

Stage 1 update: opportunities and issues

The specialist team got together on 20 April 2020 to talk about the urban growth opportunities and issues in the Kākātangiata area. Here is a summary of the topics they discussed.

Opportunities

Why the Kākātangiata area might be a good choice

- It's been considered for growth since 2009. Possible development here is not a new idea and we've made sure it links with other city and regional projects, strategic plans, and with the 2018 City Development Strategy.
- It is an ideal location for urban growth. Kākātangiata is close to the city's central business district, and the existing roads easily link it to the city.
- Future infrastructure plans will make it easier to access. There could be a ring road around the city in the future that might include a new bridge over the Manawatū River. This bridge could access the southern end of the growth area.
- Creating sustainable neighbourhood patterns involves some form of neighbourhood centre or centres.
- The area can be easily connected to the Manawatū River network, so we could increase and encourage recreation and active transport links into and around the city.
- It's a great chance to provide a range of housing types and housing densities that will stimulate market demands and meet community needs.

Meaningful integration of Whānau Ora

- Rangitāne are working with PNCC and other stakeholders to integrate the Whānau Ora principles into this project. The Whānau Ora principles are a guide to ensure development is holistic by definition and design, and reflects Māori values.
- Develop art and signage, and name streets and spaces to contribute to the visibility of Te Ao Māori and the Māori language.

Incorporate new green and blue networks and wetlands

- This is a rare opportunity to enhance a green corridor network through Palmerston North, from the Manawatu River/Mangaone Stream to other natural areas and features.
- Creative stormwater and flooding solutions could use wetlands and channels, which will also support Whānau Ora principles.
- There is potential to make the Mangaone stream corridor broader. This one action could help the City address multiple issues, from natural hazard mitigation and flood protection, to ecological restoration and recreation opportunities.

Issues

- Kākātangiata's natural boundaries – stream, rail, flood, river, and industrial land – will guide the form and design of the development. We will need to carefully consider how any development relates to those boundaries.
- There are class 1 and 2 soils throughout the study area. We'll need to look more closely at what changing some of this land to residential use might mean.
- There is some liquefaction and land stability risk in the area. More geotechnical work will be required so we understand the extent of the risk and how it might be mitigated.
- Soil, stormwater, and geotechnical studies are required to work out how much housing the study area could accommodate. While we don't know the numbers yet, we are confident that the area will be able to address the housing demand to a reasonable extent.
- Once we have a better handle on possible housing numbers, we'll need to think about schools, open space, and small scale commercial needs for the new neighbourhoods.