - Alicetown Reserve and Toilets

Petone - Corner Jackson and Fitzherbert Streets, Scholes Lane, Roy Nelson Neighbourhood Park, Elizabeth Johnson Reserve.

Petone has a number of quality sporting and recreation facilities that can be used for free community informal recreation and neighbourhood use when not booked for formal and organised sports. Alicetown has no such facilities, although Petone Recreation Ground and North Park are in the centre of Petone and can be accessed via the rail over bridge from Alicetown.

- Natural turf sportsfields (Petone Recreation Ground, North Park, Memorial Park, Sladden Park, McEwen Park, Scholefield Street Reserve)
- Artificial turf (Memorial Park)
- Netball, basketball and tennis courts (Hikoikoi Reserve, North Park)
- Disc golf course (Hikoikoi Reserve).

Other facilities can be used by the public for a payment or club membership:

- Swimming (Mckenzie Pool at North Park)
- Bowling green (North Park)
- Croquet (Petone Central Croquet Club).

3.1.3 Opportunities

- Designing quality outdoor space in tandem with private developers of multi-unit housing in the mixed use area in West Petone, and with social housing agencies (Housing NZ and HCC Council Controlled Organisation UrbanPlus). Wellington has a number of examples of quality shared open space developed alongside Council-owned social housing
- Ensuring that existing public open space adapts to meet the needs of residents in an intensive housing environment i.e. multi-purpose reserves. Scholefield Street Reserve is an example of a reserve with a sports field for community use as well as amenity planting, paths, picnic tables and BBQs.

Two reserves are being considered for development following the 'sportsville' model whereby different user-groups are catered for collaboratively within one facility, which could also include neighbourhood uses. They are in the heart of Petone and are easily accessed by many in the suburb:

- **Petone Recreation Ground** already has a number of uses. It is used for sports and also has a playground, half pipe for skaters, a path on three sides, is used for dog walking and is the 'front gate' of WelTec.

Catering for neighbourhood use would also benefit general park use, the perimeter path could be extended to four sides for multi-users e.g. facilities for skaters extended, and the playground for older neighbourhood children. ⁶ Activities could also be incorporated into other facilities e.g. a climbing wall associated with any upgrade of existing grandstand.

⁶HCC 'Go Outside and Play' categorises the playground in Petone Recreation Ground as a neighbourhood playground (close enough to visit on foot or cycle twice a week, attracts children and their families and has enough interest to sustain a 30 minute play)



Figure 10: Petone Recreation Ground

- **North Park** is focussed on organised sport and facilities that require club membership or payment for use with sportsfields, tennis courts, bowling green and swimming pool. A portion of the park is used for clubrooms and carparking.

The park's current role does not include local neighbourhood use and the parts of the park are not well integrated. In partnership with resident clubs and with clever design the park's amenity could be developed and local neighbourhood use invited. In this way it could be a neighbourhood facility when it is not used for club activities.

3.1.4 Summary of possible development

Petone lacks neighbourhood reserves large enough for activities in areas where residential intensification is occurring.

Alicetown and Petone have gaps in reserve provision.

Petone, and to a lesser extent Alicetown, have areas that are planned to become more intensively developed. Homes will be multi-units or on smaller sections with less space for outdoor activities. This means demand for neighbourhood parks will increase.

With limited scope to acquire suitable property for new neighbourhood reserves, an approach is to work with developers to provide new, well designed and well located public open space. In this way, quality outdoor space can be incorporated into areas with higher density housing, multi-unit housing and intensive social housing such as east Jackson Street and in the mixed use area of West Petone.

One solution is to make more from what we have got in these older suburbs by incorporating neighbourhood uses into existing sports and recreation reserves.

Petone Recreation and North Park are in the heart of Petone, accessible to many in the suburb, and have potential for incorporating neighbourhood use with current uses.



3.2 Hutt City Council Reserves on Hutt River

3.2.1 Role

Eastern parts of Alicetown-Melling and Petone are bordered by the Hutt River. Reserves directly next to the river are owned and managed by Greater Wellington Regional Council (GWRC) for flood management and are important in the reserve provision of the two suburbs. This river corridor offers opportunities for linear recreation such as walking, biking, jogging and dog walking and is a route for 'active transport', (commuting on foot, jogging or biking) as well as sports in Sladden Park.

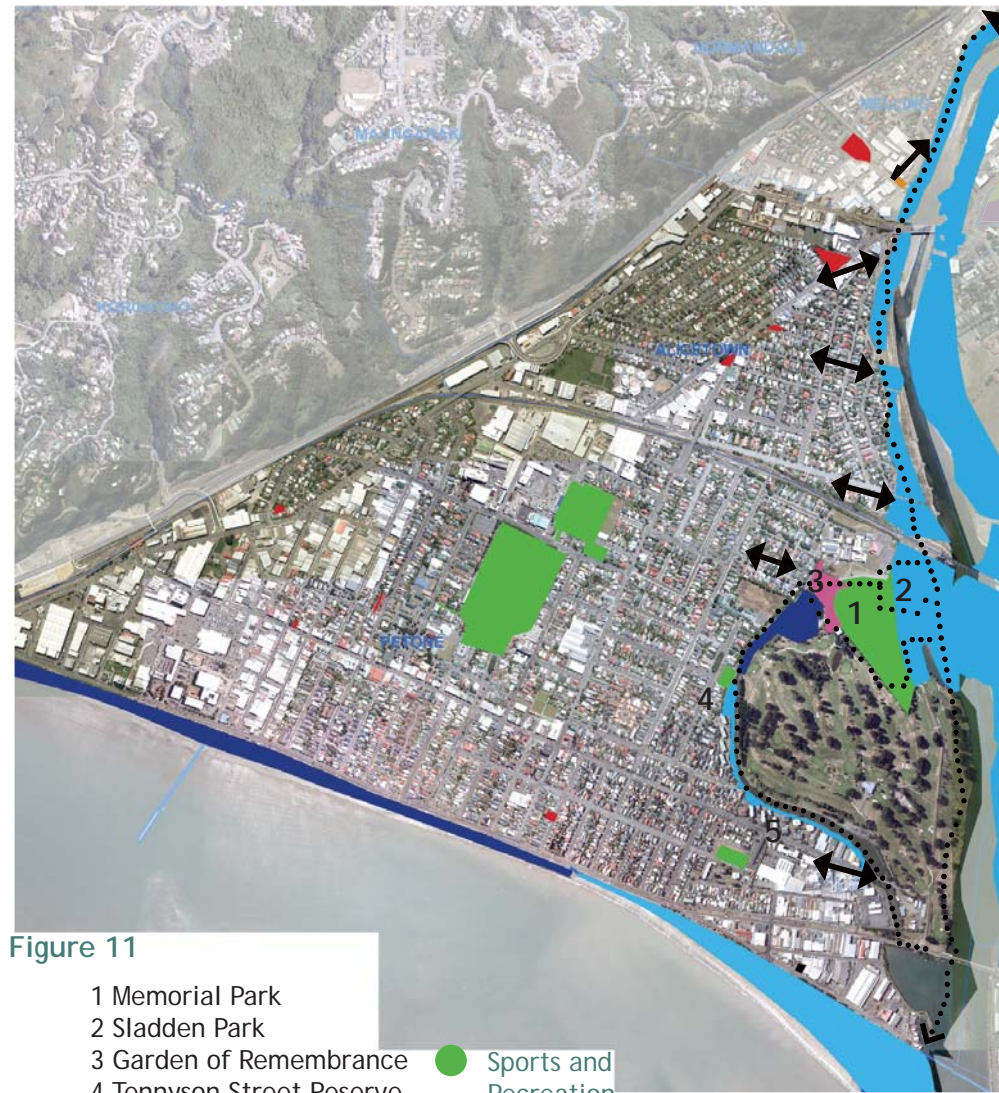


Figure 11

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| 1 Memorial Park | ● Sports and Recreation |
| 2 Sladden Park | ● Natural |
| 3 Garden of Remembrance | ● Public gardens |
| 4 Tennyson Street Reserve | ● Recreational and ecological linkages |
| 5 Heretaunga Street Reserve | |
| ●●● Hutt River Trail and looped pathways | |
| ↔ Improve access and connections | |

The following summarises the current roles of reserves on Hutt River. GWRC-owned reserves are included because of the important role these play in reserve provision:

1. Sportsgrounds with artificial or natural turf and supporting facilities:
Petone - Memorial Park, Sladden Park (GWRC).
2. Linear reserves for walking, commuting, nature:
Alicetown-Melling - Hutt River Trail (GWRC)
Petone - Hutt River Trail, Memorial Park, Sladden Park (GWRC), Heretaunga and Tennyson Street Reserves along Te Mome Stream.
3. Amenity garden
Petone - Garden of Remembrance.
4. Children's play
Petone - Sladden Park.
5. Other
Petone - boat launching in Sladden Park.

3.2.2 Restraints

- Reserves immediately along the Hutt River are GWRC owned and their role as flood management limits development. In Alicetown-Melling, all reserves along the Hutt River are GWRC owned while in Petone, Hutt City Council reserves lie next to GWRC reserves. On the ground the reserves read as a continuous open space and the public are likely to be unaware of land ownership
- The Hutt River stop bank is a visual and physical barrier. Visual barriers negatively impact on perceptions of the safety and avoiding them through design is a CPTED principle (Crime Protection Through Environmental Design). Physical access over the stop bank needs to retain the stop bank's structural integrity for flood management and protection of neighbouring urban areas
- Shandon Golf Course, although open to the public and accessed along the Hutt River trail, is to some extent a barrier between the suburb and the river.

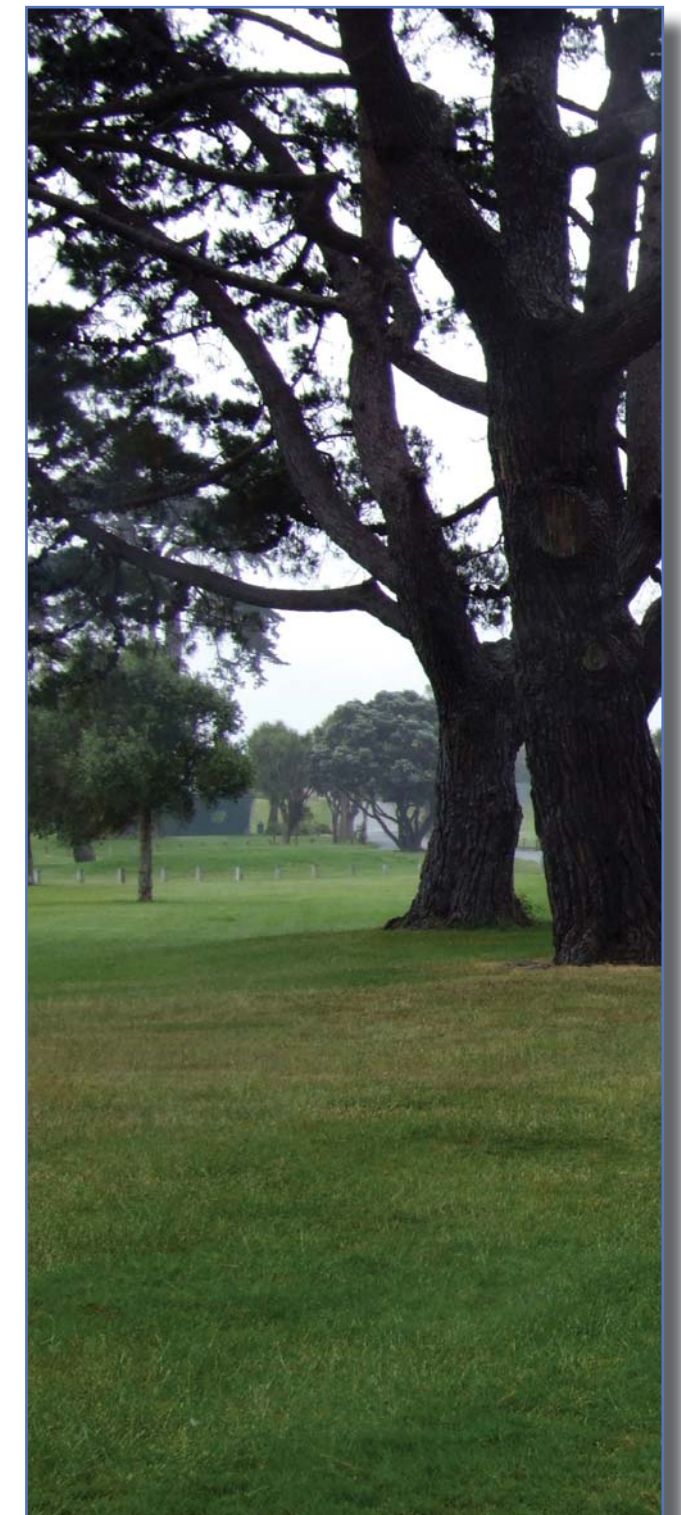


Figure 12: Sladdon Park

3.2.3 Opportunities

- Increasing attractiveness of walking, cycling and engaging with the Hutt river and its tributary Te Mome Stream. For example:
 - Make current access to the Hutt River Trail from Petone and Alicetown-Melling more attractive, inviting, user friendly and easier to identify following CPTED principles e.g. access to the Hutt River Trail at the end of Jackson Street
 - Establish an additional all ability access over the stop bank at the end of Buckley Street in Alicetown. Steps are unusable for cyclists, wheelchairs and baby buggies
 - Introduce loop paths of different lengths linking the large open spaces of parklands of Sladden Park and introduce more tree planting to create spaces of various sizes to a more human scale for group and whanau picnics and recreation
 - An all weather path/cycleway, seats and 'places to pause' with cultural and ecological interpretation along Te Mome Stream in Tennyson and Heretaunga Street Reserves with additional access gates in the fence along Hardham Place
- The Hutt River Trail is popular and well known regionally. Use of this valuable asset is likely to increase with safe and clearly identified cross valley cycling connections e.g. between the trail and Petone Station, connections with the Petone foreshore and and the Great Harbour Way
- The new retirement village on the site of former Petone College next to Memorial Park, Sladden Park and Garden of Remembrance will bring more elderly residents to this part of Petone. Consider their need for easy to navigate accessible paths, seating along paths with views and shelter from sun and wind and experience of the natural environment
- Extend play opportunities in Sladden/Memorial Park. Key elements to attract and challenge children include use of tools, going up heights, opportunities for rough and tumble, exploration, natural elements, and to do with speed ⁷
- Investigate enhancing the river connection and water recreation at the boat launching area in Sladden Park. The area is uninviting but has great potential as an active riverside recreation area for water sports and recreation

- Creating spaces of different sizes in Sladden Park using trees and paths to form more intimate spaces where groups of varying sizes can gather and recreate.

3.2.4 Summary of possible development

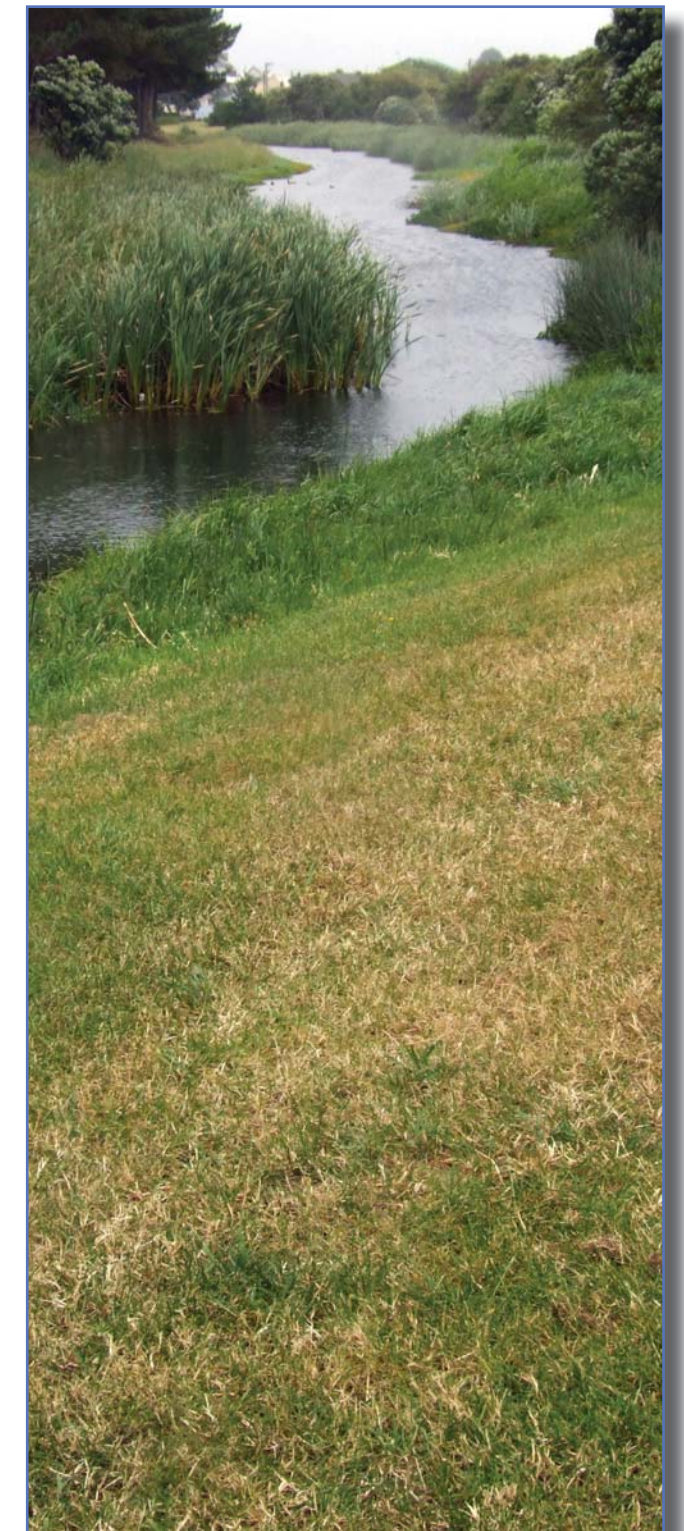
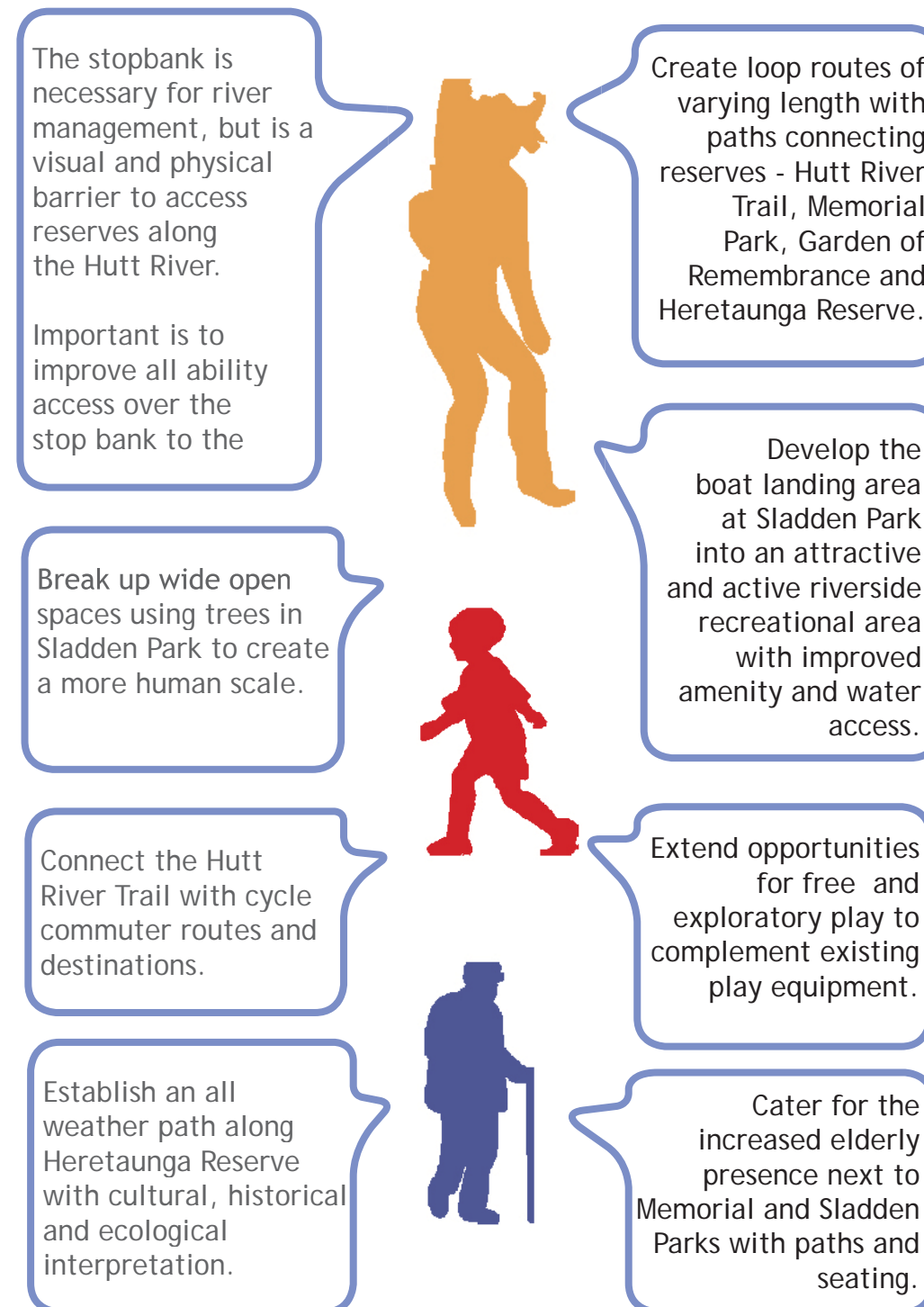


Figure 13: Te Mome Stream, Heretaunga Street Reserve

3.3 Petone Foreshore

3.3.1 Role

The foreshore from Korokoro to the mouth of the Hutt River is made up of three reserves with a range of programmes and activities and accessed from residential areas across The Esplanade. The foreshore is regionally and culturally significant, a destination, has a strong sense of history, identity and character and strong natural, cultural and recreational values.

The area between the Foreshore and Jackson Street is zoned for urban intensification and West Petone is a mixed use area with medium density housing and medium rise apartments. The lack of neighbourhood reserves in Petone means that the foreshore is the main public open space for informal recreation for Petone residents south of Jackson Street.



Figure 14 Petone Foreshore

Reserves and their roles are:

1. Honiana Te Puni Reserve - Also known as Korokoro Gateway, location of the mouth of Korokoro Stream, owned by the Port Nicholson Block Settlement Trust, co-managed with them and proposed as a regional water sports hub.
2. Petone Foreshore - Beach and dune restoration, dog exercise area at the western end, wharf, parking, clubrooms, restaurant, settlers museum, BBQ and picnic facilities, changing rooms, One Thousand Hands Park, amenity planting with indigenous and endangered plants.
3. Hikoikoi Reserve - Includes McEwen Park, and Lions Park with playground, model railway, sportsfields, tennis courts, dog exercise area, paths, disc golf course, beach access, dune restoration, amenity planting with indigenous coastal and endangered plants, and where the Hutt River Trail meets the Great Harbour Way.

3.3.2 Restraints

- The cross valley link road that separates the foreshore from residential Petone is a busy road with a focus on vehicles. Safe pedestrian and cycle access to the foreshore across The Esplanade from residential areas are infrequent. A proposed cross valley road along the rail corridor is likely to relieve traffic in the future
- Roading at the entrance to Hutt Valley restricts access to Honiana Te Puni Reserve and constrains the natural character of Korokoro Stream
- The foreshore is exposed with little shelter. Climatic conditions limit use for local recreational activities
- The Petone Foreshore area is narrow and dominated by parking provision in the centre of the foreshore area.

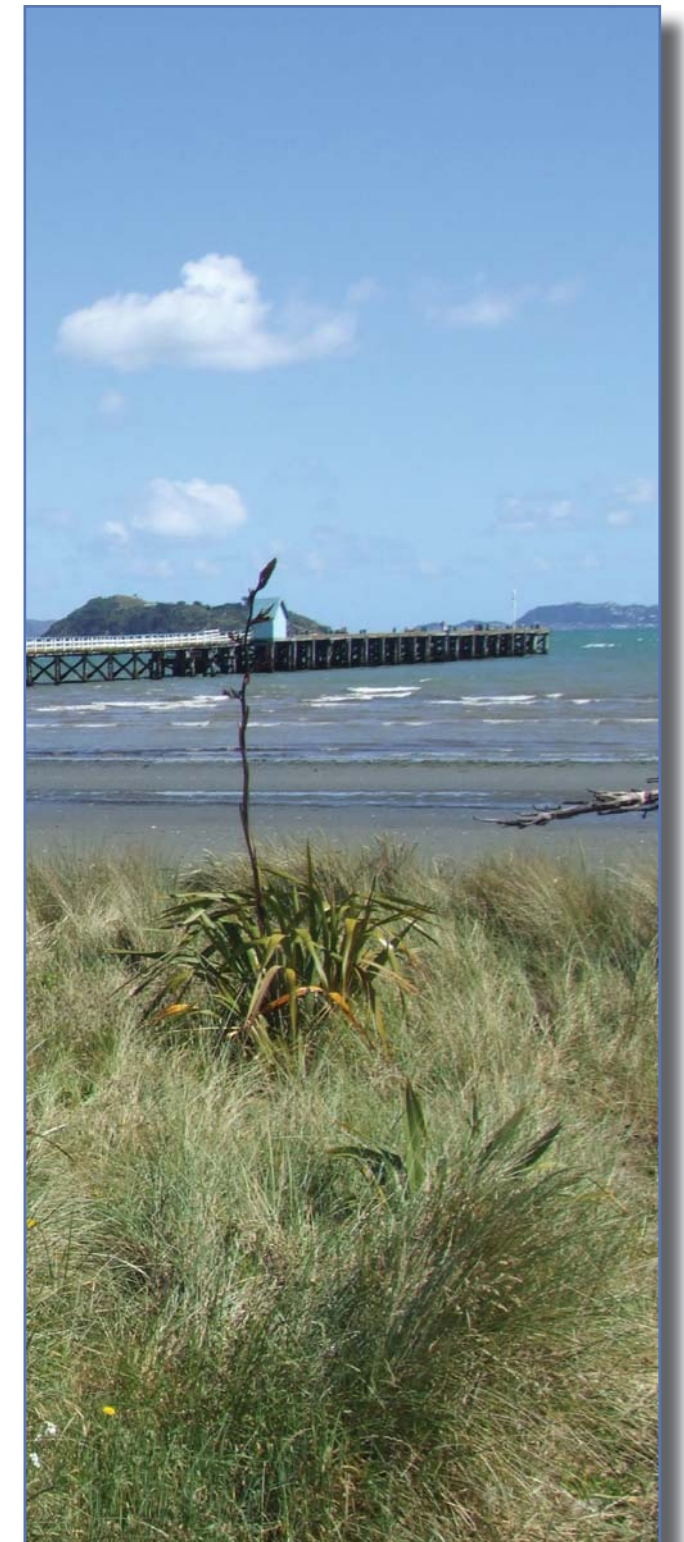


Figure 15: Petone Foreshore

3.3.3 Opportunities

- Providing more frequent and safe pedestrian and cycle access across The Esplanade, connecting to main routes within the residential area
- Continuing developing pedestrian and cycle routes along The Esplanade and foreshore and linking them with the wider reserve network, destinations and residential neighbourhoods
- When developing programmes and activities on the foreshore, consider the needs of neighbouring residents for public open space in different climatic conditions
- Keeping parking areas small and designing them for multiple use when empty breaks up parking areas and avoids dominance by vehicles
- The proposed reserve management plan for Honiana Te Puni Reserve is an opportunity to link the foreshore to sites of natural and cultural significance, and to also consider the needs of local residents in neighbouring West Petone.

3.3.4 Summary of possible development

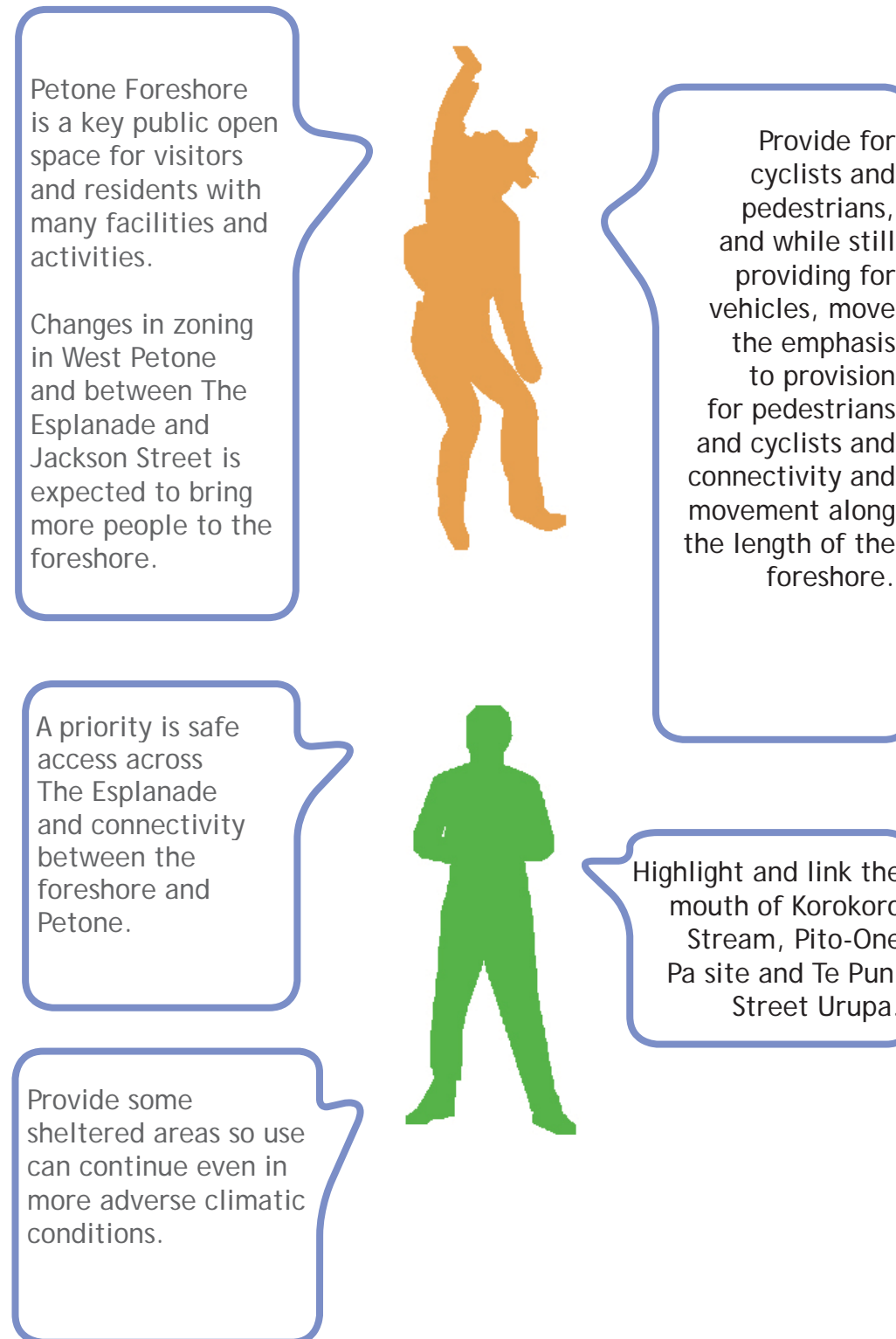


Figure 16: Pathway in Hikoikoi Reserve

References

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Hutt City Council, Petone Mixed Use Area - Design Guide 2013

Hutt City Council, Children and Young People's Plan, 2012-2022

Hutt City Council, Go Outside and Play 2012

Hutt City Council, Integrated City Vision Report 2012

Hutt City Council, Long Term Facilities Plan 2012

Hutt City Council, Urban Forest Plan 2009

Hutt Valley DHB, Lucie-Smith, Elizabeth, Measuring the Difference - Avoidable Hospitalisations, July 2012

Regional Public Health (2010): Healthy Open Spaces: A summary of the impact of open spaces on health and wellbeing, Regional Public Health Information Paper March 2010, Lower Hutt



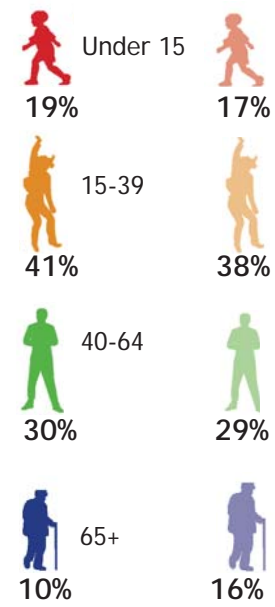
Figure 17: Streetscape north of Jackson Street with cottages

Appendices: Profile of Petone / Alicetown-Melling

1. Population, projected demographic changes, ethnic breakdown

KEY

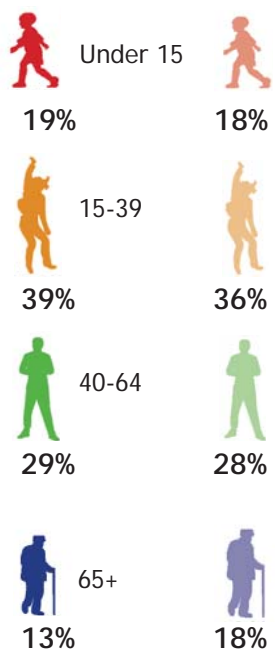
Petone:
Current Projected



Ethnic breakdown



Alicetown-Melling:
Current Projected



SUMMARY PETONE

- Petone is the third largest of valley floor suburbs after Naenae and Taita
- The population over the next 18 years is projected to be relatively stable with the largest group 15 to 39 year old people at between 38 and 44 percent of the population
- Numbers of children are projected to reduce slightly and numbers of elderly to increase, although this increase is small in comparison to other valley floor suburbs
- Petone is culturally diverse with Maori second to European followed by Pacific and Asian peoples.

SUMMARY ALICETOWN-MELLING

- Alicetown-Melling has more people between 15 to 39 years of age than other ages and this is projected to continue. Numbers in this age group are projected to reduce slightly
- Numbers of children and residents aged from 40 to 64 are projected to reduce slightly over the next 18 years
- The elderly are projected to increase to be similar to numbers of children, but at the lowest rate of all valley floor suburbs
- Alicetown-Melling is slightly less culturally diverse than Petone.

IMPLICATIONS

- Reserves that cater for multiple ages, are multi-functional and have flexible open space that can adapt as demographics change
- Places for young people to actively recreate and that allow youth to see and be seen
- Reserves and recreation to be part of the commuting journey to and from school/tertiary education and work for young people to middle-aged adults
- A variety of reserves with spaces for large and small groups
- Areas for picnicking with picnic tables and drinking water
- Quality materials, well maintained with evidence of stewardship and care
- Good linear linkages for 'active transport' - walking or cycling as part of the commuting journey.

2. Socio-economic levels, social housing and health

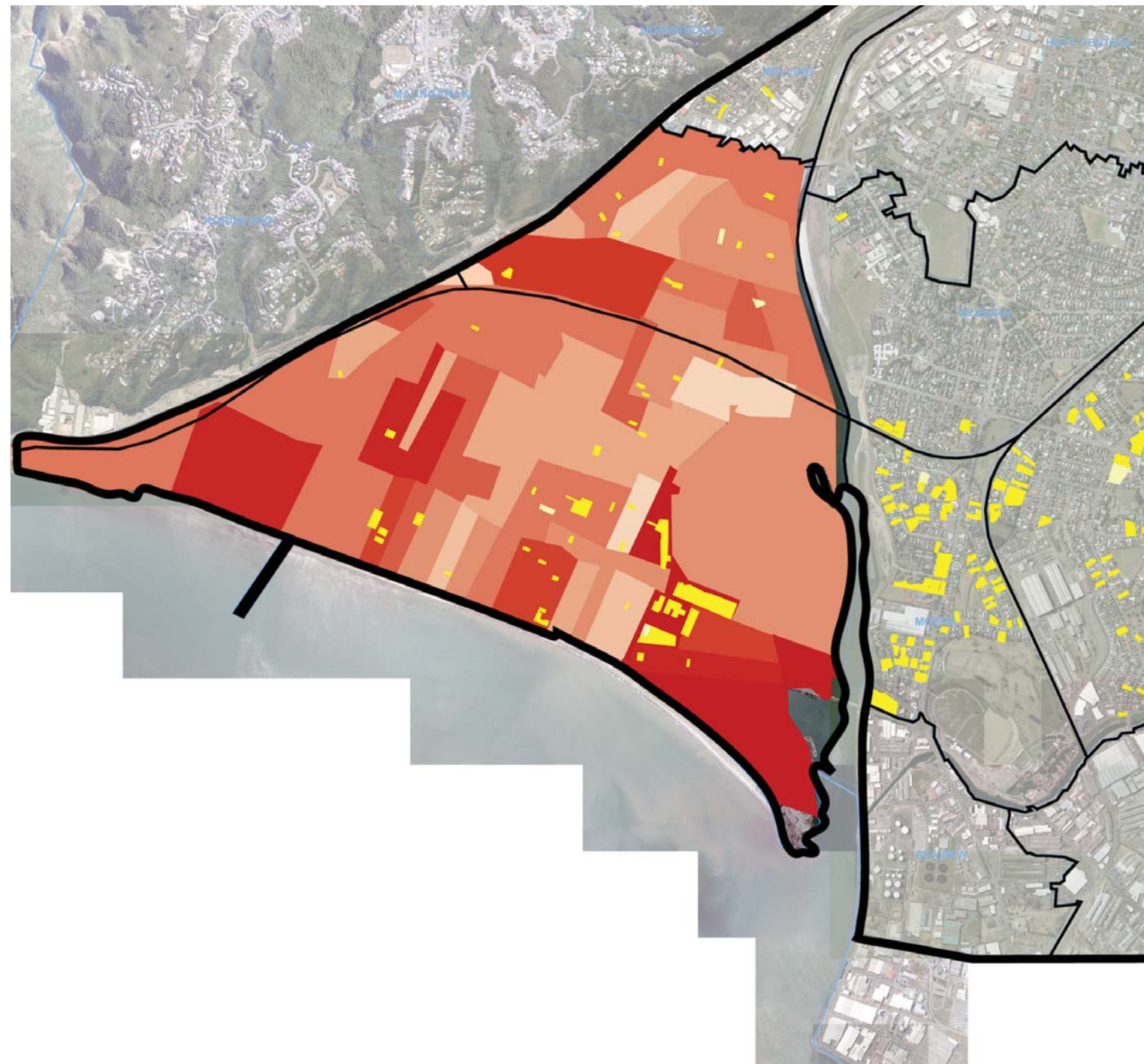
KEY

- 1 - Least Deprived
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10 - Most Deprived
- Social Housing - HNZ, HCC

RATE OF AVOIDABLE HOSPITAL ADMISSIONS PER 1,000 POP.

- 33% Alicetown -Melling
- 24% Petone

Avoidable hospital admissions are influenced by housing quality, access to services and opportunities for daily physical activities. The latter is improved through access to places for exercise, walkable street patterns, public transport and access to parks and reserves (E. Lucie-Smith, 'Measuring the Difference - Avoidable Hospitalisations', Hutt Valley DHB, 2012)



SUMMARY SOCIO-ECONOMIC LEVELS, SOCIAL HOUSING AND HEALTH

- Areas in Petone that can be described as most socio-economically deprived are in the south east parts of the suburb where there is social housing and multi-unit social housing
- Another area is west of Richmond Street which generally has small scale industrial and commercial premises and some lower quality multi-unit housing
- Two areas that are shown as socio-economically deprived are industrial/commercial areas with few residents (south west Petone and south west Alicetown)
- Alicetown-Melling has the 6th highest rates of avoidable hospital admissions of Hutt City suburbs after Taita, Naenae, Avalon, Waiwhetu and Stokes Valley. Petone has lower rates, lower than Woburn and Waterloo and slightly more than Eastbourne.

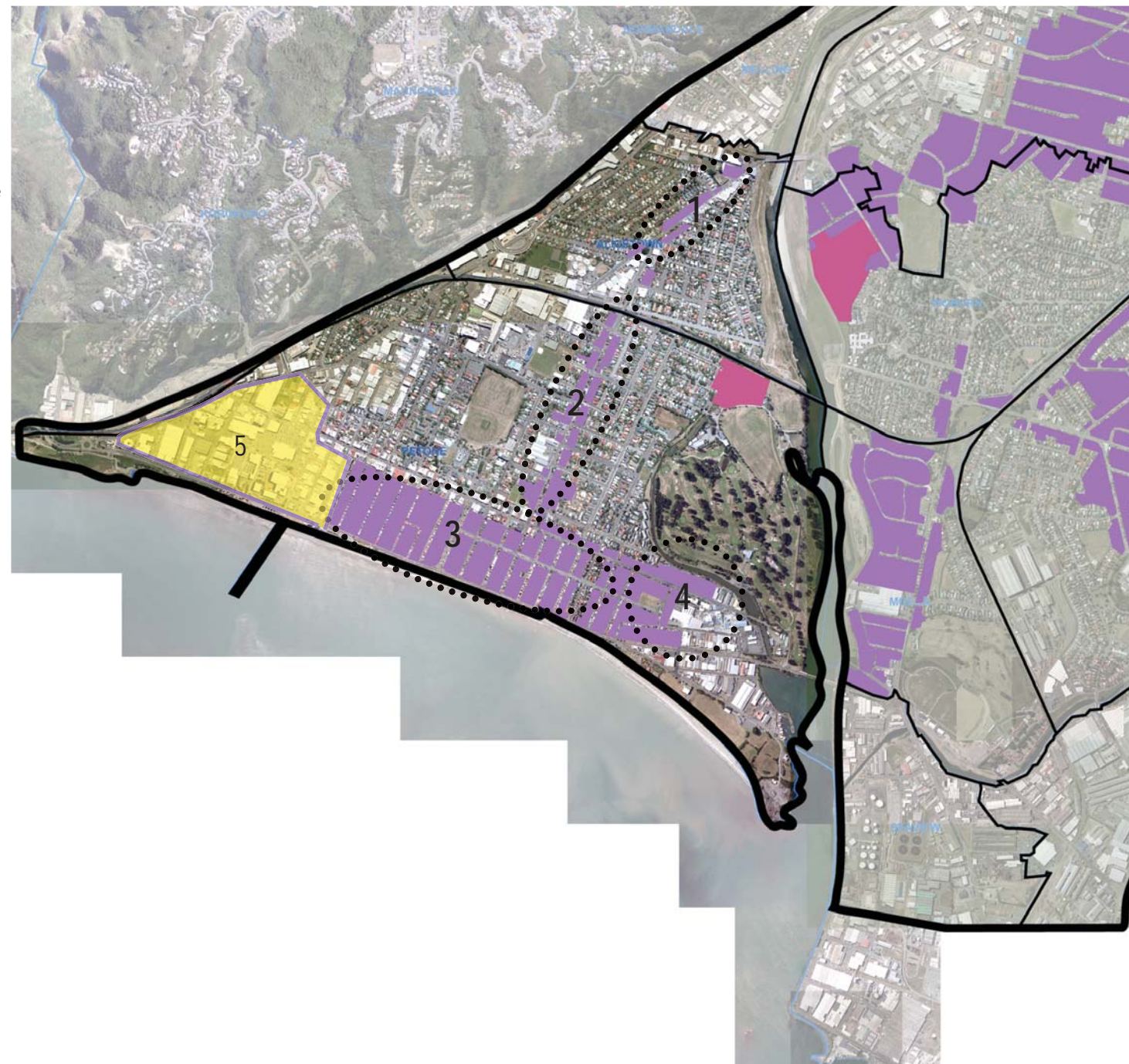
IMPLICATIONS

- Areas of lower socio-economic levels require reserves that offer opportunities for:
 - play for children and young people
 - social contact and for residents to engage with each other
- Neighbourhood reserves that are easily and safely accessed, especially by young children
- Reserves in lower socio-economic intensively developed areas or where there are higher numbers of people per property to provide relief from the built environment
- Community activities to do with fruit and vegetable production are often important in lower socio-economic areas where people have fewer resources for their own production and/or are mobile, moving addresses frequently, and unable to commit resources to their own production.

3. Housing density and retirement homes

KEY

- 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.
 - Mixed use zoned area allows medium density and medium rise apartments
 - Retirement complex
- 1 Victoria Street
 - 2 Cuba Street
 - 3 Between Jackson Street and The Esplanade
 - 4 Area with social housing including multi-unit housing
 - 5 West Petone Mixed Use Activity Area



SUMMARY

- Alicetown-Melling and Petone are comparatively compact suburbs with small residential land parcels
- Both suburbs have existing multi unit housing
- Petone has an area of multi-unit social housing in the south west area of the suburb
- Housing density is proposed to increase along Victoria Street in Alicetown, and in Petone between Cuba and William Streets, and between Jackson Street and The Esplanade
- Petone West is zoned for mixed use development including large format retail, medium rise apartments and town houses
- A large retirement village is under construction at the former Petone High School site next to Memorial and Sladden Parks.

IMPLICATIONS OF INCREASED HOUSING DENSITY

- Demand for reserves close to people's homes because of limited space for private gardens and edible or ornamental plants
- Open space for children to run around in and play
- Opportunities for people to interact socially
- Unpaved areas and soft surfaces to absorb stormwater, reduce runoff and improve water quality before it runs into Hutt River
- Quality reserves to compensate for reduced private open space when housing is intensified
- Space for large specimen trees.

IMPLICATIONS OF RETIREMENT HOMES

- Neighbourhood reserves accessible from retirement homes where elderly residents can be involved in community activities and socially interact
- Multi-functional and flexible reserves (to allow people to meet and interact with the wider community and participate in community activities)
- Access to the Hutt River corridor for leisure, recreation and interaction with the natural world.

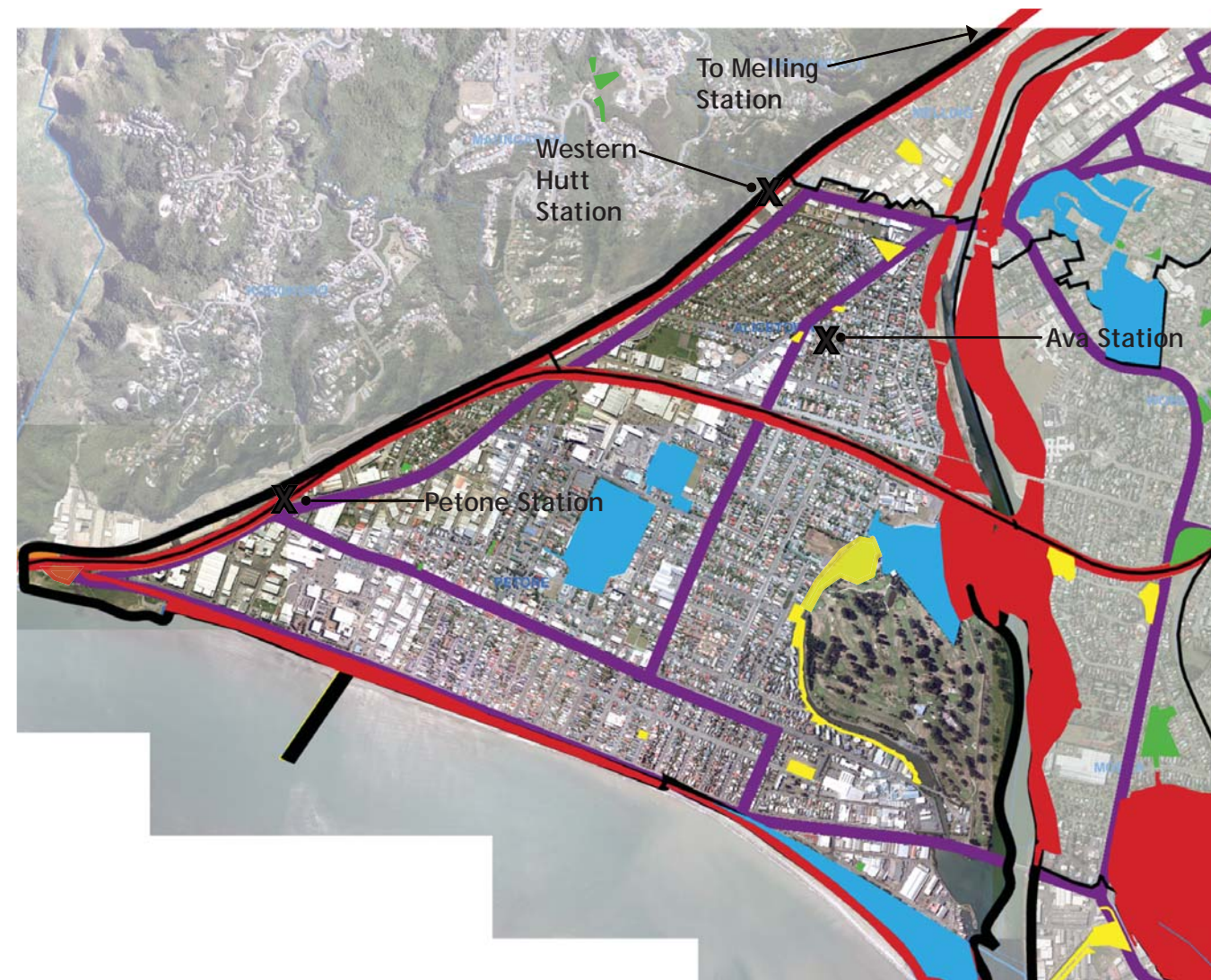
4. Key transport routes and significance of reserves (based on the distance people are likely to travel to a reserve)

KEY TO TRANSPORT

- Rail network
- Bus network
- X** Train stations

KEY TO RESERVE SIGNIFICANCE

- Region - Visitors are likely to come from throughout the region - Hutt River and Hutt River Trail, Petone Foreshore
- City/District - Visitors are likely to travel from throughout Hutt Valley: Petone Recreation Ground, North Park, Memorial Park.
- Community/Suburban - Generally visited by people from the suburb or have a specific purposes
- Local/Neighbourhood - Generally visited by the local neighbourhood only.



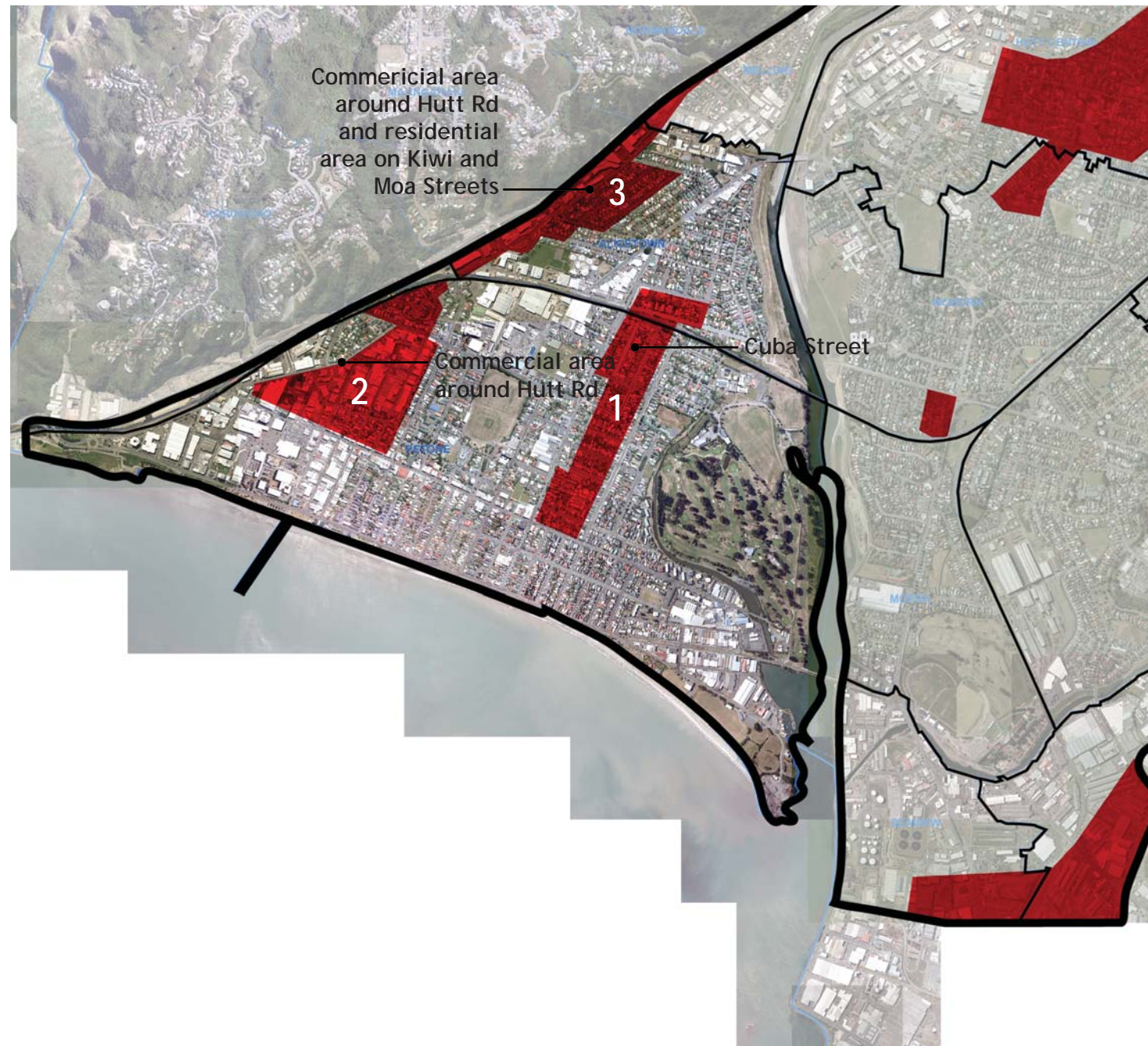
SUMMARY

- Alicetown-Melling and Petone are on major public transport routes and roads
- The suburbs are connected across the Hutt Rail corridor by the Hutt Road and Cuba Street overbridges, the pedestrian overbridge at Ava Station and along the Hutt River trail
- Alicetown-Melling is connected to central Hutt City by Ewen Bridge and Melling Link
- The Hutt River Trail on the eastern boundaries of the suburbs is an established commuter and recreation cycle route.

IMPLICATIONS

- Reserves are generally accessible by public transport
- City/District/Regional reserves are accessible from key transport routes (road and bus) from elsewhere in Hutt Valley and from the wider region
- Hutt Rail Link corridor and the river are barriers between Alicetown-Melling and significant sports and recreation reserves in Petone and Hutt Central, with access over the Cuba Street and Hutt Road overbridges, the pedestrian over bridge at Ava Station, along the Hutt River Trail and Ewen Bridge to the north
- The Hutt River cycleway runs along the eastern boundaries of the suburbs. This is a recreation trail, but also a connection for 'active transport' i.e. cyclists and walkers on a commuting journey to work or school. The trail is particularly accessible to eastern Alicetown-Melling residents as an alternative route to the CBD.

5. Areas with a reserve shortfall



● Areas with a reserve shortfall -i.e. it takes longer than an 8.5 minute walk for most residents to reach a reserve that is open to the general public for casual use

Three areas fall outside the recommended minimum distance to a reserve.

- 1 An area in Petone between Cuba and William Streets is earmarked for intensive housing which means smaller private open space and more demand for public open space. Most of the area is beyond the 400 metre/8.5 minute walk threshold
- 2 The other two areas in Petone outside the threshold are commercial/industrial/business areas where public open space is less of an issue. The exception is a residential area between Jackson Street and Campbell Street
- 3 The Alicetown residential area outside the recommended distance to a reserve is generally good quality housing with private open space. Streets are tree lined for the most part giving a leafy urban character.