

DRAFT



MCFARLANE PARK

CPTED REVIEW

22 AUGUST 2024





DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2020. *McFarlane Park CPTED Review*.

Prepared for Christchurch City Council

PREPARED BY: Kylie Boivin
Senior Landscape Architect and CPTED Practitioner
Boffa Miskell Ltd 

REVIEWED BY: Megan Walker
Associate Principal Landscape Architect
Boffa Miskell Ltd 

STATUS: DRAFT Revision / version: 0 Issue date: 22 August 2024

File ref: BM230806_CPTED_Report

Cover photograph: McFarlane Park, © Boffa Miskell, 2024

CONTENTS

EXECUTIVE SUMMARY	2
INTRODUCTION AND OVERVIEW	3
INTRODUCTION AND SCOPE	3
METHODOLOGY OF ASSESSMENT	3
WHAT IS CPTED?	3
ASSESSMENT CONTEXT	4
RECEIVING ENVIRONMENT	5
SUMMARY OF KEY FINDINGS	5
CPTED RISKS AND OBSERVATIONS	6
CPTED RISKS AND OBSERVATIONS CONTINUED	7
CPTED RECOMENDATIONS	8
THE KEY ISSUE: INTERNALISED PARK	9
CASE STUDY: WAINONI PARK	9
RECOMMENDATIONS WITHIN CCC REMIT	10
RECOMMENDATIONS WHICH INVOLVE OTHER PARTIES	10

EXECUTIVE SUMMARY

Boffa Miskell have been engaged by Christchurch City Council as independent Crime Prevention through Environmental Design (CPTED) Practitioners to review McFarlane Park. The community board identified safety as an issue for people at McFarlane Park, prompting this CPTED review. The purpose of this CPTED review is to understand the risks and provide CPTED guidance seeking to reduce risks at the park.

The site is bound by Emmett Street, Acheson Avenue and Skipton Street. There is also an extension to McFarlane Reserve (green corridor) to the south of Acheson Avenue, which is excluded from the scope of this work. There is a small row of shops on Acheson Avenue, which is considered to be part of the CPTED context for this review.

McFarlane Park was developed in the late 1940's as one of the largest state housing developments for Christchurch, ownership surrounding the park remains largely with Kainga Ora (formerly Housing New Zealand). Starting off as a family-orientated, post war community, the crime steadily rose in this neighbourhood due largely to gangs within the area. In the early 2000's crime and safety were significant issues for the area and the area was perceived as unsafe. Over the last 20 years Housing New Zealand has gradually moved on most of the gangs from the area. The Shirley Community Trust was formed in 1999, which drives social initiatives for the community. The combined efforts of the Trust and Housing New Zealand saw crime gradually drop and the sense of community strengthen.

Today the sense of pride and community spirit is an asset to this neighbourhood and there are local grassroots organisations providing social initiatives, community-based projects and fostering community connection. McFarlane Park is viewed as the heart (taonga) of the community and the strong sense of community and stewardship assists with keeping an eye on the park. The park plays an important role as the social place for the community where people can meet on 'neutral ground', to gather, exercise and have fun together.

The CPTED review has concluded that the key CPTED challenge for this park is the internalised layout, limiting views into the park from the streets and creating CPTED risks due to a lack of supervision. There is no reliable supervision of the park which means safety of the park is reliant on supervision from other users within the park. Without solving this key issue and opening up the boundaries of the park, any other CPTED measures to improve the safety and usability of the park, can only go so far. Opening up the boundaries of the park to allow supervision from the surrounding streets is a significant master planning process, requiring collaboration between Council and Kainga Ora. There are a number of ways this could be achieved, outlined in this report.

There were also a number of other key CPTED findings, which necessitate a re-think (master planning process) of community-based assets and how they are arranged within the park. These include the toilets, aging basketball court and playground, and the cluster of community buildings. The community-based facilities will need renewal at varying times and this does pose an opportunity to consolidate facilities and allow more views into the park from surroundings.

The public toilets are a significant CPTED risk (due for renewal in the next 5-years), it is recommended this risk is addressed as a priority because the nature of this CPTED risk is serious.

Another key message was that people spend a lot of time within this community because many people in the community do not own cars - it is important that people have something to do. The well-used basketball court and playground are testament to this. Investing in community focused assets found foster community and promote more activation of the park.

INTRODUCTION AND OVERVIEW

INTRODUCTION AND SCOPE

Boffa Miskell have been engaged by Christchurch City Council to provide CPTED advice relating to McFarlane Park, Shirley (the 'Project Site'). The site is bound by Emmett Street, Acheson Avenue and Skipton Street. There is also an extension to McFarlane Reserve (green corridor) to the south of Acheson Avenue, which is excluded from the scope of this work but is considered as context.

The Site is located deeply within the residential community of Shirley, Emmett Street is the only direct 'through-road'. Marshlands Road with the Palms Shopping Mall is east of the Site, however this is not a popular destination for this community due to access difficulties.

The local Community Board have identified safety as an issue at McFarlane Park and has engaged Boffa Miskell as CPTED practitioners to independently review the park to understand the risks and to provide CPTED guidance to reduce risks. This CPTED review will also assist the Council in decisions around future development surrounding the park and interfaces in the future. This is the first CPTED advice we are aware of relating to the park.

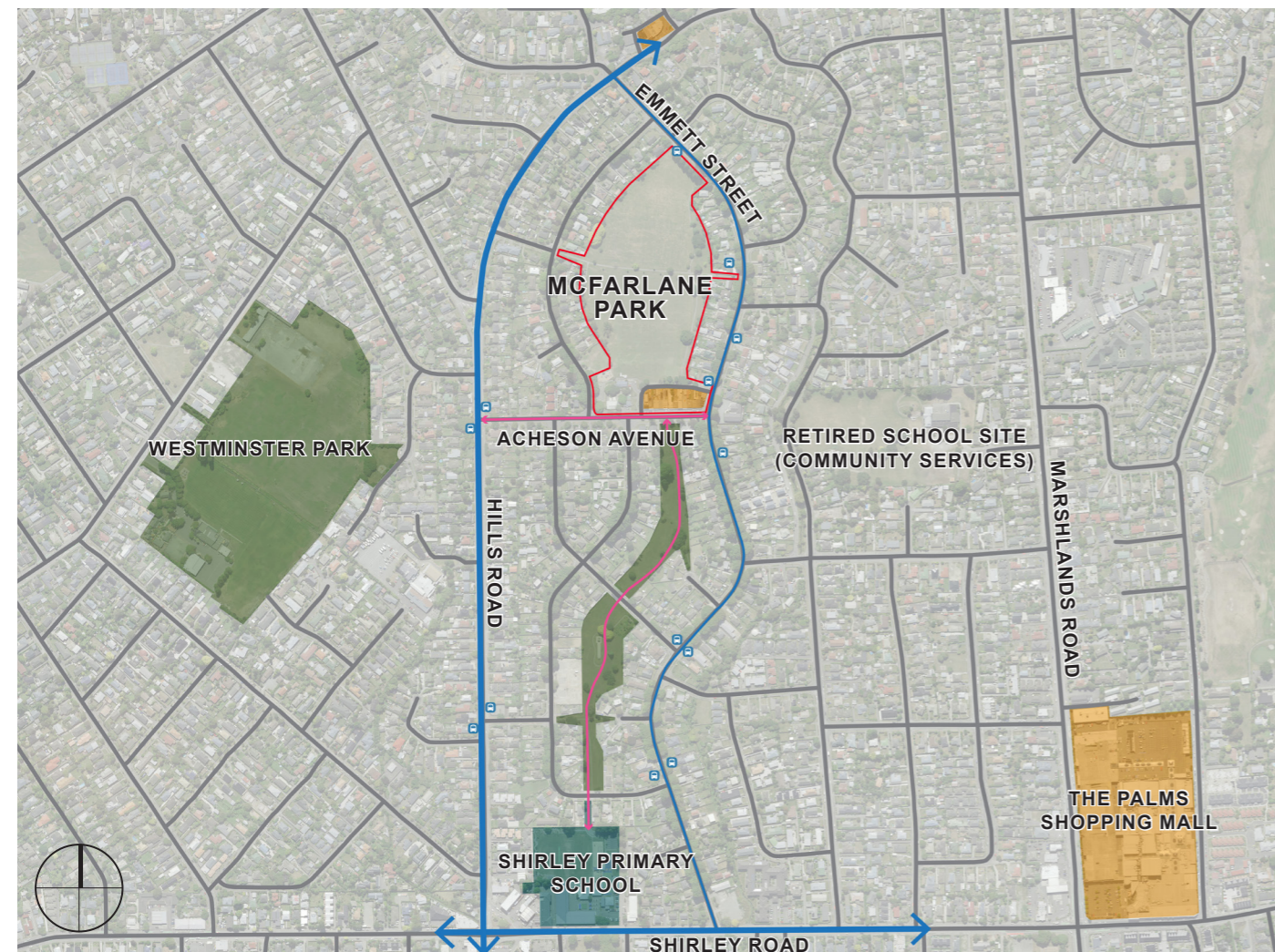


Figure 1: Site context map showing the wider Shirley area.

METHODOLOGY OF ASSESSMENT

The following CPTED investigations and assessment has been undertaken in preparation of this CPTED review:

- Briefing with Stacey Holbrough, Community Development Advisor to understand the project and context of McFarlane Park;
- Familiarisation with the Project and Site and surrounding context;
- Daytime and night-time Site visits;
- Community Workshop on 8th August (attended by a range of local stakeholders);
- Desktop review of the background (including but not limited to; former master planning work, youth reports, Di Lucas Masterplan, Kainga Ora engagement summary);
- Review of 'Police Intelligence Data' included on the New Zealand Police website; and
- Review of all the content in relation to the assessment context (National Guidelines for CPTED and the Urban Design Protocol), outlined on the next page.

WHAT IS CPTED?

CPTED aims to create safe places and communities through the application of a range of principles, strategies and methods. There are three key interrelated factors which are needed to create a 'safe place' these are; the design of the environment (CPTED), mechanical security (cameras, access control etc.) and management (security teams, hours of operation etc.).

CPTED's primary focus is the **design of the environment**, however it is acknowledged that this is one factor and that security and management need to be considered in parallel to make a place truly safe. Research shows that crime and the fear of crime can be significantly reduced by implementing appropriate environmental design strategies in the community.

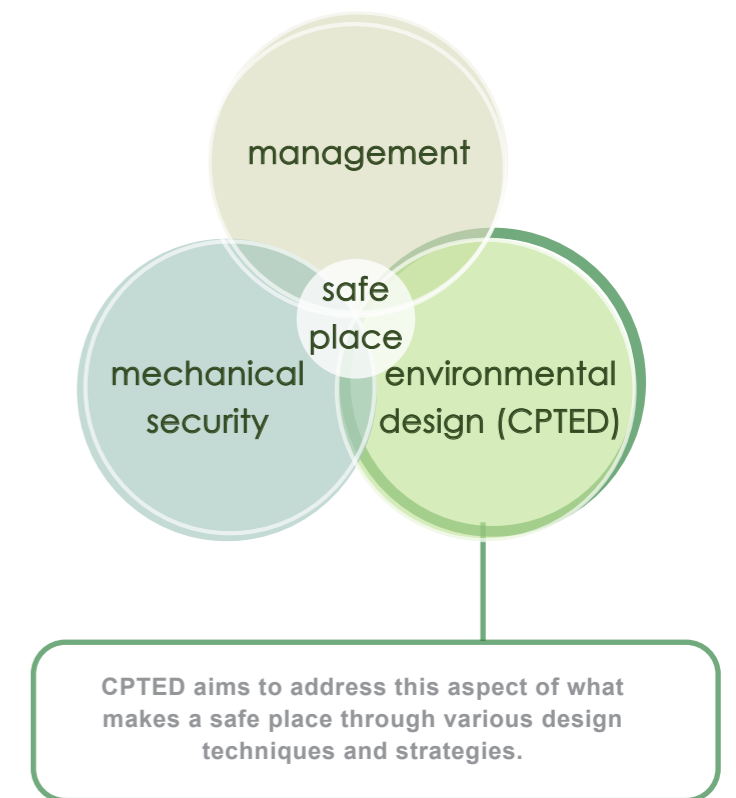


Figure 2: Diagram of what makes a place safe

INTRODUCTION AND OVERVIEW

ASSESSMENT CONTEXT

The New Zealand National Guidelines for CPTED were established in 2005 as part of the Urban Design Protocol. The National Guidelines for CPTED establishes the key CPTED principles of Surveillance, Access Management, Territorial reinforcement and Quality Environments. The National Guidelines also define seven qualities that characterise well designed, safer places. These qualities broaden the view of CPTED to include additional factors which result in both good CPTED outcomes and a 'high-quality urban design'.

This review has been prepared in the context of the **four key principles** considered within CPTED as outlined by the National Guidelines:

- 1. Surveillance**
People are present and can see what is going on;
- 2. Access Management**
Methods are used to attract people and vehicles to some places and restrict them from others;
- 3. Territorial Reinforcement**
Clear boundaries encourage community 'ownership' of the space; and
- 4. Quality Environments**
Good quality well maintained spaces that attract people and support surveillance.

The four principles lead on to the identification of **seven 'qualities'** that characterise well defined and safe spaces and these have also been factored into the assessment of the project:

- 1. Access**
Safe Movement and Connections - places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security.
- 2. Surveillance and Sight lines**
See and be Seen - places where all publicly accessible spaces are overlooked, and clear sight lines and good lighting provide maximum visibility.
- 3. Layout**
Clear and Logical Orientation - places laid out to discourage crime, enhance perception of safety and help orientation and way finding.
- 4. Activity Mix**
Eyes on the Street - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces.
- 5. Sense of Ownership**
Showing a Space is Cared For - Places that promote a sense of ownership, respect, territorial responsibility and community.
- 6. Quality Environments**
Well Designed, Managed and Maintained Environments - places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and future.
- 7. Physical Protection**
Using Active Security Measures - places that include necessary, well designed security features and elements.

In addition, this review has also been prepared in the context of the New Zealand Urban Design Protocol:

New Zealand Urban Design Protocol (2005)

This protocol provides a platform to make NZ towns and cities more successful through quality urban design and introduces seven essential design qualities that together create quality urban design. It outlines that quality urban design amongst other things:

“adds social, environmental and cultural benefits by creating well connected, inclusive and accessible places, and by delivering the mix of houses, uses and facilities that we need. It can enhance safety, reduce crime and fear of crime and enhance energy efficiency. Quality urban design can provide us with more and better opportunities for physical activity, resulting in improved physical and social wellbeing.”



Figure 3: Background documents that have been applied and reviewed in the process of preparing this CPTED Review.

RECEIVING ENVIRONMENT

From a CPTED perspective the 'receiving environment' refers to the Project Site and the surrounding context, including physical attributes and behavioural patterns. An assessment of the receiving environment is useful for identifying the perceived and actual safety of a site and understanding how these may be addressed in the future.

SUMMARY OF KEY INFLUENCES TO CPTED OUTCOMES

The following represent the most influential attributes to both positive and negative CPTED outcomes for McFarlane Park. Recommended actions to support and/or improve these features are found in CPTED Recommendations.



THE TAONGA OF THE COMMUNITY

McFarlane Park is the heart and taonga of the community. This is a well-used and well-loved place of meeting, exercising and playing for the locals. It is important that locals have 'neutral ground' where people can come and gather as a community judgement-free. The locals are proud of this place and demonstrate a sense of custodianship over the park caring and keeping an eye on things, this is evident with low levels of vandalism and the community lead developments south of Acheson Ave (community garden, pergola and community art).



INTERNALISED NATURE OF THE PARK

The internalised nature of the park is one of the most significant CPTED issues and a barrier to facilitating a safe environment, because meaningful and reliable supervision not possible. The internalised nature means the park is only really suitable to have use during the day, when legitimate recreational uses are expected. Even during the day, there are elevated risk to safety around the edges of the park interfacing with residential fences. These areas are blind-spots and there have been issues with intimidation. The lack of supervision is additionally challenged by the parks location deeply within a residential neighbourhood, with no major arterial roads nearby. The neighbourhood has poor connectivity east west between Hills Road and Marshlands Road, further isolating this location and lessening activation.



CHANGE IN PERCEPTION

The safety of the park has gradually improved over the past 20 years and the perception of the park has changed with it. Many years ago, the neighbourhood faced significant challenges with gangs and violence. With many of the gangs moving on and the strength of the community gaining momentum, crime in the area has dropped. The crime statistics are now 'as expected' for a residential area. Combined with the wonderful work that the Shirley Community Trust has undertaken the sense of community has strengthened and the community have a sense of ownership for McFarlane Park.



NEED FOR THINGS TO DO

Many of the people within this community do not own a vehicle and spend much of their time locally. One of the key messages which came through clearly in the community workshop was that there was a real need and desire for meaningful connection and things to do. While this park is not be considered a 'destination' at a Christchurch-scale, this park is very-much a destination for locals. There was a wide range of ideas for 'new things to do' at McFarlane Park discussed within the workshop, in addition there was an acknowledgment that renewal of existing facilities is needed too.



TOILET ARE HIGH-RISK

The existing toilets are in poor condition and create significant CPTED risks due to the entrapment risks and isolated location with no supervision. There was evidence of rough sleeping, fire lighting and vandalism within these toilets, in addition to serious violent crime in the past. The toilets are up for renewal in the next 5 years.



Figure 4: Photo of McFarlane Park showing the laneway with the community facilities in the background.

RECEIVING ENVIRONMENT

CPTED RISKS AND OBSERVATIONS



Figure 5: CPTED map summarising the Receiving Environment findings.

KEY

- SITE BOUNDARY
- SOLID FENCES
- EXISTING BUILDING
- ACCESS CONTROLLED AREA
- 5 CPTED RISK AREA / BLIND SPOTS
- 10 FLOOD PRONE AREA
- EXISTING FOOTPATH
- VEHICLE LANE
- 12 OVER GROWN PLANTING
- 14 BUS STOP
- 6 PLAYGROUND
- 1 PUBLIC TOILET

SUMMARY OF RISKS AND POSITIVE ATTRIBUTES

- 1 Public toilet and rugby storage shed**
- 2 Clustering of buildings limits views into park**
The clustering of the community facilities along Acheson Ave, with fences and vegetation in between limits views from Acheson Ave into the park.
- 3 Clustering of community facilities**
The clustering of facilities (including the playground and basketball court) with community building concentrates activation. Additionally, this area is well-served by public transport.
- 4 Inactive commercial area**
Empty shops which lack vibrancy and do not assist with supervision of the street.
- 5 Blind spots**
Due to the internalised nature of the park there are several areas which cannot be seen from the neighbouring houses, which creates CPTED risks.
- 6 Playground**
The playground is a much-loved facility and has good levels of supervision from Skipton Street and has significant potential for activation of the park. The playground will need renewal at some stage, however is it positioned too close to the residential boundary, making renewal in the same location not possible.
- 7 Basketball**
This is a well-used facility and has good levels of supervision from Skipton Street. This is one of the few youth-orientated facilities around this area and has significant potential for activation of the park.
- 8 Skipton Street property**
This empty Kainga Ora owned property opens out the views into the park.
- 9 Poor quality lighting of the mid path**
- 10 Flooding**
There are parts of the path which are regularly flooded after storms, making access challenging.
- 11 Proportions of the mid park entrance**
The proportions of the entrances to the mid-park connecting path and the fact that this route is a movement predictor, combined with limited supervision; results in CPTED risks related to entrapment.
- 12 Overgrown / over mature planting**
There are many locations throughout the park where vegetation is overgrown or over mature planting, limiting views.
- 13 Seat hidden in planting**
- 14 Bus stops with backs to the park**
The two bus stops adjacent to the park have their backs to the dark park.
- 15 Closed-board fencing**

CPTED RISKS AND OBSERVATIONS

The following summarises additional findings which further help to understand the Receiving Environment and inform advice. The numbered photographs are illustrated in the map on the previous page.

PUBLIC TOILETS AND RUGBY STORE SHED

The location of these buildings has no passive supervision, nor is aligned with complementary facilities (such as a playground). The toilets are up for renewal in the next 5-years and this is evident with the poor quality of these facilities. The design of the building poses significant risks for entrapment, this risk can be serious in nature. There are also entrapment risks behind the toilet block/shed and evidence of rough sleeping and fire-lighting.



Existing public toilets in poor condition with entrapment risks.

ROUGH SLEEPING

There is evidence and recall from locals of rough sleeping throughout the park, however this has not been a consistent or problematic theme.



Rough sleeping evidence at rear of public toilets.

INACTIVE COMMERCIAL FRONTAGE

The commercial shops only have one 'active' shop frontage, the remainder are operating as businesses which do not have shop fronts. This has created a frontage which does not feel welcoming and has poor environmental quality. Some of the properties have people living in the back of the commercial premises, which is viewed in a positive light by locals in providing some supervision over the Park.



Acheson ave shop frontage with only one active shop to provide supervision.

FIRE LIGHTING

Evidence around the park of people lighting fires.



Fire evidence at skippton street properties.

LACK OF CONNECTIVITY TO PATH NETWORK

The paths around the perimeter of the park are not joined up, limiting access especially for mobility impaired.

UNCONTROLLED DOGS

There continues to be issues with uncontrolled dogs in the park and surrounding neighbourhood, attacking kids at times. This is noted as a CPTED risk because it can be a barrier for some people using the park and can be potentially dangerous.

MOTORBIKES / SCOOTERS ON THE PARK

Entering the park from Emmett Street, generally people going honing. This is noted as a CPTED risk because it can be a barrier for some people using the park and this could be intimidating behaviour.

FREE-RANGE KIDS

There is a culture of unaccompanied children 'hanging out' in the park without parent supervision. This can cause issues with youth gangs, but can have the added benefit of having more activation of the park, especially after school.

SOLID FENCING

It is not possible to see through the fencing that surrounds the park, limiting supervision from neighbours. This is a missed opportunity as the houses are elevated and have potential to give oversight. This also creates blind-spots where there have been antisocial issues (noted in orange on the previous page).



Solid fencing and planting blocks views into park from houses.

POOR LIGHTING

There are very few instances where people need to use the park at night for a legitimate purpose and currently the risks are so significant that this is not recommended. As such the lighting within the park is poor.

The central cross-park pathway has dated halogen lighting which creates glare for pedestrians and visual discomfort. The lighting has no grading in lux level and the highly lit path is very close to complete darkness, making offenders easily hidden.

Lighting of the laneway is LED lighting and very bright, with luminaires pointed towards pedestrians, creating glare.



Glare created by led lighting in the laneway.



Cross-park pathway lighting viewed from Emmett Street entrance.

CPTED RECOMENDATIONS

The following CPTED advice considers the ‘receiving environment’ of McFarlane Park in the context of the National Guidelines for CPTED (2005). This section focuses on how CPTED risks can be reduced within the Park and perceptions of safety in the Park improved.

Some of these recommendations are ‘quick-wins’ and it is anticipated that these could be addressed using CCC maintenance budgets or are low cost. The key recommendations are anticipated to feed into the CCC Long-term Plan process to gain project budgets.

Key Issue - Internalised Nature of the Park

The CPTED review has concluded that the inward orientation and solid perimeter of the Park creates a number of significant flow on effects. Primarily, this creates a barrier for supervision and activation, which are the most important contributors to making a safe place. Risks created by the lack of meaningful supervision are exaggerated by the park being set deeply within a residential neighbourhood with no major arterial roads nearby.

Having a poor connectivity east to Marshlands Road, further isolates this location and lessens activation. Addressing the internalised nature of the park will have the most significant CPTED benefit. Not addressing this key issue will mean that other measures can only go so far and significant CPTED risks for using the park at night will remain.

OVERALL RECOMMENDATION

A MASTER PLANNING PROJECT IS UNDERTAKEN FOR THE PARK

The recommendations outlined on this page are significant and are largely require substantial spatial change to the park. Given the interdependencies of these recommendations an overall master planning project for the park would enable a joined-up solution and for opportunities / efficiencies to be realised.

This would include working with Kainga Ora to understand development opportunities and constraints around the park related to land swaps or property purchases (detailed on the next page).

It is recommended this master planning process looks at means to open up the park boundaries (refer to next page), placement of community facilities, toilet location (long-term) and recreational / community facilities (new and renewal).

KEY FINDINGS	CPTED RECOMMENDATIONS
 <p>INVESTING IN THE COMMUNITY</p>	<p>Continue the good work. The Shirley Community Trust should be commended for the significant mahi within the community over the last 20-years. The community building aspect of this work has had a significant contribution to reducing CPTED risks through fostering custodianship over McFarlane Park. It is recommended that the Council continue to work alongside and fund the Trust to continue their work.</p> <p>Invest in a new community building. The community facility buildings (clustered around Acheson Avenue) are replaced when they are due for renewal with a consolidated / multi-purpose community centre. Having one combined building reinforces the sense of community and gives the opportunity to co-locate facilities and concentrate activity, which means the hours when the park can be safely used may be extended into evenings. One facility would provide the opportunity to locate a building in a ‘back-to-back’ arrangement so that the street frontages are opened up, enabling greater views into the park.</p>
 <p>INTERNALISED NATURE OF THE PARK</p>	<p>Open the edges of the park. The overall goal is to enable views from surrounding streets and buildings into most parts of the park. In addition, community facilities should be located in such a way that promotes supervision from external areas. This would require working in a collaborative multi-agency approach. Recommendations for how this could happen are outlined on the next page.</p>
 <p>NEED FOR THINGS TO DO</p>	<p>Invest in recreational facilities. Investment would attract activity, promote healthy habits and foster social connection (and fun!). These facilities should be aimed at a broad demographic, reflecting the community.</p> <p>This recommendation acknowledges that many people within the Shirley community spend the majority of their time within the community and that limited facilities which are present are very well-used. Additionally, the basketball court and the playground are aging and will be due for renewal, which creates an opportunity to think more broadly about the type of recreational facilities that are provided, particularly in terms of youth-focused activities.</p> <p>Note: Playgrounds need to be 10m from any residential property boundaries, meaning that a playground would be difficult to replace in this location without property purchase.</p>
 <p>TOILET RENEWAL</p>	<p>Renew the toilets as a high priority. These toilets post a significant risk to the community.</p> <p>The current location is unsuitable and a new location should be considered which is co-located with recreational facilities such as the playground and basketball courts. The new location should be also visible from the street to ensure adequate supervision can be provided. This could mean that a temporary solution is implemented, with a long-term solution integrated with the facility being delivered.</p>

CPTED RECOMENDATIONS

ADDRESS THE INTERNALISED NATURE OF THE PARK

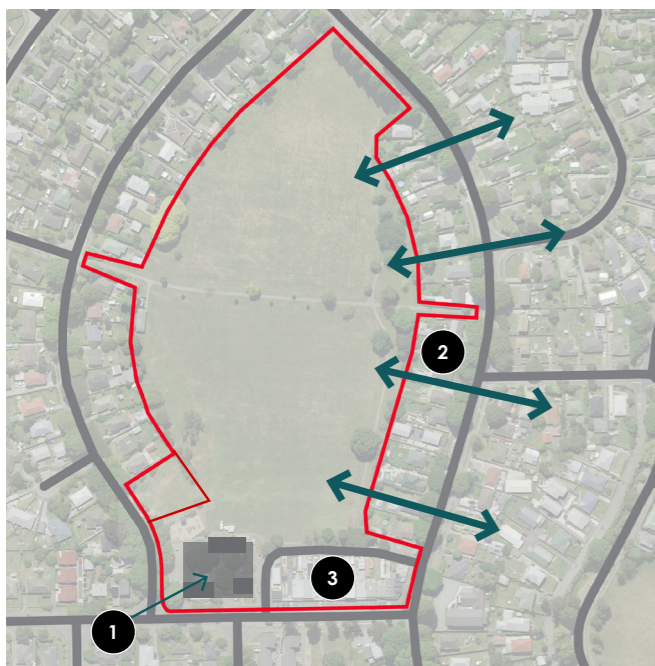
Opening the boundary around the Park an increasing the amount of street frontage with views into the open space would significantly improve a number of the CPTED issues. This would require neighbourhood-scale change and collaboration between multiple agencies (Kainga Ora and Christchurch City Council) to facilitate this. This has been done before, Wainoni Park is an example of where collaboration between CCC and Kainga Ora opened up the park's boundaries and greatly improved the safety within the park.

There have been a number of master planning processes over the last 10-years which have proposed solutions to better integrate the Park with the neighbourhood. Structural change is required to address the underlying issue of a lack of supervision and activity.

BENEFITS OF OPENING UP PARK BOUNDARIES

- Opening up the park in any direction will reduce CPTED risks by increasing opportunities for meaningful supervision. This would include avoiding rear property boundaries as a park interface in favour of street frontages.
- Opening the boundaries of the park up to the east towards Emmett Street is the most preferable direction as this street is a 'through road' and will have more traffic / activity, resulting in more supervision.
- Creation of more 'back to back' development with a new street edges to the park reduces the portion of the park with rear fences, reducing the areas within the park with no supervision, which result in increased CPTED risks.

OPTIONS TO OPEN UP THE PARK BOUNDARIES



- 1 Consolidation of community facilities to open up towards Acheson Avenue in southwest part of site.
- 2 Land swap or land purchase options to open up the park towards Emmett Street, increasing proportion of the street frontage to the Park.
- 3 Investigating masterplanning opportunities for the Acheson Avenue shops, which currently have a front to the street and a 'back' to the park.

Figure 6: Diagram of possible options for opening up the Parks boundaries to improve supervision.

CASE STUDY: WAINONI PARK

Housing New Zealand and Christchurch City Council worked collaboratively to improve the safety of Wainoni Park. Land swaps along the north-west part of the site and the creation of a new road frontage significantly increased supervision over the park. This development significantly reduced CPTED risks in the Park. New community facilities (the Aranui Library and Community Centre) further activated the park and fostered community spirit.



Wainoni park aerial image from early 2000's showing closed in park boundaries



Wainoni park aerial image from 2023, land swap on north-west edge opened up the boundaries with new road added. (Source: linz)

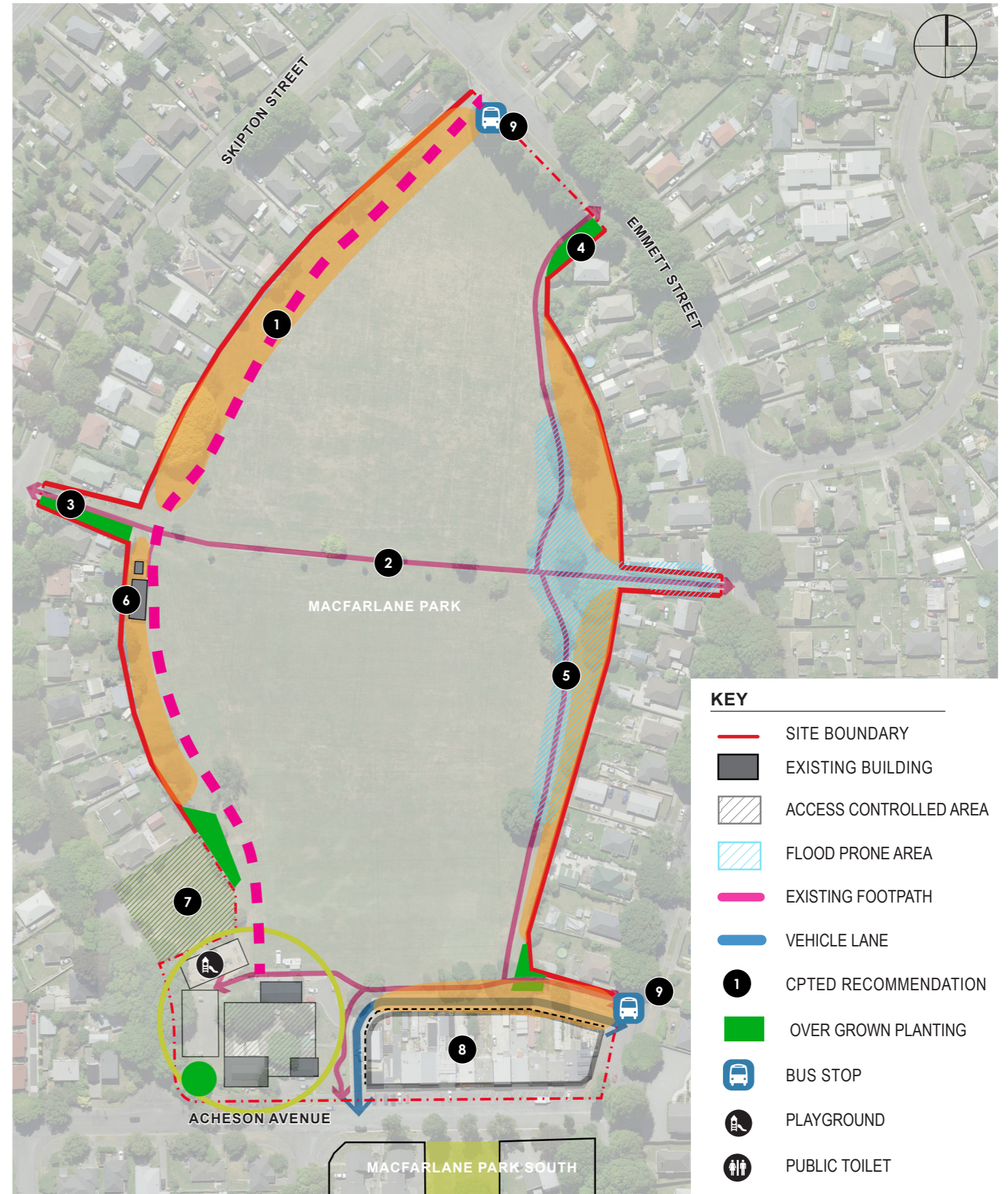
CPTED RECOMENDATIONS

RECOMMENDATIONS WITHIN CCC REMIT

Key	CPTED Recommendation
Overall ■	Overall vegetation across the site is overgrown and blocking views in many places. Replace with vegetation which is below 1m in height or vegetation that is limbed up to above 2m in height to facilitate clear views. Locations where vegetation needs specific attention highlighted on plan.
Overall	Dog control has a concentrated effort in the area, working with individuals who are repeat offenders.
Overall	Place more seating throughout the park to improve amenity.
1	Complete the circuit of a loop path around the park to improve access and connectivity.
2	Central path at night– Consider removing lighting from this path altogether or upgrading the lighting. An upgrade should consider gradual transition of lighting, more light coverage and better quality of lighting. From a CPTED perspective it seems that lighting this path serves no purpose and that it could lout people into a false sense of security that it is safe at night. Widen the cross-pedestrian access-way to minimise conflict points.
3	Pedestrian connection to Skipton Street – replace the high vegetation to facilitate views.
4	Hidden seat amongst planting - remove the seat
5	Address flooding and trip hazards on the path.
6	Remove the toilet block and fence off the area behind the rugby store shed to prevent access.

RECOMMENDATIONS WHICH INVOLVE OTHER PARTIES

Key	CPTED Recommendation
7	Remove fences and vegetation in empty Kainga Ora section to temporarily open up the Skipton Street entrance. This would require securing the street boundary with post and cable fence. A potential property purchase could provide a long-term solution to opening up the street edges to the park.
8	Poor quality to the commercial edge - cosmetic improvements would assist with improving environmental quality. Long-term it would be preferable to have tenants which have open shops to add to the vibrancy of the area.
9	The two Bus stops with backs to dark park – move so the 'back' is against a solid fence.



KEY

- SITE BOUNDARY
- EXISTING BUILDING
- ▨ ACCESS CONTROLLED AREA
- ▨ FLOOD PRONE AREA
- EXISTING FOOTPATH
- VEHICLE LANE
- 1 CPTED RECOMMENDATION
- OVER GROWN PLANTING
- 🚌 BUS STOP
- 🏠 PLAYGROUND
- ♿ PUBLIC TOILET



Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

www.boffamiskell.co.nz

Auckland	Hamilton	Tauranga	Wellington	Christchurch	Queenstown	Dunedin
09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 366 8891	03 441 1670	03 470 0460