

## 3.5 SECTOR 5

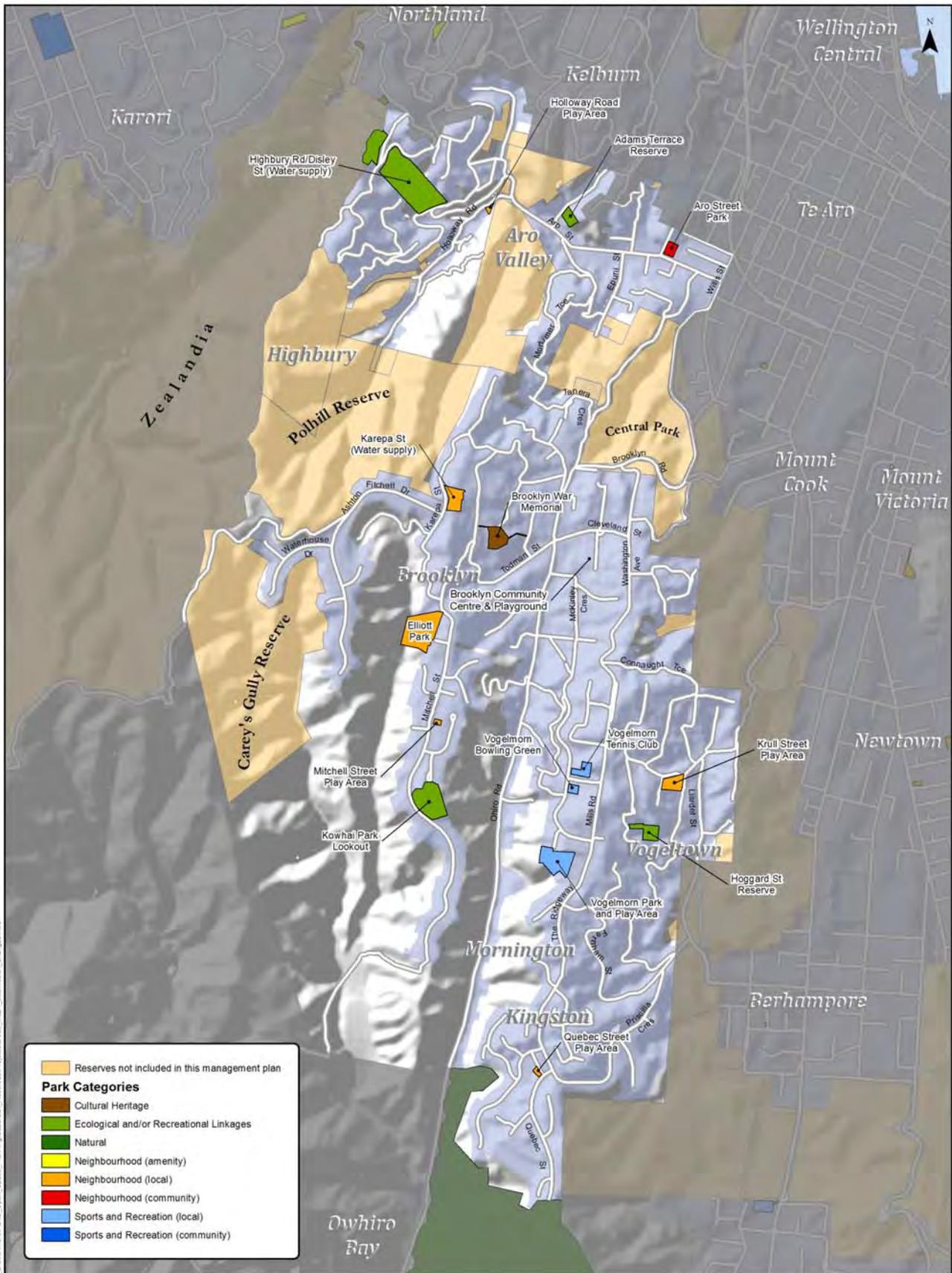
### **Brooklyn, Aro Valley, Highbury, Vogeltown, Mornington, and Kingston**

The landscape in this sector is broadly made up of the two ridgelines either side of the Ohiro Road valley and stream and Aro Valley in the north, which is flanked to the north and south by the Wellington Town Belt. The Brooklyn War Memorial Park sits on a small knoll. The character of the residential development varies with newer housing generally on the western side and older housing on the eastern side along the Washington Avenue ridge, closer to the Town Belt. Aro Valley has a distinct heritage type residential character with narrow and winding roads often containing significant road reserve vegetation in the Highbury area.

There are 15 suburban reserves in this area, with the adjacent Wellington Town Belt and Outer Green Belt adding to the number, diversity, and value of the outdoor recreation opportunities and to the accessibility of the reserves network.

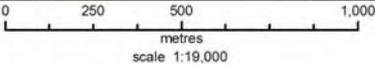
The open space network is made up of the following.

- Aro Street Park, a Neighbourhood (community) park, is an integral part of a busy community hub containing the Aro Valley Community Centre. It also contains an important commuting route to the central city.
- The Brooklyn Community Centre site is not a reserve but provides a community space that includes a public playground near the Brooklyn Village centre.
- There are six Neighbourhood (local) parks of varied character, purpose and size spread across the area, four of which contain playgrounds.
- Vogelhorn Park and Play Area is a Sports and Recreation (local) park and, along with the school grounds, provide a multipurpose open space supporting both formal and informal recreation and leisure and contributes to neighbourhood amenity. There is also a tennis club at Vogelhorn and a disused bowling green adjacent to the Vogelhorn Hall.
- There are four ecological and/or recreational links. The Hoggard Street site has significant ecological value associated with bush remnant vegetation cover.
- Brooklyn War Memorial Park is a cultural heritage site with a unique character.



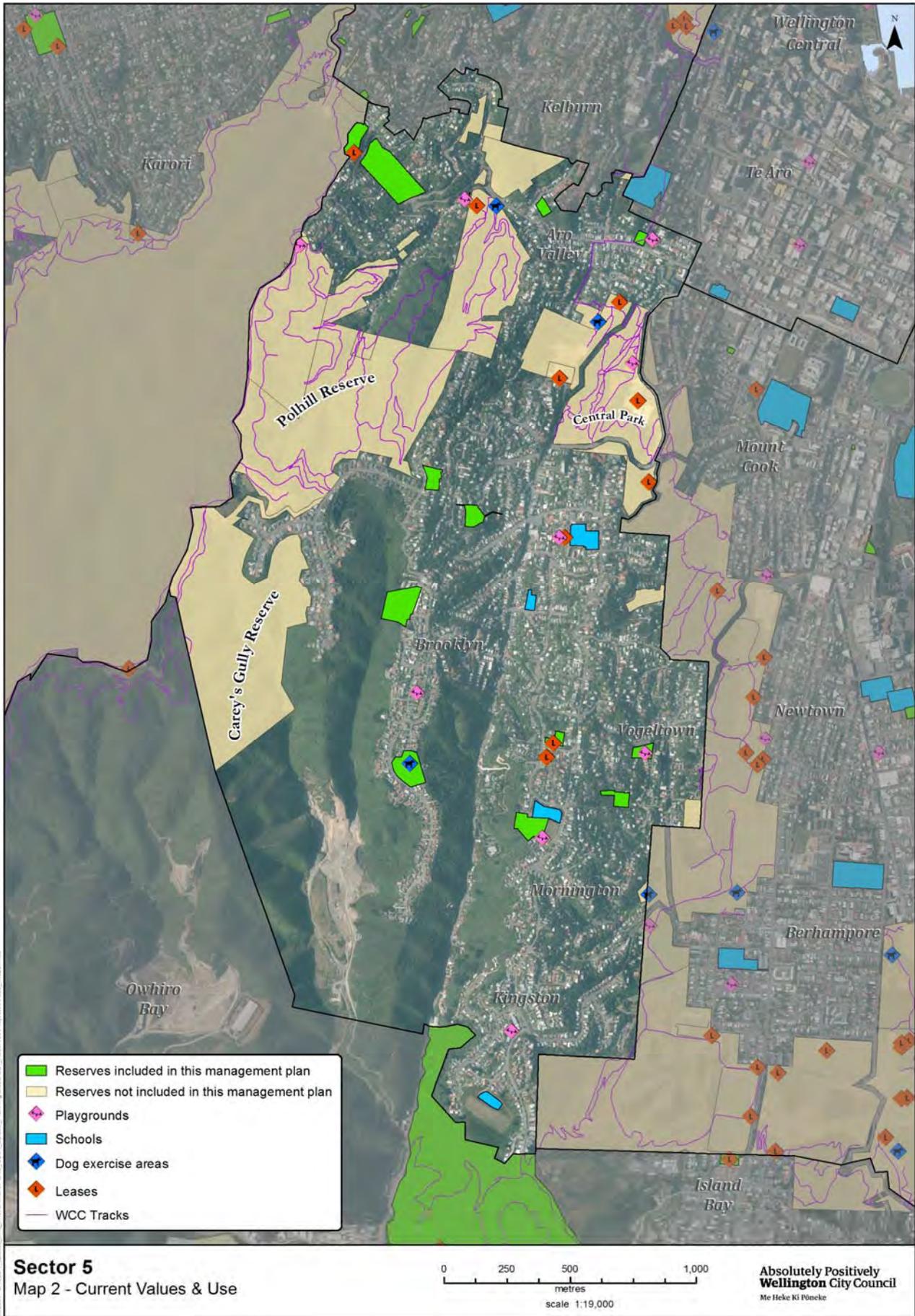
**Sector 5**

Map 1 - Reserve Category & Context  
 SUburban Reserves in Highbury, Aro Valley, Brooklyn, Vogeltown, Mornington, and Kingston.



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 Date: 2/10/15  
 Author: [Name]  
 Project: Suburban Reserves Management Plan 2015

**Sector 5**  
 Map 2 - Current Values & Use

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### 3.5.1 ASSESSMENT OF THE NETWORK

Sector 5 Map 1 shows all of the parks (by category) in the context of the residential environment and other open space such as the Wellington Town Belt.

Sector 5 Map 2 shows specific use including playgrounds, leases on reserves, dog exercise areas, and the track network. Schools are also shown to help complete the picture of play areas and sometimes other outdoor recreation opportunities. Ecological sites of significance and heritage trees are not mapped but have been assessed in determining the range of values each park holds.

There is a gap in neighbourhood park provision along the north western ridge tops of this area. However, residents generally have good access to the Wellington Town Belt and Outer Green Belt. For example, the lower parts of Mornington are close to the Wellington Town Belt with easy access to the local park and play area at the bottom of Farnham Street and the nearby MacAlister Park fields.

The field at Vogelmorn Park is currently jointly owned by the Council and Ridgway School. Formal sports at the field include cricket training and both football training and junior games. There is some old play equipment on the edge of the field. The school uses the fields in partnership with Council and has also carried out a planting/ecological enhancement programme with Council support.

The Vogelmorn bowling green is currently unused as a result of the recent closure of the bowling club. The club is currently considering the future of its adjacent buildings. Once that is determined, a decision can be made around how the Vogelmorn Hall and the adjacent bowling green fits into the local community facilities and open space network. Friends of Owhiro Stream (FOOS) have their shade house adjacent to the hall and green, which adds another dimension to activity at this site.

The flat bowling green site has a wide user catchment and compares favourably with other established neighbourhood reserve spaces at the end of cul-de-sacs. The site may have value as a Neighbourhood (local) reserve on its own and/or in providing outdoor space associated with activities at the adjacent hall. There is, however, a significant cost associated with conversion of old bowling greens to neighbourhood park type space.

The Highbury Road reservoir site is situated between Disley Street and Raroa Road and is a large area of land with high ecological value. It would provide an important track link once the large unstable pines have naturally fallen or are removed. Both the Highbury Road site and the reservoir site on Karepa Street in Brooklyn are Water and Drainage Assets that due to the nature of the infrastructure (predominantly underground) can be managed as part of the open space network.

The sportsfield at Kingston is not owned or managed by Council.

### 3.5.2 PLAYGROUNDS

There is a small gap in playground provision on the ridge west of Brooklyn Village along Karepa Street and Ashton Fitchett Drive. The Karepa Street reservoir site and Elliot Park both provide neighbourhood park kick-about type space without the provision of formal play equipment.

The play equipment at Vogelmorn Park is old and the particular type of equipment is not well located sitting at the side of the playing field. It is scheduled for renewal in 2017/18. Prior to renewal, alternative options for play provision at the site need to be considered alongside possibilities for partnerships with Ridgway School and formal sports use at Vogelmorn Park. There is the opportunity to look at alternatives to standalone items of traditional play equipment, such as a loop track on the field or rails that provide balance beams, places to stretch, and informal seating.

Network analysis of this sector shows that Vogelmorn Park is well located to maximise the coverage of the local play provision network. While the location of the equipment at the side of the field may not be ideal, alternative sites at the park might be found depending on what new equipment is proposed for the 2017/18 renewal. Relocation of the play equipment to the old bowling green adjacent to Vogelmorn Hall would leave a gap in provision so is not considered an option.

The Quebec Street play area was upgraded last year, with the Krull Street Play area scheduled for renewal this year and the Brooklyn Community Centre playground a well-used community play area. The sector has a good range of formal play opportunities.

Mitchell Street Play Area is a very small site, but Elliot Park is nearby and provides a kick-about space. If further residential development occurs in this area (there are large areas of undeveloped private land to the east and west of the ridge) further assessment of park provision in this area will be required.

### **3.5.2.1 Actions**

- a) Retain local basic play provision at Vogelmorn Park at 2017/18 renewal but consider alternative locations and equipment. The whole park will need to be considered in terms of formal sports club use at that time with the potential to move away from traditional play equipment to better provide for play at this site. This could include some combination of a circuit track, multi-use play equipment, and partnership with the adjacent school.
- b) Consider the local parks network, including formal play provision, in the area along the ridge from Karepa Street to the southern end of Mitchell Street as part of any future greenfield development.

### **3.5.3 DOG EXERCISE AREAS**

There are three dog exercise areas spread across the sector, with a further one adjacent to MacAlister Park on the Town Belt. There are tracks and walkways surrounding the sector that provide for on-lead dog walking opportunities. The Wellington Town Belt Management Plan identifies a gap in provision between Tanera Crescent and MacAlister Park.

### **3.5.4 TRACK NETWORK**

There is an extensive track network in the Outer Green Belt to the west of this sector, particularly between the Wellington Wind Turbine, Te Kopahau, and the south coast. Links to these tracks are via the Tip Track on the corner of Ohiro and Landfill Road or via Ashton Fitchett Drive. There are also tracks through Polhill Reserve in Aro Valley. The Town Belt to the east also has an extensive track network with multiple entry points. The City to Sea Track passes through the Town Belt close to this sector.

There are opportunities to develop track links between Ohiro Road, Mitchell Street and Ashton Fitchett Drive as part of any future subdivision of this area. This would improve walking and cycling access to the Outer Green Belt for residents of Brooklyn.

#### **3.5.4.1 Action**

- a) Identify opportunities to develop track links as part of any future subdivision of the private land between Ohiro Road and Mitchell Street.

### 3.5.5 ECOLOGY AND INDIGENOUS BIODIVERSITY

The suburban reserves in this sector, like many of the other sectors, sit within the context of the large parks and open spaces of the Outer Green Belt and Town Belt providing opportunity for connectivity between pockets of vegetation.

Apart from the large reserves there are five sites of ecological significance, three of which are on private land. One is within the Highbury water and drainage reserve site; a relatively large area of land that has high ecological values because of its size, existing vegetation cover, and proximity to Zealandia and Polhill.

Hoggard Street Reserve is the only suburban reserve in the sector that contains vegetation of ecological significance. It has very high value as a local seed source for the Wellington Town Belt. Adjacent private residential sections contain further areas of bush remnant. Protecting these remnants would enhance the long-term viability and ecological function of the existing reserve land. Protection may include covenant, land swap and/or acquisition. Because of the ecological significance of the site and the real potential to further enhance it, it is considered a high priority area for protection.

Large areas of as yet undeveloped land on either side of the Mitchell Street ridge currently contribute to ecological and indigenous biodiversity values in the sector. Future development of these sites may compromise existing values. In particular, the land to the west of Ohiro Road contains significant vegetation cover.

There is the opportunity to improve the values of the larger suburban reserves at Elliot Park, Karepa Street and Kowhai Park Lookout by including large trees in any future planting programmes.

#### 3.5.5.1 Actions

- a) If the Highbury Road site is no longer required for water and drainage purposes, manage and vest as reserve. Existing infrastructure to be managed in conjunction with the site as a reserve.
- b) Plant and retain large trees at all of the suburban reserves in this sector to maximise suburban amenity, ecological connectivity, and habitat potential.
- c) Work with private landowners to protect sites of ecological significance.
- d) Continue and expand animal pest control in the reserves surrounding Zealandia to support indigenous bird populations.

### 3.5.6 CULTURAL AND HERITAGE

Brooklyn War Memorial Park is on a very steep site with only narrow paths providing access but provides a spectacular outlook over to city and a good local pedestrian link. It is a pleasant park that has a different character to others in the area due to being somewhat isolated. There is a large memorial that was a prominent feature in the neighbourhood when originally installed but is less so now that vegetation and residential development has become established.

Recent planting will enhance the indigenous biodiversity value of the site. Part of the character of the park are the large trees set in open grass slopes with an open ridge to the memorial allowing good visibility across the site for people walking through. Care will be taken to preserve this open character for pedestrian safety and also to retain views across to the city and towards Mitchell and Todman Streets. The existing large specimen tree framework will be retained and replaced as trees age.

### **3.5.7 COMMUNITY GROUPS AND PARTNERSHIPS**

A new initiative in this sector called the Kaka Project includes a range of existing community groups and new members of the community in building community partnership and advocacy. The group may develop initiatives that could be supported through use of suburban reserves.

The Friends of Owhiro Stream (FOOS) are an ecological enhancement group that continue to enhance the indigenous biodiversity value of the stream corridor through indigenous planting.

#### **3.5.7.1 Action**

- a) Continue to support the Friends of Owhiro Stream with the enhancement and restoration of Owhiro Stream.

<b>Sector 5 Brooklyn, Aro Valley, Highbury, Vogeltown, Morningside, and Kingston</b>							
<b>Reserve</b>	<b>Park Category</b>	<b>Land Area Sqm</b>	<b>Legal Description</b>	<b>CT Reference</b>	<b>Reserve classification</b>	<b>Proposed change</b>	<b>Actions</b>
Highbury Road/Disley Street Reservoir	Ecological and/or Recreational linkages (Water and Drainage asset not Parks)	29,541.00	Pt Section 10 Owhiro District	23A/188	Fee simple		<p>This is an identified site of ecological significance.</p> <p>The site has high open space values and should be retained by the Council with future management and formal vesting as reserve.</p> <p>Potential in the long-term for walkway access. Large unstable pines will need to naturally fall first.</p>
		7,212.00	Pt Sec 1-2 Upper Kaiwharawhara & Pt Sec 10 Owhiro District	22D/471	Fee Simple		
Adams Terrace Reserve	Ecological and/or Recreational linkages	2,517.00	Polhill Gully 2A-2B, also known as Polhill Gully 6, 2A, 2B 1 Blk, Polhill Gully 6, 2A, 2B 2 Blk, Polhill Gully 6, 2A, 2B 3 Blk, Polhill Gully 6, 2A, 2B 4 Blk & Polhill Gully 6, 2A, 2B 5 Blk as shown on the CT	56A/334	Fee Simple	Scenic B Reserve	
Aro Street Park	Neighbourhood (community)	4,047.00	Pt Sec 38 Town of Wellington	333/11	Recreation Reserve		Work closely with City Communities and City Housing to effectively manage the whole area as a community hub and urban park space.
Holloway Road Play Area	Neighbourhood (local)	551.00	Lot 1 A/611	33A/784	Fee Simple	Recreation Reserve	

Sector 5 Brooklyn, Aro Valley, Highbury, Vogeltown, Morningside, and Kingston							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Kowhai Park Lookout	Ecological and/or Recreational linkages			Lot 1 DP 4811120C/478	Recreation Reserve		Consider the role of this park alongside Mitchell Street play area and Elliot Park if further residential development occurs between Mitchell Street and Ohiro Road. Some community planting has occurred in the reserve that could be extended.
Mitchell Street Play Area	Neighbourhood (local)	547.00	Lot 13 DP 42447	24A/161	Recreation Reserve		A very small space. Consider signs to direct users to Elliot Park for kick-about space.
Elliot Park	Neighbourhood (local)	10007.00	Lot 8 DP 41986	18B/1365	Recreation Reserve		Potential for community garden and/or urban agriculture site alongside informal play space.
		683.00	Pt Sbdn 16 Sec 14 Ohiro District, also known as Pt Lot 16 Sec 14 Ohiro District as shown on the CT	19B/1478	Recreation Reserve		
		1143.00	Sec 3 SO 36084	37B/299	Recreation Reserve		
		4549.00	Lot 7 DP 41986	18B/1253	Recreation Reserve		
Karepa Street Reserve	Neighbourhood (local) (water and drainage asset not parks)	5077.00	Lot 2 DP83650	50D/409	Fee Simple		Land held for water supply (contains a buried reservoir). Continue to manage as dual purpose reserve/water supply.
Brooklyn War Memorial	Cultural Heritage	5615.00	Lot 135 DP 1004	118/144	Local Purpose Reserve (War Memorial)		Investigate better signs/wayfinding from the street entrances, and opportunities to better promote the site and site history.
Quebec Street Play Area	Neighbourhood (local)	67.00	Lot 1 DP 30763	7C/1469	Recreation Reserve		

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Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Hoggard Street Reserve	Ecological and/or Recreational linkages	3339.00	Lot 319-321 DP 52	129/264	Scenic B Reserve		Ecologically significant as one of a very limited number of bush remnants largely protected by reserve status. This site provides the closest seed source for the Town Belt. Consider options for protection of sites of ecological significance and buffer vegetation around Hoggard Street Reserve.
		1341.00	Lot 337 DP 52	23/55	Scenic B Reserve		
Land at the corner of Whauhi St and Krull St	Ecological and/or Recreational linkages (water and drainage asset not parks)	591.00	Lot 8 DP 8065		Not reserve		Assess ecological value and options to enhance/protect as reserve.
Krull Street Play Area	Neighbourhood (local)	4452.00	Lot 302-303 & 327-328 DP 52	31B/787 cancelled	Recreation Reserve		
Vogelmorn Park and Play Area	Sport and Recreation (local)	652.00	Lot 21 DP 7643	N/A	Recreation Reserve		Playground renewal scheduled for 2017/18. Consider alternative locations within the park and/or equipment that better suits the space available. New equipment may be able to perform multiple functions, eg, play/seating/exercise. Consider nature play focus.  Continue to work in partnership with Ridgway School.
		8600.00	Lot 1 DP 7714	25D/1000 cancelled	Recreation Reserve		
		728.00	Pt Sec 18 Owhiro District	N/A	Recreation Reserve		

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Vogelmorn Bowling Green	Neighbourhood (local)	2754.00	Lot 2 DP 10260	434/142	Fee Simple		Once the future of the bowling club buildings has been decided, a decision can then be made on Vogelmorn Hall and in turn the relationship and role of the old bowling green land in the context of the reserves and community facilities network. There is potential for the green to have a neighbourhood park role.
Vogelmorn Tennis Club	Sport and Recreation (local)	2890.00	Lot 6, 6A & 7 DP 1862 & Lot 9-10 DP 6920	383/235 cancelled; new title 167/206 not yet converted	Recreation Reserve		