

Kākātangiata Growth Area Social Impact Assessment

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Interim Report

Executive Summary

A social impact assessment (SIA) was undertaken to assess the effects on people and communities from the masterplan for Kākātangiata Growth Area.

The categories of social effects applied to the assessment were based on the International Association of Impact Assessment (IAIA) principles for SIA. They were the community (character / sense of place, community cohesion, key community infrastructure, housing), people's way of life (regular patterns at home, work and play), quality of the environment (hazards and physical safety), personal and property rights (income and employment opportunities), and health and wellbeing.

The assessment applied to a wider impact area and local impact area. The wider area covered the jurisdictions of Palmerston North City and Manawatū District councils, recognising that some effects would be felt across council boundaries. The local impact area covered Kākātangiata and seven communities immediately around it (suburbs, settlements and rural area).

A summary of findings is illustrated in Figure 4.1 (page 24) of the SIA.

Effects on the wider Palmerston North and Manawatū area

Social effects anticipated on the wider area are positive. They include:

- Reinforcing and building on values of importance to the wider community and improving the gateway into the city from the west (sense of place). As noted in community interviews:
This has always been the bad entrance for the city, so it's a great opportunity to improve the impression of the city when you arrive from the southwest.
The walkways along the stream and to the river will build on the city's reputation for great pathways. We're getting known for these.
- Improving opportunities for people to stay in the city or close to their rural homes as life stages change, because significantly more homes and types of homes will be built (community cohesion). As noted in a community interview:
I'd like to see small sections and small two-bedroom houses for single people like me. We can't get that here, it's all quarter acre places.
- When new parks and pathways are built, and community facilities, shops and services are developed in the town / local centres, they will supporting people's daily needs, and contribute to a cohesive community (community cohesion, way of life, health and wellbeing).
- Providing opportunities for employment when businesses establish on the land identified for industrial and town / local centre purposes (income and employment opportunities).

Effects on Kākātangiata

Social effects for future communities in Kākātangiata are predominantly positive. For example:

- The design is consistent with achieving a high-quality urban environment, a strong sense of identity, and cohesive community. It will locate homes around public spaces, community facilities, shops and services, to encourage social interaction. It will create distinct neighbourhoods within it, which is an important way to encourage a sense of belonging in a large area (sense of place, community cohesion). A current resident expressed it as follows:
I like the thought of a village centre near us. It will create a community. There is no community here because there's no hub or anything to identify us as a community.

- There will be greater housing opportunities available close to people’s jobs in the city and Longburn. This will benefit residents and employers. The variety of housing types will help people stay locally as their circumstances change.
- There will be a positive effect on people’s way of life. There will be easy access to community facilities, shops and services to meet people’s regular needs. This contrasts with the current situation where residents travel into the city for most needs because no facilities are available in Kākātangiata. The network of public spaces and pathways will provide easy access for exercise, social interactions and being outdoors. There will opportunities to work close to home when businesses and services establish in Kākātangiata. Jobs in the neighbourhood provide opportunities for young people who are seeking after-school work, and benefit the permanent workforce too.

It’s a great idea to have centres. People would generally go into the city for the big stuff, but the local centres will make a difference if people can go to them for everyday shopping like a supermarket.

An extension from the Pioneer Highway pathway to our school would be awesome for us as a school, and also for people and families in the weekends.

- There will be positive effects on health and wellbeing from the opportunities for physical exercise, being in the outdoors and access to natural environments. More housing opportunities that enable people to stay close to family and familiar places as life circumstances change will also be positive.

Some notable differences in social effects will be experienced by the existing residents in Kākātangiata:

- Existing residents value the semi-rural character and homelife it provides, together with easy access to city amenities. High-class soils contribute to this sense of identity and pride. Residents typically identify the area they live in as being neither the city or rural Manawatū, but ‘edge of city’. This will change substantially, and many existing residents will move as a result (sense of place, community cohesion). This could also contribute to negative effects on resident’s wellbeing.
- Most existing landowners’ personal income / wealth will be positively affected by rising land values which are anticipated when their properties are rezoned for significantly higher density development. One resident summarised it as follows:
Most people are positive about it, they’re just wondering when they’ll be affected. The ones zoned resi [residential] are really happy.

- The above positive effect will not be experienced by landowners whose properties are zoned for infrastructure. For example, land shown on the masterplan for roads, green / stormwater network, and possibly some community facilities (community centre, school) are unlikely to increase in value (or to the same extent). This situation could result in a sense of unfairness and possible tension between landowners. It could also delay parts of Kākātangiata being developed. Examples of these views raised in community interviews:
The hardest thing for us at the moment is we’re in no-mans land. We can’t market it as the lifestyle block that it is, and no-one will want it when they see it covered by greenspace on the masterplan. So our land doesn’t have a true value at the moment.

If too much reserve and roads are shown on any one property, why would it be bought by a developer? It could be the property that holds up the whole development in that area.

- Residents' wellbeing may be affected from being unable to plan in the short-term. This was illustrated in community interviews:

What's hard is the slow process. I can't carry on with my plans because they're different to what the council wants for my land, so do I sell now or wait for 3 to 5 years? I feel like I'm in limbo.

- Residents' wellbeing may also be affected if their land is shown for infrastructure. This can arise from uncertainties about when their land will be needed and how the process works, and if it feels unfair. It can also arise from a sense of loss for their home and community.

Effects on surrounding suburbs, settlements and rural area

Effects on surrounding suburbs, settlements and rural area will largely be neutral. Of note:

- Positive effects are anticipated for most areas from new opportunities for employment close to home.
- Positive effects are anticipated for most areas from access to the network of pathways and public spaces, and other community facilities, shops and services when the town / local centres are developed (way of life, community infrastructure).
- Negative effects may arise on people's regular movements through their suburb due to greater traffic volumes coming from Kākātangiata. Recommendations in the transport assessment will address any safety concerns (way of life and physical safety - Highbury, Westbrook, Cloverlea).
- The separate identity of Longburn and its local centre may be negatively affected when it becomes a suburb of the city (sense of place). Walkers Road may experience this too.
- There is potential for the design to contribute positively to Westbrook's identity (sense of place).

Recommendations

Recommendations address potentially negative impacts, or where positive or neutral impacts could be enhanced. They focus on:

- Continuing to engage with landowners in Kākātangiata on a regular basis, so people understand when their part of Kākātangiata can, or will start to be developed, and what that means for their land. This is particularly important for residents whose land is shown for infrastructure. To support the engagement, PNCC should assess fair mechanisms and timeframes for purchasing any land required for infrastructure.
- Providing opportunities for communities to contribute to the design of public spaces and the success of local centres. This will be a way of maintaining the identity and what they value about their area, and will contribute to their sense of belonging as it changes (Kākātangiata, Longburn and Walkers Road settlement).
- Matching the pace of new housing to the pace of the non-housing land uses. Some potential benefits may not be realised, and some negative effects may occur, if the rate of new housing is not supported by the delivery of resources such as parks, community facilities, shops and other services. Continued engagement with service providers will be important (such as health and education providers).
- Reviewing progress towards achieving the masterplan's outcomes. The masterplan will be delivered by various parties over a long period. It will be important to check that what is being delivered has the outcomes that were intended. For example, the mix of landuses, range of housing sizes and types, safe movement / connectivity.

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1 Introduction

1.1 Purpose and scope of assessment

The purpose of the SIA is to assess the social effects (positive and negative) on people and communities from Palmerston North City Council's (PNCC) masterplan for the Kākātangiata Growth Area.

The masterplan will be implemented via a change to the Palmerston North District Plan (district plan). The 'interim SIA' (this current report) was undertaken to help inform the detail of the plan change provisions before being finalised. Assumptions were made about the proposed district plan provisions (see section 2). When details on the plan provisions are available, the SIA will be revised and provided as part of the plan change documentation that is formally notified.

A masterplan establishes acceptable land uses and the geographic extent of those land uses. Therefore, the SIA focuses on the effects of the changing land use on communities who own, live on, or otherwise use the land in the area, as well as the effects on surrounding communities. The assessment does not consider effects at the individual site level, or construction-related effects. These are more appropriately assessed when details are available at later stages of the resource management process¹.

1.2 Social impact methodology

The SIA is based on the four principle elements of social impact methodology, and the use of an appropriate assessment framework as outlined below.

Scoping

Scoping provides an initial assessment of the geographic area and communities which may experience social effects, to focus the more detailed analysis. The scoping drew on information produced by PNCC's project team in 2020, including a summary of stage 1 findings², a database of PNCC's engagement with directly affected landowners and the project webpage³.

Profiling

Project profiling and community profiling are undertaken to explicitly identify those aspects of the project that may affect people and communities, and to construct a picture of the potentially affected communities (the baseline for the assessment) to understand how they function and to identify characteristics that might influence the extent to which they are affected.

A project profile was compiled from the masterplan provided by PNCC and project team discussions about the proposed plan change provisions. Aspects of the project that are relevant to an assessment of social effects are described in section 2.

The community profiles are in section 3. They were compiled using the following sources:

- statistical data from the 2018 Census of Population and Dwellings and 2018 New Zealand Deprivation Index

¹ Such as the stage that structure plans or resource consent applications are submitted.

² PNCC, June 2020, Kākātangiata Palmerston North: Structure Plan and Plan Change Stage 1 – Baseline Analysis Report

³ [Kākātangiata urban growth area | Palmerston North City Council \(pncc.govt.nz\)](https://www.pncc.govt.nz/kakatangiatagrowtharea)

- publicly available material on community values⁴
- records of feedback from PNCC's engagement events on Kākātangiata (March 2020 to January 2022)
- submissions on similar plan changes in or near Kākātangiata⁵
- interviews with community members in Kākātangiata and surrounding settlements / suburbs, and service providers (May to July 2022)
- observations during a site visit to the area (March 2022).

Analysis of potential social effects

Potential social effects are identified by overlaying the information gathered for the community profiles with the pertinent aspects of the project, to identify the main effects on communities identified as being potentially affected.

The assessment is in section 4. Each category of social effect is identified as positive, neutral, or negative. It is based on feedback from PNCC's engagement activities with landowners since 2020, interviews conducted specifically for the SIA with community members and representatives of key service providers (May to July 2022), a review of draft technical reports commissioned by PNCC (or discussions with PNCC's experts where reports were not available)⁶, and relevant literature.

Identifying measures to address effects

Measures to address potentially negative effects, or to enhance neutral or positive effects are recommended in section 5. These are based on feedback from PNCC's engagement activities, interviews with community members and representatives of key service providers, and experience from other SIAs.

1.3 Applying a framework for assessing social effects

Different frameworks are available to guide an assessment of social effects. The principles endorsed by the IAIA have been applied to determine the relevant social impact categories for this assessment⁷. They are:

- **The community** - this category considers effects on the community from changes to its character (also referred to as its sense of place or identity) and community cohesion, and effects on community resources and housing opportunities.
- **People's way of life** - this category considers effects on the way people live, work, play and interact with one another on a regular basis.
- **Quality of the environment** - this category focuses on people's physical safety from a change to the environment (such as from flooding or road safety). Other social effects from changes to the quality of the environment are covered in the category of community (sense of place).

⁴ Such as the Long Term Plans for Palmerston North City Council and Manawatū District Council, Palmerston North Health and Wellbeing Plan 2019-2024 (MidCentral DHB), and media articles.

⁵ Kikiwhenua Plan Change C, Private Plan Change B, and Whiskey Creek Private Plan Change.

⁶ The technical reports of most relevance were those that focused on new land uses that the community would have access to (such as parks, reserves and local centres), changes to the physical environment that could affect community values, enjoyment and safety of that environment (such as urban design, acoustic, and transport assessments), provision of employment opportunities (economic assessment of centres).

⁷ Vanclay F, 2003, 'International Principles for Social Impact Assessment', International Association of Impact Assessment

- **Personal and property rights** - this category considers whether people are economically affected, or experience personal disadvantage. It focusses on the effect on income / wealth and employment opportunities.
- **Health and wellbeing** - this category is closely related to other social impact categories (for example, positive effects on physical and mental wellbeing are related to opportunities for physical exercise).

1.4 Defining the affected area

The affected area is defined at two levels to reflect the different types of social effects that communities will experience:

- The “wider impact area” covers the local authority jurisdictions of Palmerston North City and Manawatū District councils. While the masterplan only applies to land within Palmerston North City Council’s jurisdiction, some effects of it are likely to be felt across council boundaries (such as housing and movement to / from key destinations).
- The “local impact area” covers Kākātangiata Growth Area and the communities immediately surrounding it. The size of the local impact area is based on including the areas where people will be directly affected by the masterplan and associated plan provisions (landowners and residents of Kākātangiata), and the suburbs and settlements surrounding Kākātangiata where the community may be affected by a large new population, shops and services next door. The local impact area is illustrated in figure 3.1.

2 Project description and assumptions

The masterplan for Kākātangiata Growth Area applies to approximately 840 hectares of land on the western side of Palmerston North city (the city) as shown in figure 2.1. The masterplan and associated plan change provisions will enable the development of 6,500 new homes and supporting landuses and infrastructure (such as town / local centres, schools, parks and roads).

The main components of the masterplan that are relevant to an assessment of social effects are summarised below, as well as assumptions on the plan change provisions.

2.1 Land uses

The SIA is based on assessing the ‘design-freeze’ version of the masterplan (5 April 2022). The following land use details are relevant:

- Up to 6,500 new dwellings across three main housing types: traditional stand-alone housing, semi-detached (medium density), and townhouses (higher density).
- One town centre suitable for a large supermarket and a range of other retail, business and community facilities (including a school, sports fields and community centre).
- Three local centres that provide smaller-scale supermarkets, retail and community facilities.
- Industrial land uses adjacent to existing industrial activities in Longburn.
- A network of public open spaces and off-road pathways based along streams. These include reserves and play areas, they provide access to waterways, and have ecological functions (including restoring the historic Mangaone alignment and enhancing a stand of kahikatea Mandersons Bush).
- New roads throughout the growth area, including new routes into adjacent suburbs (Awapuni, Highbury and Cloverlea) and a bridge over the Anders Road rail crossing.

Figure 2.1 Kākātangiata Growth Area



2.2 Plan change provisions – assumptions

The masterplan will be implemented by changing the district plan. The following assumptions about the plan change were used for the SIA:

- The masterplan will be attached to the district plan to guide the location of land uses, but there will be flexibility in exactly where boundaries are drawn. A structure plan(s) will set the limits for this flexibility (ie, the location of main roads will be set by a structure plan, but there will be flexibility about the location of smaller roads).
- Residential zone(s) will enable a mix of section sizes and the three main types of housing envisaged in the masterplan. Higher density housing will be clustered around the town / local centres and the most accessible locations.
- Papakāinga housing will be enabled (as a separate zone or in the provisions of a residential zone).
- A town centre zone will enable the types of landuses envisaged in the masterplan (larger supermarket, other retail, as well as community facilities such as early years centre, school, community centre, health care, emergency services).

- A local centre zone will enable smaller-scale shops and services across three locations.
- A conservation / amenity zone will enable the network of public open spaces and off-road pathways.
- An industrial zone will enable the extension of industrial landuses adjacent to Longburn and establish appropriate noise standards.

2.3 Other assumptions

It will take up to 30 years for Kākātangiata Growth Area to be fully developed as per the masterplan. The staging of development within these 30 years is unknown. Some influences on timeframes are:

- The location and pace at which PNCC can construct key roads and water infrastructure.
- The plan change strategy. At the time of preparing the SIA, PNCC was considering whether the whole growth area would be rezoned, or whether there would be priority areas identified in some way (for example, lower priority areas not rezoned but marked for future growth purposes).
- There are numerous landowners and they will make their own decisions about the timeframes they wish to work towards (if they wish to develop their land).
- Numerous private and public sector organisations will be responsible for delivering different landuses and their timeframes will be driven by their own priorities (if they wish to develop in Kākātangiata).

Given the above unknowns, the SIA was based on assessing the full development. Where social effects could be substantially influenced by a shorter or longer delivery, this was identified.

3 Existing environment

This section describes the existing social environment (community profiles) for the wider and local impact areas. It is a summary of who the community are, what they value in their area, and where they go for most shops, services and facilities. See appendix A for more details about each area.

3.1 Wider impact area (Palmerston North and Manawatū)

Table 3.1 Community profile of the wider impact area (Palmerston North and Manawatū)

Population demographics ⁸	
The people	Housing characteristics
<p>84,639 residents in Palmerston North and 30,165 in Manawatū. Some characteristics:</p> <ul style="list-style-type: none"> • A growing population but at a slower rate than nationally • More females than males • Palmerston North has a significantly younger population and Manawatū has a significantly older population compared to New Zealand • The Māori population is significantly younger than the non-Māori population • A predominantly European and Māori population • Home to three iwi - Rangitāne O Manawatū, Raukawa and Ngāti Kauwhata • A greater percentage of Māori residents in Palmerston North than nationally. Since 2000 the region's Māori population has grown faster than other ethnicities. 	<p>30,531 households in Palmerston North and 11,193 in Manawatū. Some characteristics:</p> <ul style="list-style-type: none"> • Housing is dominated by three-bedroom, standalone homes • Most demand for housing on the social housing register is for one and two bedroom homes • Most rental homes are provided by private landlords. • Palmerston North has a greater proportion of HNZN and council housing than Manawatū • Palmerston North residents tend to stay in the same home for longer than Manawatū residents • Palmerston North needs 5,500 new homes over the next 10 years and 10,400 homes in the longer term • Manawatū needs 2,000 new homes over the next 20 years.
Income and workforce characteristics	Health characteristics
<ul style="list-style-type: none"> • Median household income in Palmerston North and Manawatū is lower than New Zealand's median • Palmerston North provides a significant employment base for the region • Fewer Manawatū residents are unemployed or not in the workforce compared to Palmerston North and nationally. 	<ul style="list-style-type: none"> • More complex health issues due to factors such as higher rates of deprivation, an older population, and higher percentages of Māori and Pasifika people.
Community values and aspirations	
Community values and aspirations in the councils' Long Term Plans ⁹	
<ul style="list-style-type: none"> • More housing and innovation in housing to meet community needs • Infrastructure to enable growth and transport to link people and opportunities • High quality public spaces and involving communities to create these spaces • Being one of the most active communities in New Zealand • Celebrating the city's history and diversity, and a city that has great places for all • A healthy community where everyone has access to healthy, safe and affordable housing and neighbourhoods • Access to community facilities • Respecting and enhancing the mauri of Manawatū River • Stormwater services that protect buildings from floods • Infrastructure that protects, enhances and preserves the environment. 	

⁸ Based on Census 2018

⁹ MDC, 10 Year Plan 2021-2031; PNCC, Long Term Plan 2021-2031

Community views and aspirations for health and wellbeing¹⁰

- Strengths include outdoor community spaces and recreation areas, community facilities, health services, community gardens and ease of travelling around

Priorities include:

- Better access to health care (eg, dental services, more coordinated health care in Highbury, and reducing barriers to medication in the southwestern suburbs)
- Encouraging children to ride bikes
- Providing affordable housing solutions.

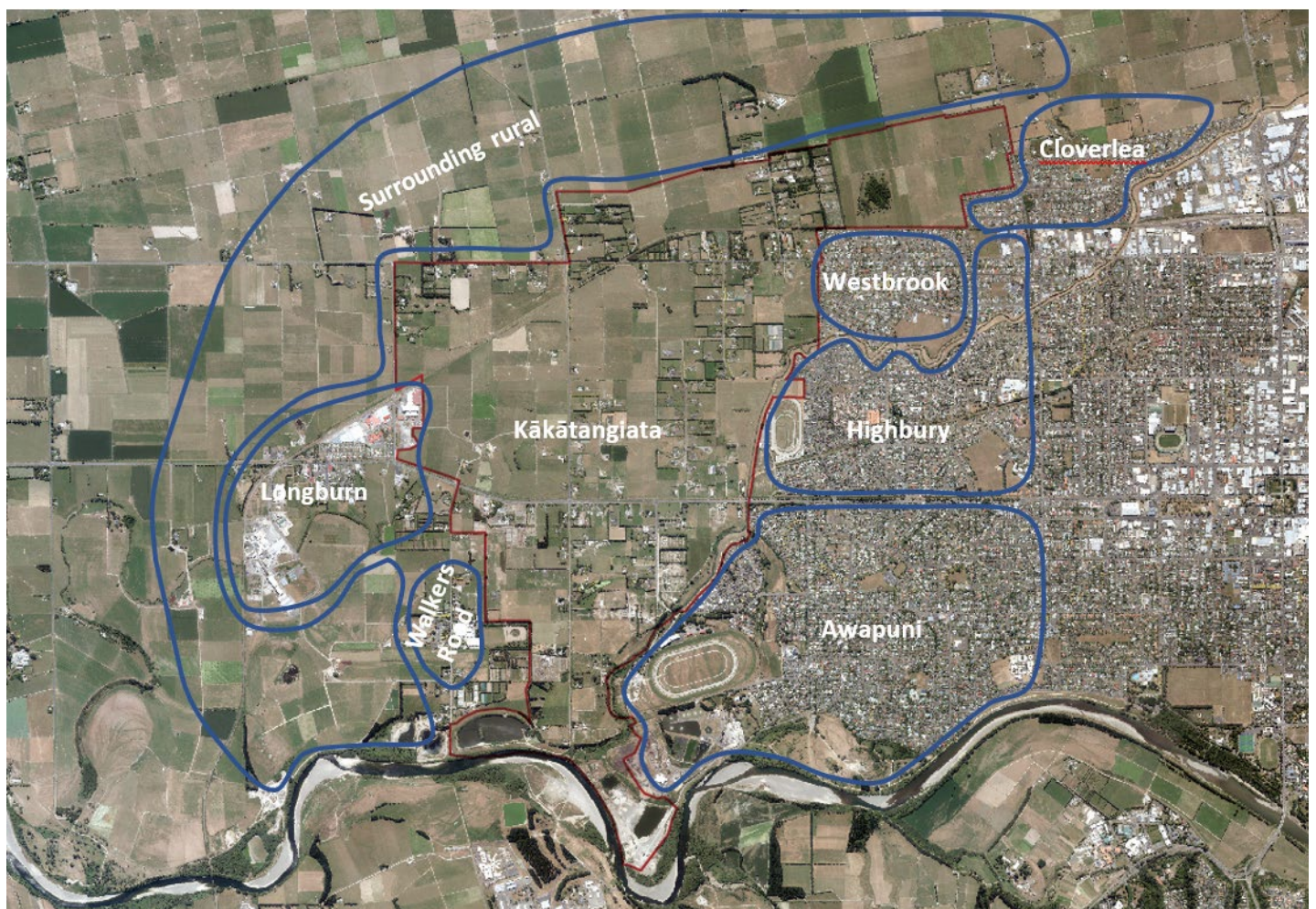
Education services

- Approximately 130 early childhood facilities and 70 schools in Palmerston North and Manawatū¹¹
- MoE's strategy¹²:
- Monitor roll growth and work with councils to ensure the right provision is provided in the right place and time
 - Medium term (3-10 years) - new primary school in the southeast and possibly the north; secondary schooling manage via building replacements and possibly via capacity within integrated schools
 - Beyond 2030 - additional schools likely.

3.2 Local impact area

The local impact area consists of the land identified for growth (Kākātangiata) and seven settlements, suburbs and rural area around Kākātangiata (see figure 3.1). The social environment is described for each.

Figure 3.1 Local impact area



¹⁰ MidCentral DHB, 2019, Palmerston North Health and Wellbeing Plan 2019-2024

¹¹ Education Counts, 2021 data

¹² MoE, 2019, New Zealand Education Growth Plan to 2030: Palmerston North Catchment Plan

3.2.1 Kākātangiata Growth Area

Kākātangiata Growth Area is located at the western edge of the city, between the suburbs of Westbrook, Highbury and Awapuni and the settlements of Longburn and Walkers Road. The area to the north is predominantly farmland. Manawatū River marks the southern boundary.

Kākātangiata is dominated by rural-residential properties and some smaller scale suburban properties. There are between 250 - 300 homes in the growth area, as well as rural-based businesses (farming, horticulture and equestrian activities) and a few commercial / retail activities (such as a veterinary clinic, go-carting, hair and beauty). It covers 203 properties in separate ownership.¹³ Mangaone Stream extends along most of the eastern boundary of Kākātangiata, where it reaches the Manawatū River at the southern boundary.

The eastern part of Kākātangiata has been identified for residential growth purposes for over 10 years.¹⁴ Rangitāne has a very strong connection to Kākātangiata and is working with PNCC in planning for and delivering the future of the area. Rangitāne gifted the name 'Kākātangiata' to the area, which translates to "*Kaka welcoming the morning*"¹⁵.

Table 3.2 Summary of population characteristics in Kākātangiata Growth Area

Population characteristics	
The people	Housing
<p>Up to 900 residents in 300 households¹⁶:</p> <ul style="list-style-type: none"> Slightly more males than females Significantly older population compared to Palmerston North as a whole and nationally. The age profile is dominated by residents 45-64 years of age Mostly European and Māori residents (less diversity compared to Palmerston North as a whole and nationally) Rangitāne O Manawatū are mana whenua. Rangitāne is a collective of six different hapu - Ngāti Mairehau (Ngāi Tuahuriri), Ngāti Te Kapuarangi, Ngāti Hineaute, Ngāti Rangitepaia (Ngāti Rangi), Ngāti Rangiaranaki, Ngāti Taurā. 	<ul style="list-style-type: none"> Residents tend to stay in the same home for longer than residents in Palmerston North and New Zealand as a whole (a third of residents have lived in their current home for 10 or more years) Significantly higher home ownership rates than Palmerston North as a whole.
	Income and workforce
	<ul style="list-style-type: none"> Significantly more residents in employment compared to Palmerston North and New Zealand as a whole Significantly higher median household income compared to Palmerston North and New Zealand as a whole Significantly more households earning \$150,000 or more compared to Palmerston North and New Zealand.

Character, values and identity ('sense of place')

Kākātangiata has a quiet, largely rural-residential character. Most properties have views of pasture, grazing animals, shelter belts and mature trees, rural fencing and rural roads. Most homes have a private setting due to large setbacks from roads and neighbours. The exceptions are small clusters

¹³ AgFirst, May 2022, Assessment of Highly Productive Land in Kākātangiata

¹⁴ It was included in PNCC's 2010 Residential Growth Strategy and was subsequently reflected in the City Development Strategy 2018, District Plan (identified as 'City West – potential residential growth area') and Long Term Plan (identified as 'Sustainable growth (residential)'). A small part of Kākātangiata east of Te Wanaka Road was recently rezoned as the first stage (Kikiwhenua Residential Area).

¹⁵ Kikiwhenua Plan Change Section 32 Report. See Rangitāne o Manawatū Cultural Values Assessment: Kākātangiata Urban Growth Area (2022) for a detailed explanation of the history behind the name.

¹⁶ These figures are based on Census 2018 areas that best match the geographic area of Kākātangiata, but capture a slightly larger area.

of suburban-scale housing¹⁷ and some properties near the edges of the Kākātangiata that have urban views.¹⁸

It is a quiet environment, with background noise mainly coming from the main roads and factories in Longburn. The main roads are rural and high speed in character. For example, they typically do not have formed footpaths, are frequently used by heavy vehicles, and have 100 km/hour speed limits.¹⁹

Residents in Kākātangiata typically identify themselves separate from the nearby suburbs, settlements and rural area. This is illustrated by comments such as “*I describe my home as ‘on the way to Longburn’*” and “*I consider myself ‘edge of town’*”.²⁰

People have chosen to live here for the lifestyle it provides. Particularly the quiet, semi-rural character, and the privacy and space this affords, together with the convenience of the city a few minutes’ drive away. Residents expressed it as follows:

I like the benefit of having the city close by while coming home for the peace and tranquillity.

We moved here because we’re close to the city but get the semi-rural nature.

I like that we know our neighbours but can live our own lives.

*For us it’s about being semi-rural, not having neighbours looking into our home, having space outside, no streetlights and the quiet.*²¹

There are a variety of places and features that people value about Kākātangiata. Given the large area that Kākātangiata covers and differences in people’s interests and backgrounds, not all of these will influence the way people feel about their area. Examples of community values are:

- Views of Mangaone Stream and Manawatū River are important, as well as having access to the waterbodies, and the pathways for walking and cycling alongside them.
- The high-class soils are valued for their role in providing food and creating rural jobs, and from the cultural and historical role this played in attracting people to settle.
- Numerous places and features are significant to Māori²². Manawatū Awa is a river of fundamental importance to Rangitāne. The other waterbodies (Awapuni Lagoon, Mangaone, Te Poka / Whiskey Creek) are also important for their role in supporting the mauri of the river, for their mahinga kai and other resources that supported settlements along them, and for the travel routes they provided. Rangitāne has a close connection to ngahere (forests) and Mandersons Bush is the only remaining kahikatea forest in the area. Kākātangiata also includes the historical site of Rangitāne’s Kikiwhenua meeting house.

¹⁷ For example, the corner of Pioneer Highway and Shirriffs Road, and the western side of Te Wanaka Road

¹⁸ For example, properties in the east look over Mangaone Stream to the residential suburb of Awapuni, and properties to the west have views to industrial activities at Longburn.

¹⁹ Although noting that No. 1 Line reduces to 70 km/hr in the approach to Westbrook), and an off-road cycle and pedestrian pathway is provided along Pioneer Highway.

²⁰ Community interviews (May to July 2022)

²¹ Community interviews (May to July 2022)

²² The short summary here is intended to illustrate the range of Māori cultural values. See Rangitāne o Manawatū Cultural Values Assessment: Kākātangiata Urban Growth Area (2022) and Kākātangiata and the Whānau Ora Outcomes Framework (May 2020) for comprehensive information on the wāhi tapu of Kākātangiata.

- Equestrian activities have been associated with the Te Wanaka Road area for many years and this part of Kākātangiata has a close relationship to Awapuni Racecourse in the neighbouring suburb²³.
- The off-road cycling and pedestrian pathway along Pioneer Highway is valued by residents in Kākātangiata and further afield. It is mostly used for recreation, and for some cyclists commuting to/from the city.

Rangitāne’s aspirations for Kākātangiata are defined in the *Rangitāne o Manawatū Cultural Values Assessment: Kākātangiata Urban Growth Area (2022)*. These are based on the three key principles of Te Tiriti o Waitangi:

Partnership	Protection	Participation
<ul style="list-style-type: none"> • Develop a Partnership Agreement • Green Corridors Management Plans • Planning provisions for new marae and papakāinga 	Protect and enhance key landscape feature, wāhi tapu and their values including: <ul style="list-style-type: none"> • Manawatū Awa and Marae Tarata • Awapuni Lagoon and Kikiwhenua • Mangaone and Te Poka streams • Mandersons Bush 	Resourcing to participate in the development and life of the Plan Change <ul style="list-style-type: none"> • Provision on Cultural Impact Assessments for subdivision • Use Rangitāne o Manawatū’s Accidental Discovery Protocol

Patterns of use and movement in Kākātangiata

Kākātangiata is predominantly a place to live. It does not have shops, services, schools, or other facilities and it has very few places of work. Therefore, residents living in Kākātangiata travel into the city for almost all their needs. One main exception is to access primary schools. The primary schools (year 1 - 8) in neighbouring settlements of Kairanga and Longburn are popular.

Kākātangiata is bisected by three main roads. These provide important connections for Kākātangiata residents’ daily lives, and for other people and business activities to move to / from the city, and for movements around the wider region.²⁴

Travel to work and school patterns indicate that Kākātangiata residents predominately use private or company vehicles for these trips. The percentage using private vehicles to get to school is significantly more than Palmerston North residents in general, although buses are used by some students to get to the high schools in the city.

²³ The Section 42A report for Kikiwhenua Plan Change C noted the presence of a 160 year-old barn with a history of successful horses stabled at it.

²⁴ Pioneer Highway (State Highway 56) runs east-west through the centre of Kākātangiata, providing an important regional link to/from the city and a direct link between Longburn and the city. Longburn Rongotea Road starts at Pioneer Highway in the centre of Kākātangiata and runs north-west through the townships of Kairanga and Rongotea to join State Highway 1. No. 1 Line runs east-west near the northern end of Kākātangiata, providing a main access into the western and northern suburbs of Palmerston North, including Westbrook, the industrial and commercial areas along Tremaine Avenue and to the airport.

3.2.2 Longburn

Longburn is a rural township approximately 2.5 kilometres west of the city. It has residential and industrial land uses, with a few services in a small centre.

Table 3.3 Summary of population characteristics in Longburn

Population characteristics ²⁵	
The people	Housing
<p>Approximately 350 residents in 115 households:</p> <ul style="list-style-type: none"> Slightly more males than females A young population compared to Palmerston North as a whole and nationally. Demonstrated by a younger median age, more residents under 15 years, and fewer 65 years and older Significantly larger percentage of Māori residents compared to Palmerston North and New Zealand as a whole. 	<ul style="list-style-type: none"> Approximately a third of residents have lived in their current home less than 5 years Higher home ownership rates than Palmerston North and New Zealand as a whole.
	Income and workforce
	<ul style="list-style-type: none"> High employment rates.

Character, values and identity ('sense of place')

Longburn has the feel of a working / industrial township and its industrial history is celebrated. The township's signage refers to it as "*Palmerston North's biggest industrial suburb*".

It is dominated by the presence of a large milk processing plant and freight hub, and associated transport infrastructure and services. It is located along the North Island Main Trunk (NIMT) railway, Pioneer Highway (SH 56) and Longburn Rongotea Road. A transport company is based in the township, and other light industrial and agricultural-based commercial activities provide farm equipment, engineering services, storage units and vehicle parts / wreckers.

Houses are located on either side of the state highway, and a few services are provided in the centre, along the southern side of the state highway. These include Longburn School, dairy, café and accommodation, petrol station and post shop. A community centre is separate from the rest of the services, at the western entrance to the township.

The Longburn community values their township's separate identity and community resources. Longburn School (year 1 - 8) provides a focal point for the township's community and contributes to a sense of community for people from Kākātangiata and the city's western suburbs. It has been part of the community since the 1870s and on its current site since 1910. It had a rural focus based on a predominance of rural families, but this has changed over the last decade with students attracted from a wider catchment (including Kākātangiata, Awapuni and Highbury). Outside school hours the playground and swimming pool are publicly available. The Longburn Community Centre also provides community activities. The off-road cycling and pedestrian pathway along Pioneer Highway is used for recreational cycling and walking, and by cyclists commuting to work in the city (travel to work statistics indicate two to three times as many residents in Longburn cycle to work compared to Palmerston North as a whole).

Patterns of use and movement in Longburn

Longburn is a place of work as much, if not more, as a place to live. The location of the township along Pioneer Highway and NIMT railway provides good road and rail access that is important for the

²⁵ Taken from the 2018 Census, using Statistical Area 1 Units (7018270, 7018270)

main businesses.²⁶ Pioneer Highway is also a main route for people travelling into the city to get to most shops and services, and to work outside of the township.

As noted above, schooling for the primary and intermediate years is typically provided locally at Longburn School (travel to school statistics show a greater percentage of students walk than in Palmerston North or New Zealand as a whole). High school students travel into the city (and often by bus).

3.2.3 Walkers Road settlement

The Walkers Road settlement is located on the outskirts of Longburn. It is a small residential settlement centred around Longburn Adventist College and light industrial land uses.

Table 3.4 Summary of population characteristics in the Walkers Road settlement

Population characteristics ²⁷	
The people	Housing
<p>Approximately 90 residents in 27 households:</p> <ul style="list-style-type: none"> Slightly more males than females A younger median age and larger percentage of school-age residents and young adults than Palmerston North and New Zealand as a whole Ethnically diverse, including significantly more Pacific Peoples compared to Palmerston North and New Zealand as a whole. 	<ul style="list-style-type: none"> High percentage of people in their homes for a short period of time (half of Walkers Road residents had stayed at their current home for less than 5 years) Significantly lower home ownership rates than Palmerston North and New Zealand as a whole.
	Income and workforce
	<ul style="list-style-type: none"> High employment rates Residents predominantly work in the education sector.

Character, values and identity ('sense of place')

Walkers Road settlement is distinct from Longburn and its rural-residential surrounds. It has a largely residential character, with houses on suburban sized sections, and a school. The road itself is more rural in nature (no footpaths or kerbs) but the speed limit through the settlement is 50 km/hr.

The settlement is centred around Longburn Adventist College, which has been part of the community since 1913. It is a Christian, co-ed high school for day and boarding students (year 7-13).

Patterns of use and movement in the Walkers Road settlement

Half of Walkers Road residents walk or jog to school, which reflects the relationship of the settlement and the college. Similarly, a significantly greater percentage of residents walk or jog to work, compared to Palmerston North and New Zealand as a whole.

Residents predominantly travel into the city for their needs, and if their work is not based in the settlement or Longburn. Pioneer Highway and the off-road pathway are important routes for this.

²⁶ For example, Fonterra's Longburn plant relies on roads and rail to transport milk products.

²⁷ Census 2018 data for the Walkers Road settlement is based on the smallest available census unit that covers this area (Statistical Area 1 – 7018273). It may include some households that fall outside this settlement.

3.2.4 Surrounding rural area

Most of the land to the north and north-west of Kākātangiata is rural. This rural area is connected to Kākātangiata via two main roads; Longburn Rongotea Road and No. 1 Line. The small settlement of Kairanga is located at the intersection of Longburn Rongotea Road and Kairanga-Bunnythorpe Road.

Table 3.5 Summary of population characteristics in the rural area

Population characteristics ²⁸	
The people	Housing
<p>Approximately 290 residents in 100 households:</p> <ul style="list-style-type: none"> Slightly more males than females An older population compared to Palmerston North and New Zealand as a whole. Demonstrated by an older median age, significantly more residents aged 45-64 years, and less residents aged 15 - 44 years Mostly European and Māori residents (less diverse than Manawatū and Palmerston North). 	<ul style="list-style-type: none"> Residents tend to stay in the same home for longer than residents in Manawatū and New Zealand as a whole (nearly a third in their current home for 10+ years) Higher home ownership rates than Palmerston North but lower than Manawatū as a whole
	Income and workforce
	<ul style="list-style-type: none"> High employment rates Significantly higher median household income compared to Palmerston North, Manawatū and nationally Significantly more households earning \$150,000+ compared to Palmerston North and Manawatū.

Character, values and identity ('sense of place')

This area has the typically rural character of Manawatū farmland. It predominantly consists of large farms with relatively flat land in pasture, shelter belts, houses and farm buildings dispersed throughout, and rural roads (no footpaths, guttering or streetlights, and open road speeds).

Specific features of value to the community mainly relate to the natural environment. For example, the high-class soils and waterways that have historically attracted people to settle in the area, the ability to make an income from the land, and the rural landscape.

Kairanga School is a valued community resource. It is a focal point for the rural community and contributes to a sense of community for people from Kākātangiata and the city's western suburbs.

Patterns of use and movement in the rural area

Many people live and work in the area. Travel to work statistics show that nearly a fifth of the working-age population work from home, which reflects the farming-based economy. Those that work elsewhere predominantly travel to the city and some to Fielding. As noted above, schooling for the primary and intermediate years is typically provided locally at Kairanga School. These students are driven to school as there is no safe alternative.²⁹ High school students predominantly travel into the city (and often by bus). Residents access most other needs from the city or Fielding.

3.2.5 Awapuni

Awapuni is a residential suburb at the south-western end of the city. Housing is the predominant land use. A suburban centre at the College Street - Pitama Road intersection provides retail / food services, a library, churches and vets. Schools, pre-schools, a community centre, parks, playgrounds, and other retail / food services are located elsewhere throughout the suburb. Te Hotu Manawa O

²⁸ Taken from Census 2018, using Statistical Area 1 units (7018274, 7018211).

²⁹ Kairanga School Principal, pers. comms (5 July 2022)

Rangitāne O Manawatū Marae is located on Maxwells Line. It includes Rangitāne Tangata Whenua Whare Whakairo Tūturu Pūmau (meeting house) and Best Care Whakapai Hauora Charitable Trust (kaupapa Māori primary health care provider). Awapuni Racecourse and light industrial activities are at the south-western end. Manawatū River and Mangaone Stream mark the western and southern boundaries of the suburb. Large reserves and pathways are located along these.

Table 3.6 Summary of population characteristics in Awapuni

Population characteristics ³⁰	
The people	Housing
<p>Approximately 8,290 residents in 3,000 households:</p> <ul style="list-style-type: none"> • Slightly more females than males • Slightly older median age but otherwise a similar age profile to Palmerston North as a whole • Ethnically diverse (similar to Palmerston North as a whole). 	<ul style="list-style-type: none"> • Nearly half of residents have lived in their current house for less than 5 years • Higher home ownership rates than Palmerston North and New Zealand as a whole • Rentals predominantly by private landlords, but some by Housing NZ and community housing providers.
	Income and workforce
	<ul style="list-style-type: none"> • Similar employment rates to Palmerston North and New Zealand as a whole • Higher median household income than Palmerston North as a whole, but lower than nationally. • Fewer households earning \$150,000+ than Palmerston North or New Zealand as a whole.

Character, values and identity ('sense of place')

Awapuni has an established and independent identity, which is highlighted by the street signage at entry points to its main centre. The historical site of Rangitāne's Awapuni pā is located in this suburb and Rangitāne's close relationship to the area influences the character throughout it (for example, in the place names, a modern-day marae, kaupapa Māori services, and the design of entrance signs).

It has a busy suburban feel, with much of the local community activity focused on cafes, shops and facilities provided in the main centre and the marae. Most housing dates from the 1950s and 1960s, although recent subdivision has resulted in large, new homes near Mangaone Stream. The main roads through Awapuni are busy, particularly Maxwells Road which trucks use to access the recycling centre, but most housing is along quieter cul-de-sacs.

Manawatū River, Mangaone Stream and the historic location of Awapuni Lagoon contribute to the character of Awapuni. As noted earlier, Awapuni was an important settlement for Rangitāne and the waterbodies are of great significance³¹. The influence of these waterbodies over the character of the suburb is evidenced by the location of most of the large reserves and parks which follow the waterbodies, providing visual and physical connections to them, as well as outdoor activities. They also provide a focus for restoring cultural and ecological values³².

The character at the south-western end of the suburb is different. Awapuni Racecourse and significance of it to the horse racing industry has been associated with the suburb for many years

³⁰ Statistics from Census 2018 using Statistical Area 2 units (Awapuni North, Awapuni South, Maraetarata)

³¹ Awapuni pā was located along what is now Pioneer Highway

³² PNCC, 2016, Manawatū River Framework

and has influenced landuses on the other side of Mangaone Stream (land within Kākātangiata)³³. Further south of the racecourse, Awapuni Resource Recovery Park and an asphalt company create an industrial feel. This area is important to Rangitāne; an ancient settlement, Marae Tarata, was situated adjacent to Manawatū Awa near the current recycling centre.

In addition to the above, many other places and facilities are valued by the Awapuni community and influence its character and identity. For example:

- Other important places and resources within the suburb for supporting Māori wellbeing, including Te Hotu Manawa O Rangitāne O Manawatū Marae, which belongs to hapū of Rangitāne,³⁴ a kaupapa Māori primary health care provider, kohanga reo, and radio station³⁵
- The parks and pathways along Manawatū River and Mangaone Stream are important community resources for socialising, exercising and getting outdoors.
- The many community facilities, including the library, community centre, community gardens.
- Awapuni Racecourse Memorial, which is dedicated to the memory of members of the New Zealand Medical Corps who trained at the racecourse to serve in World War 1 and who were killed or wounded.³⁶

Patterns of use and movement in Awapuni

The suburb provides for many of the daily needs of its residents, such as shops, early years centres and schools, cafes, community facilities and some local services. Interviewees noted that a full-size supermarket on Pioneer Highway was a recent, positive addition.

Awapuni residents travel to other areas of the city (particularly the city centre) for work and to access services that aren't available in the suburb, such as health services and larger retail / shopping facilities. Some residents use the local primary school, but many go to the primary schools in neighbouring suburbs and settlements. Monrad Intermediate is the closest intermediate, located in Highbury. Awatapu College is a large, co-ed high school in the suburb.

3.2.6 Highbury

Highbury is a residential suburb at the western end of the city. It is north of Pioneer Highway, west of Botanical Road, east of Mangaone Stream, and the northern most part is bounded by Tremaine Avenue, Highbury Avenue and Botanical Road.

Housing is the predominant land use. The suburban centre is around Highbury Avenue, Pembroke Street and Tui Place which provides local shops, a marae, churches, park, public toilets and police station. Community facilities are also centred in and around Monrad Park³⁷, Brentwood Avenue³⁸

³³ Awapuni Racecourse is one of four nationally strategic racecourses in New Zealand (NZTR, Five-Year Strategic Plan 2014-2018)

³⁴ This is the first Rangitāne marae re-established in the city after Kikiwhenua burnt down (Rangitāne o Manawatū Cultural Values Assessment: Kākātangiata Urban Growth Area, 2022). It belongs to Ngāti Hineaute, Ngāti Rangiaranaki, Ngāti Rangitepaia, Ngāti Mairehau and Ngāti Tauira.

³⁵The short summary in this section is intended to illustrate the range of Māori cultural values. See Rangitāne o Manawatū Cultural Values Assessment: Kākātangiata Urban Growth Area (2022) and Kākātangiata and the Whānau Ora Outcomes Framework (May 2020) for comprehensive information.

³⁶ <https://manawatuheritage.pncc.govt.nz/>

³⁷ Including Monrad Intermediate School, Te Kura O Takaro School, Highbury Whanau Centre, Te Patikitiki Community Library, playgrounds and public toilets.

³⁸ Te Aroha Noa, Health Hub Project, Farnham Park.

and Somerset Crescent³⁹. In addition to Monrad Park there are many smaller parks throughout. A greyhound track and harness racing club are at the western edge of Highbury by Pioneer Highway.

Table 3.7 Summary of population characteristics in Highbury

Population characteristics ⁴⁰	
The people	Housing
<p>Approximately 5,390 residents in 1,930 households</p> <ul style="list-style-type: none"> Slightly more females than males Similar age profile to Palmerston North as a whole Ethnically diverse, including significantly more Māori and Pacific Peoples than Palmerston North and New Zealand as a whole. 	<ul style="list-style-type: none"> Lower home ownership rate than Palmerston North and New Zealand as a whole Most rental properties are provided by private landlords and Housing New Zealand
	Income and workforce
	<ul style="list-style-type: none"> Higher rates of unemployment and residents not in the labour force compared to Palmerston North and New Zealand as a whole Significantly lower median household income compared to Palmerston North and New Zealand as a whole Significantly more households on low incomes (less than \$30,000 annually).

Character, values and identity ('sense of place')

Highbury has an established, suburban character with a predominance of small cul-de-sacs and housing from the 1960s. It has been influenced by state housing.

Highbury is a multi-cultural suburb. This is reflected in the range of community facilities and services that are popular in the suburb (such as a marae, kohanga reo and kura), and easy access to Pasifika services in Westbrook⁴¹. Ngāti Hineaute are progressing plans to build an urban marae, alongside a kohanga reo and food and medicine gardens on Opie Reserve.⁴²

Community activity is focussed around the main centre on Highbury Avenue, and the parks and facilities provided around Monrad Park, Brentwood Avenue and Somerset Crescent. Highbury Whānau Centre is a hub for community⁴³. Early childhood centres and schools are also a valued part of the community and attract children from other suburbs⁴⁴.

Mangaone and Kawau streams run through the suburb. They do not form an obvious part of its character or people's lives. Houses and fences typically block views to the waterways and some interviewees commented that the pathways do not feel safe or inviting. However, residents make use of the off-road pathway along Pioneer Highway.⁴⁵

The suburb has a less urban character at the south-western entrance, due to the large, grassed area of the greyhound track.

³⁹ Te Kura o Wairau and Somerset Kindergarten.

⁴⁰ Statistics from the 2018 Census, using Statistical Area 2 units (Highbury West, Highbury East) and Statistical Area 1 units (7018330, 7018333, 7018335)

⁴¹ For example, the Congregational Church of Samoa, Papaioea Pasifika Community Centre, Malamalama Moni Aoga Amata EFKS PN.

⁴² 'Unloved reserve set for development under reins of Rangitāne hapu' (Manawatu Standard, 15 April 2022)

⁴³ Expressed in community interviews (May to July 2022).

⁴⁴ For example, Te Aroha Noa Kohanga Reo, two kindergartens, Te Kura o Wairau and Monrad Intermediate.

⁴⁵ Expressed in community interviews (May to July 2022).

Patterns of use and movement in Highbury

The suburb provides for some of the daily needs of its residents, particularly schools, social services and community facilities. Interviewees noted that a full-size supermarket on Pioneer Highway was a recent, positive addition for residents close to it because of the lack of shops for affordable, basic food supplies in Highbury.

Highbury residents travel to other areas of the city (particularly the city centre) for work and to access services that aren't available in the suburb, such as health services, larger retail / shopping facilities and high schools.

3.2.7 Westbrook

The suburb of Westbrook is situated at the north-western entrance to the city. Its approximate boundaries are Cascade Crescent (western), houses north of Tremaine Avenue through to Gillespies Line (northern), Highbury Avenue (eastern) and Mangaone Stream (southern).

Table 3.8 Summary of population characteristics in Westbrook

Population characteristics ⁴⁶ :	
The people	Housing
<p>Approximately 2,270 residents in 770 households:</p> <ul style="list-style-type: none"> Slightly more females than males A younger population compared to Palmerston North and New Zealand as a whole. Demonstrated by a younger median age, greater percentage of school-age children, and fewer residents aged 45 years Diverse ethnicity, including significantly more Māori and Pacific Peoples than Palmerston North and New Zealand as a whole. 	<ul style="list-style-type: none"> Residents move less frequently than residents in New Zealand as a whole Lower home ownership rates than in Palmerston North and New Zealand as a whole Most rental properties provided by Housing New Zealand.
	Income and workforce
	<ul style="list-style-type: none"> Significantly higher rate of unemployment compared to Palmerston North and New Zealand as a whole Slightly more residents who are not in the labour force Significantly lower median household income compared to Palmerston North and New Zealand as a whole Significantly more households on low incomes (less than \$30,000 annually).

Character, values and identity ('sense of place')

Westbrook has the feel of a newer suburb compared to the city's other western suburbs. Housing is predominantly from the 1970s onwards, with western areas developed more recently as the city expands outwards. It does not appear to have a strong identity like Awapuni or Highbury.

Westbrook is a multi-cultural suburb which is reflected in the range of community facilities and services, including a Samoan early childhood centre, Samoan church and Pasifika community centre.

The focus of community activity is along Havelock Avenue, where a small shopping centre, church, early childhood centre, community centre and large park are located⁴⁷. Mangaone Stream and adjacent pathway runs through much of the suburb, including Bill Brown Park, and largely follows

⁴⁶ Statistics from the 2018 Census, using Statistical Area 1 units (7018319, 7018320, 7018321, 7018331, 7018332, 7018334, 7018336, 7018337, 7018338, 7018339, 7018340, 7018341, 7018342).

⁴⁷ This area includes shops (food outlets and hairdresser), Congregational Church of Samoa, Malamalama Moni Aoga Amata EFKS PN, Papaioea Pasifika Community Centre, Bill Brown Park.

the suburb’s southern boundary. It provides a pathway for pedestrians and cyclists, which link to the other western suburbs such as Awapuni and Highbury.

Patterns of use and movement in Westbrook

Some important community facilities are provided within the suburb, especially in and around Bill Brown Park. But for the most part, Westbrook residents travel to neighbouring suburbs and the city centre to access shops, services and facilities.

3.2.8 Cloverlea

Cloverlea is a residential suburb at the north-western edge of the city. It is north of the NIMT railway, west of Mangaone stream and extends westwards to include housing on Peters Avenue / Tararua Terrace area.

Table 3.9 Summary of population characteristics in Cloverlea

Population characteristics ⁴⁸	
The people	Housing
<p>Approximately 1,890 residents in 690 households:</p> <ul style="list-style-type: none"> • Slightly more females than males • A similar median age to Palmerston North as a whole (slightly older than nationally) • Ethnically diverse (similar to Palmerston North as a whole). 	<ul style="list-style-type: none"> • Residents typically stay in the same home for longer than residents in Palmerston North and New Zealand as a whole • Higher home ownership rates than Palmerston North and New Zealand as a whole
	Income and workforce
	<ul style="list-style-type: none"> • Employment rates are slightly higher than in Palmerston North as a whole • Lower median household income compared to Palmerston North and New Zealand as a whole.

Character, values and identity (‘sense of place’)

Cloverlea has a relatively new feel on the edge of the city, with housing predominantly from the 1970s. In general, Cloverlea does not have a strong, specific identity like other western suburbs (such as Highbury and Awapuni). The northern edge of suburb has a semi-rural outlook.

The school, kindergarten and park are in the centre of the suburb and are the main community focal points. Cloverlea School and Cloverlea Kindergarten are popular with local families. The school also attracts students from further afield (including Awapuni, Takaro and Highbury).

A dairy and takeaways provide the main retail / food services in the suburb⁴⁹. The pathway along Mangaone Stream and a small neighbourhood park (Waltham Park) are the other main recreation facilities.

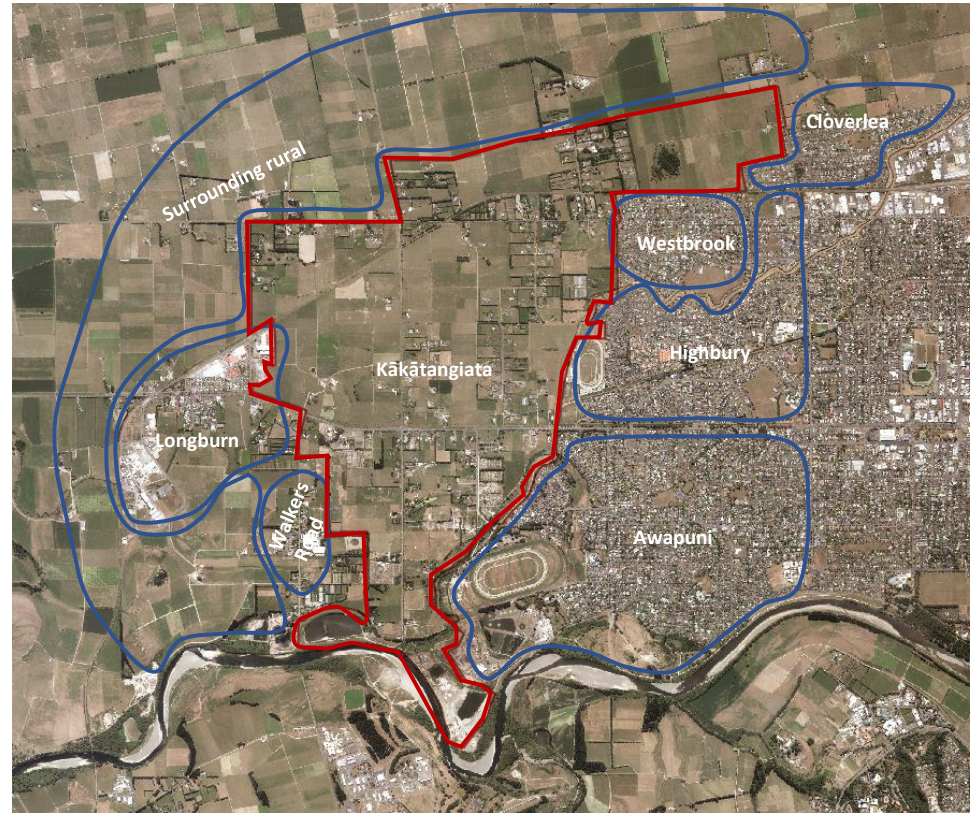
Patterns of use and movement in Cloverlea

The suburb provides important early years and primary school facilities for the local community. Residents travel elsewhere in the city for most other needs, including work. Consequently, the local roads with direct access into/out of the suburb are important routes and are busy (particularly Benmore Avenue and Gillespies Line).

⁴⁸ Statistics from the 2018 Census, using Statistical Area 2 unit (Cloverlea – Palmerston North)

⁴⁹ Herbert Avenue / Gillespies Line area

Figure 4.1 Summary of social effects



Wider area (Palmerston North & Manawātū)	
Sense of place	✓
Cohesion	✓
Housing	✓
Community infrastructure	✓ (affected by pace of delivery)
Way of life	✓
Safety	-
Income & employment	✓

Surrounding rural	
Sense of place	-
Cohesion	-
Community infrastructure	-
Way of life	-
Physical safety	- (assuming traffic safety measures adopted)
Income & employment	-

Longburn	
Sense of place	✗
Cohesion	- to ✗
Community infrastructure	- to ✓
Way of life	✓
Physical safety	-
Income & employment	✓

Walkers Road settlement	
Sense of place	-
Cohesion	-
Community infrastructure	✓
Way of life	✓
Physical safety	-
Income & employment	✓

Kākātangiata	
Sense of place	✗ (existing) ✓ (future)
Cohesion	- to ✗ (existing community) ✓ (future community)
Housing	✓
Community infrastructure	✓ (affected by pace of delivery)
Way of life	✓ (mostly positive on regular patterns at home, work, play) ✗ (regular patterns at / around home affected for some existing residents)
Physical safety	- (assuming traffic safety & liquefaction measures adopted)
Income & employment	✓ (but not all existing landowners will benefit equally)
Health & wellbeing	✓ (exercise, social interaction, housing choice) ✗ (anxiety / uncertainty for some existing landowners)

Cloverlea	
Sense of place	-
Cohesion	-
Community infrastructure	- to ✓
Way of life	- (neutral mostly) ✗ (daily movements may be affected by extra traffic)
Physical safety	- (assuming traffic safety measures)
Income & employment	-

Westbrook	
Sense of place	- to ✓
Cohesion	-
Community infrastructure	- to ✓
Way of life	✓ (when local facilities & services provided) ✗ (daily movements may be affected by extra traffic)
Physical safety	- (assuming traffic safety measures)
Income & employment	✓

Highbury	
Sense of place	-
Cohesion	-
Community infrastructure	- to ✓
Way of life	✓ (when local facilities & services provided) ✗ (daily movements may be affected by extra traffic)
Physical safety	- (assuming traffic safety measures)
Income & employment	✓

Awapuni	
Sense of place	-
Cohesion	-
Community infrastructure	- to ✓
Way of life	-
Physical safety	-
Income & employment	✓

Key

- ✓ positive
- neutral / negligible
- ✗ negative

4 Assessment of effects

This section describes the social effects anticipated in the wider and local impact areas. See Figure 4.1 for a summary.

4.1 Effects on wider impact area (Palmerston North and Manawatū)

The community

Effect on character (sense of place)

The development of Kākātangiata will result in significant growth of the city in terms of geographic area and population. It therefore has the potential to influence the overall character of the city.

The effect on character is positive from a social impact perspective. It will create an improved gateway into the city from the west, which will reinforce the identity of the city from its rural surrounds. In addition, there are many design elements that reinforce and build on values of importance to the wider Palmerston North community. For example, providing high quality public spaces and community facilities, developing more housing that meets community needs, enabling an active community, and respecting and enhancing the mauri of Manawatū River.⁵⁰

Comments from residents illustrate this:

It will be amazing for Palmy. It's the best side of the city for the sun and it's been the poor area of the city, so it'll be wonderful for the city and western suburbs to come alive.

This has always been the bad entrance for the city, so it's a great opportunity to improve the impression of the city when you arrive from the southwest.

The Manawatū River pathway is great and if this new suburb makes more links to it then that's good for our city. I can't think of a better river walk with parks along it anywhere else in New Zealand.

The walkways along the stream and to the river will build on the city's reputation for great pathways. We're getting known for these.⁵¹

Effect on community cohesion

The effect on the cohesion of the wider Palmerston North and Manawatū communities is considered positive. The masterplan and associated plan provisions will enable significantly more homes and a greater diversity of housing types than the city or district currently have. This improves opportunities for residents to remain in the city or stay close to their rural homes as life stages change. It will enable additional community facilities and services to establish, as well as recreation and open space opportunities, which will all contribute to supporting existing and future residents.

The loss of existing rural residential lifestyles in Kākātangiata may have a negative impact on community connections centred around this lifestyle. PNCC have indicated there is land zoned elsewhere that provides a similar living opportunity.⁵²

⁵⁰ [Cross reference to McIndoe Urban's assessment of character and identity]

⁵¹ Community interviews (May to July 2022)

⁵² For example, rural-residential overlays around Aokautere, Kelvin Grove and Tennent Drive.

Housing opportunities

The opportunity for more homes and a broader range of housing sizes and types will have positive social impacts for the wider area.

It will help retain residents in the city and neighbouring Manawatū areas as their circumstances change. For example, as young people move out of home but want to stay close to family and where they grew up, the additional supply of housing together with opportunities for smaller houses could enable them to stay locally. Similarly, as households increase or decrease in size there is greater potential for people to find housing appropriate to their needs and stage of life, and therefore stay locally. Residents' perspectives illustrate this:

A better mix of housing types will be great, it's just what we need here [Palmerston North].

I'd like to see small sections and small two-bedroom houses for single people like me. We can't get that here, it's all quarter acre places.

A positive result from creating diversity and variation in housing would be that people might stay in the area when they might have had to leave as they get older.

I can understand what the council is trying to do. Everyone knows we need more houses and affordable houses.⁵³

The masterplan may indirectly create affordable housing options by enabling the development of more housing and smaller sections or houses. The need for more affordable housing was raised in community interviews:

More affordable housing in Palmerston North would benefit our teachers. They are struggling to find affordable housing around here. I've lost a couple of teachers who can't afford to stay here.

Palmerston North needs more affordable housing for the families we work with. Children have a much better chance if their first 1,000 days are safe and secure. This includes warm, safe housing.

However, without a requirement for some form of affordable rentals or ownership to be provided, and none of the land within Kākātangiata owned by social / community housing providers, it is unlikely to have a significant effect on housing affordability.

A key outcome for Rangitāne is for whānau to afford to buy and rent homes in locations that allow them to fully interact in the community. The *Kākātangiata Cultural Values Assessment* reports on progress towards this outcome.

Key community infrastructure

At full development, approximately 6,500 homes could be developed in Kākātangiata, accommodating approximately 16,250 residents⁵⁴. This is a significant increase in population for existing community facilities in the city and surrounding Manawatū area to cater for. If this new population occurred in the short-term, demand for community facilities is unlikely to be met, which would negatively affect residents and existing providers across the city and surrounding Manawatū

⁵³ Community interviews (May to July 2022)

⁵⁴ Assuming an average household size of 2.5 people per household.

areas. However, it is anticipated that it will take 30 years for Kākātangiata to be fully developed as per the masterplan, which will provide time for facilities to keep pace with new housing.

An initial assessment of the effect of the masterplan on key community infrastructure is provided in appendix B. It indicates that demand created by the new residents for key community infrastructure has been anticipated and addressed in so far as it can be by PNCC at this stage. In summary:

- The district plan will enable these facilities and services through permissive zone provisions in the locations identified in the masterplan.
- In addition to providing permissive zoning, PNCC will directly manage the delivery of some facilities. For example, PNCC is responsible for developing parks, walkways, cycleways, and community centres.
- The pace of residential development within Kākātangiata, in comparison to the development of community infrastructure, will influence whether existing and new residents have appropriate access to these, and whether existing services are affected.
- Some community infrastructure is outside PNCC's control to deliver, such as schools and health services. Continued engagement between PNCC and the organisations who are responsible for delivering these will be necessary.

People's way of life

The effect of developing Kākātangiata in line with the masterplan will have neutral or positive social impacts on people's regular patterns of life in the wider area. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in the city or Manawatū.
- It is common for residents to travel into or out of the city for school, and into the city for most other services (such as the hospital, doctors, dentists, professional services, shops). Routes and travel times may be affected when traffic volumes increase due to development in Kākātangiata.

How people work

- Little or no effect is anticipated on people's work environment in the city or Manawatū.
- Many people who live in the wider area travel into the city for work. Routes and travel times may change when Kākātangiata is at or near full development.
- People who work on the western side of Palmerston North, including Longburn, may have an opportunity to live closer to their work.⁵⁵

How people play and interact

- Expanding the network of pathways along Manawatū River, Mangaone Stream and Pioneer Highway will contribute positively to people's opportunities for exercise and outdoor leisure. They have the potential to create a range of health and wellbeing benefits arising from physical activity, being outdoors and from social interactions. This was commonly identified in interviews and is summarised by a resident's comment: *The pathways will be a goldmine for Palmy's community, I support them 100%.*

⁵⁵ This was also identified as a positive outcome by some submitters on other plan changes in the Kākātangiata area (eg, Private Plan Change B, Kikiwhenua Plan Change C).

- When Kākātangiata is at a stage that local centres and community facilities are developed, it will contribute positively to people’s opportunities for social interaction. For example, the roading and pathway design encourages good connectivity between Kākātangiata and the wider Manawatū area and western side of the city.

Quality of the environment (hazards and physical safety)

Little or no impact is anticipated from natural hazards or to the physical safety of people across the wider impact area.

Personal and property rights (income and employment opportunities)

A positive impact is anticipated on people’s opportunities for employment in the wider impact area, due to the additional land identified for industrial and town / local centre purposes.

4.2 Effects on the local impact area

4.2.1 Kākātangiata Growth Area

The community

Effect on character (sense of place)

The existing character of the Kākātangiata Growth Area will significantly change when it is developed in line with the masterplan. While this change will be viewed negatively by many of the existing residents, the best practice urban design principles underpinning the masterplan have the potential to create a positive sense of place for future residents.

Kākātangiata currently has a semi-rural / peri-urban feel. As indicated in section 3.2.1, existing residents value this and the semi-rural lifestyle it provides, particularly the quietness, large outdoor spaces, rural views, and privacy⁵⁶. The high-class soils also contribute to the sense of identity and pride. Existing residents typically identify the place they live in as being neither the city or rural Manawatū, but consider themselves ‘edge of city’ and value having both a semi-rural home life and easy access to city amenities.

This will be replaced with a residential / urban character that will look and feel very different. There will be urban views and a busier, noisier environment. Residents will not leave their semi-rural homes to go to the city for work, school or shops; they will be living in the city.

The masterplan has been led by urban design experts. Their assessment addresses in detail how a high-quality environment with a strong sense of identity will be created for Kākātangiata.⁵⁷ This is considered positive from a social impact perspective. The only additional matter to note is that there is a perception among some residents that smaller sections and townhouse / multi-story housing equates to poor social outcomes. This was expressed in interviews as a fear that Kākātangiata will attract a rental market with landlords who will not maintain their properties, and a

⁵⁶ Many of these values were also raised in submissions on other plan changes in or near the area (eg, Kikiwhenua Plan Change C, Private Plan Change B, and Whiskey Creek Private Plan Change).

⁵⁷ Refer to Kākātangiata Urban Design Report (McIndoe Urban, 2022) for a detailed description of the design principles behind the masterplan and conclusions from the urban design assessment.

fear that it will concentrate social housing which will lead to antisocial behaviour experienced in neighbouring suburbs.⁵⁸

Effect on community cohesion

Community cohesion is considered in terms of the effect on existing communities, and the potential cohesion of the community in the future.

Existing residents are likely to move because of the change, which will affect the cohesion of the existing community. Feedback from engagement indicates that most residents would sell due to the change in lifestyle, and in some cases because the property was bought for its development potential. Some may sell when the new zones apply, whereas some may stay until the development moves out towards them. Others noted the timing will depend when PNCC acquires their land.

The effect on existing community cohesion will vary depending which communities people feel connected to. As there are no existing focal points for community activity in Kākātangiata (such as libraries, community halls, cafés, schools or churches), there is no area-wide community. The communities near their home that residents mostly noted they are part of, are based on their neighbours and / or the school community that their children go to (or went to):

- There are groupings of residents who value the community that their neighbours provide, including residents centred around Te Wanaka Road, Cloverlea Road, and Anders Road - White Horse Drive. The cohesion of these small communities is likely to be adversely affected. Even if existing residents remain, it is reasonable to assume their connection to the community of residents in and around their immediate streets will change, because there will be less commonality with a large new population of suburban residents. As one interviewee stated, *“I identify with rural people but will be living with urban people”*.
- The school community is important for existing residents in Kākātangiata (commonly Kairanga and Longburn schools and the central city high schools). It is unlikely that the cohesion of these communities will be affected; existing and future residents will still have access to the schools and the schools have catchments across a wide area.

In terms of the future community, the design of the masterplan is consistent with achieving a cohesive community. The design locates homes around public spaces and community facilities, which is a means of encouraging social interaction. It also creates distinct neighbourhoods within the overall area, which is a means of encouraging a sense of belonging within a large area. These design features were supported by interviewees and were identified as a positive feature in submissions on other plan changes in the area⁵⁹. Interviewees noted the value in having small centres and community spaces to help create a community. For example: *“I like the thought of a village centre near us. It will create a community. There is no community here because there’s no hub or anything to identify us as a community.”*

One resident noted that the new housing choice may retain residents in Kākātangiata over the longer term: *“There’s an ageing population here [Kākātangiata], so if people can subdivide and live on a smaller section it may help people to stay when they would’ve had to move into the city otherwise.”*⁶⁰

⁵⁸ Community interviews (May to July 2022)

⁵⁹ For example, submissions on Kikiwhenua Plan Change (Plan Change C) requested a local neighbourhood park and playground to create a community feel.

⁶⁰ Community interviews (May to July 2022)

Key community infrastructure

The demand for key community facilities arising from a significantly larger population in Kākātangiata has been anticipated and addressed by providing locations and plan provisions that will enable those facilities to be developed (see section 4.1 and appendix B).

In the short-term as residential development begins in Kākātangiata, it is anticipated that some recreational facilities will be provided by PNCC (such as local parks). For other facilities and services, the existing facilities in the surrounding settlements, suburbs and the city centre will be used in a similar way that existing residents in Kākātangiata currently travel to these facilities (such as schools and health services).

When residential development in Kākātangiata is at a scale that new facilities are required to meet demand (a community centre or early years centre for example), initial engagement with community service providers has indicated that there would be sufficient time to plan and deliver these.

People's way of life

The effect on people's regular patterns of life in Kākātangiata is considered positive. The exception will be for some existing residents who will find a noisier suburban environment challenging and/or have horses or other animals more suited to a rural environment. In summary:

How people live

- Existing residents travel into the city for almost all their needs (such as shops, cafes, schools, health, and professional services) because no facilities are currently provided in Kākātangiata. When Kākātangiata is at a stage that town / local centres and community facilities are developed, the ease of accessing these services locally will be positive for the existing and future community. Comments from the community interviews highlighted the value of creating a community hub, where services such as an early childhood centre, school and community facilities are clustered. For example:

It's a great idea to have centres. People would generally go into the city for the big stuff, but the local centres will make a difference if people can go to them for everyday shopping like a supermarket.

- Some existing residents may find their home life is affected. For example, residents with horses may not have the same ability to ride them near home⁶¹. Residents that have other farm animals and/or numerous pets may feel constrained when they have neighbours living closer to them.
- Some existing residents may also find their home life is affected by extra noise when there are significantly more people and vehicles in the area and they have neighbours closer to them. While the noise is appropriate to a residential area (the masterplan has been assessed by a noise specialist), some existing residents may find this change unpleasant and alter the way they use their property.

How people work

- Little effect is anticipated on people's current work environment within Kākātangiata as very few residents currently work in the area.

⁶¹ This matter was also raised in submissions on the Kikiwhenua Plan Change C.

- Routes and travel times may change for Kākātangiata residents travelling into the city for work (although transport management solutions can be implemented)⁶².
- There will be opportunities to work close to home when businesses establish in the industrial extension adjacent to Longburn and when businesses and facilities establish in the town / local centres. As well as benefiting the permanent workforce, it will create opportunities for young people seeking convenient access to after school jobs.

How people play and interact

- The network of public spaces and pathways will provide easy access for exercise, social interactions and being outdoors. Many of the public spaces and pathways are associated with the natural environment (eg, views and/or access to streams and Manawatū River, and kahikatea in the northern area) which can result in wellbeing benefits⁶³. These benefits were noted in community interviews:

I'm a runner and use the pathway beside Pioneer Highway to get to the stream and river. Any new and improved pathways will be a positive for me. They'll be well used I think.

An extension from the Pioneer Highway pathway to our school would be awesome for us as a school, and also for people and families in the weekends.

Mangaone Stream is a cool space but it's under-used. Having more pathways to get to it and looking after the stream more would be great.

We use the pathway on Pioneer Highway a lot to get the family back into walking for healthy living. It's a real asset for a lot of people for cycling and walking. The links off it to Kākātangiata will be well used for fitness.

- When Kākātangiata is at a stage that town / local centres and community facilities are developed, it will contribute positively to people's opportunities for social interaction in their new suburb. The masterplan also provides connectivity to neighbouring suburbs and settlements which will encourage social interaction between residents in the new suburb and surrounding areas.⁶⁴

Quality of the environment (hazards and physical safety)

The effect on residents' physical safety in Kākātangiata and on their environment from natural hazards is considered neutral from a social impact perspective.

Road safety, flooding and liquefaction have been the subject of technical assessments. Risks to people and property have influenced the design and these assessments conclude that adverse effects can be appropriately addressed. In summary:

⁶² A Transport Assessment is being undertaken which will identify solutions for PNCC and Waka Kotahi to implement to manage traffic volumes, travel times and road safety (H Fraser, pers comms, 8 June 2022).

⁶³ Blascke P, 2013, Health and wellbeing benefits of conservation in New Zealand summarises positive effects of exposure to natural environments and green space on health and wellbeing in three main ways: providing opportunities for physical exercise, social capital / cohesion, and 'restorative effects' (mental health benefits including stress management, improved moods)

⁶⁴ Figure 4 (PNCC, May 2022, Draft Kākātangiata Growth Area Parks + Reserves Servicing Assessment) and Section 6 (Urbacity, May 2022, Kākātangiata Economic and Social Assessment of Centres and Desired Urban Condition) show how the location of the proposed suburb reserves and local centres will provide services in Kākātangiata but also a catchment beyond Kākātangiata.

Road safety

Residents have raised concern that additional traffic generated from the development of Kākātangiata may reduce the safety of roads and footpaths, particularly for people using or crossing the higher-speed roads (No. 1 Line and Pioneer Highway).⁶⁵

The safety of people using roads and footpaths in Kākātangiata and crossing roads is a focus of the Transport Assessment, which was being prepared at the time of the SIA. The assessment will identify any necessary measures for PNCC and Waka Kotahi to implement to ensure a safe road environment.⁶⁶

Flooding

Parts of Kākātangiata are known to pond or flood⁶⁷. Residents have raised concern that future properties and infrastructure in Kākātangiata will be at risk of flooding, or that areas downstream of Kākātangiata could be at a greater risk of flooding because of the scale of development at Kākātangiata.

The design of the masterplan has been informed by a stormwater engineer. An assessment of the design-freeze version concludes that:

- The risk to residents' properties within Kākātangiata is low. The core masterplan area does not receive external flood flows, and the proposed stormwater management system will accommodate runoff in a safe manner.
- The risk to residents' properties downstream of Kākātangiata is low. The proposed stormwater system provides hydraulic neutrality to development in Kākātangiata, protecting downstream areas from increases in flood flows.

Liquefaction

Much of Kākātangiata is at risk of liquefaction.⁶⁸ The design of the masterplan has been informed by a geotechnical engineer. Further advice on details for district plan provisions, building consent requirements and ground investigations was being provided at the time of the SIA. On the basis that this advice is implemented, it is understood that the development of Kākātangiata can be appropriately managed to avoid risks to residents' properties⁶⁹.

Personal and property rights (income and employment opportunities)

Potential socio-economic effects have been identified in terms of peoples' opportunities to earn an income or gain employment. This is considered positive.

Existing landowners - personal income / wealth related to property values

The potential effect on the personal income / wealth from changes to the property rights of existing landowners in Kākātangiata is largely positive. A disparity is noted for some residents.

To achieve the layout of landuses shown in the masterplan, different areas of Kākātangiata will be zoned for different purposes. A change in zone (or a change in the type or scale of landuses allowed

⁶⁵ Raised in interviews with residents and in submissions on Kikiwhenua Plan Change C.

⁶⁶ H Fraser, pers. comms (8 June 2022)

⁶⁷ GHD, July 2022, Stormwater Management Study (Stage 2)

⁶⁸ PNCC, 2020, Kākātangiata Structure Plan and Plan Change: Stage 1 baseline analysis report

⁶⁹ Team workshop, 14 April 2022

in a zone) can influence land values. An economic assessment of the effect on land values from rezoning Kākātangiata has not been undertaken, but it is reasonable to assume that most land values will increase because a significantly higher density of development will be permitted. The likely gain in personal income / wealth will be positive for those landowners. Approximately three quarters of the landowners will be in this position⁷⁰. This was identified as a positive effect in most interviews with residents and submissions on Private Plan Change B. In the words of one resident:

Most people are positive about it, they're just wondering when they'll be affected. The ones zoned resi [residential] are particularly happy.

However, a disparity arises because not all landowners in Kākātangiata will have equal opportunity to benefit from an increase in the value of their property (or not to the same extent). For example, a landowner whose property is zoned for infrastructure purposes (such as roads or the green / stormwater network) is unlikely to benefit to the same extent as a landowner whose property is zoned for residential or local centre purposes.

This situation is likely to result in a sense of unfairness and possible tension between landowners. It may also result in individual landowners choosing not to progress development, which could impact their neighbours' options and risk the masterplan being achieved. These matters are illustrated by comments made by residents:

If too much reserve and roads are shown on any one property, why would it be bought by a developer? It could be the property that holds up the whole development in that area.

The hardest thing for us at the moment is we're in no-mans land. We can't market it as the lifestyle block that it is, and no-one will want it when they see it covered by greenspace on the masterplan. So our land doesn't have a true value at the moment.⁷¹

Opportunities for employment

The potential effect on people's opportunities to earn an income is considered positive. While existing businesses in Kākātangiata may be constrained and eventually move outwards to rural areas, these will be offset by additional opportunities for employment at the businesses and facilities enabled in the new Local Centre zones and extension to the Industrial zone.

Kākātangiata contains a few businesses within and adjacent to it that may be constrained if they create nuisance effects for the new residential population (reverse sensitivity).⁷² For example, if residents find them too noisy or they create too many vehicles unsuited to a residential environment (trucks and other heavy machinery).⁷³ The design of the masterplan has been informed by a noise specialist. An assessment of the design-freeze version concludes:

- The 500m residential setback from the Kartsport Manawatū property will manage potential tensions with new neighbours while the business continues to operate.⁷⁴

⁷⁰ PNCC will confirm when the masterplan and plan change provisions are finalised.

⁷¹ Community interviews (May to July 2022)

⁷² These businesses include racehorse training premises near Awapuni Race Course, Kartsport Manawatū (Shirriffs Road), JB Ware Shirriffs Road Truck Depot, O'Leary Engineering (Pioneer Highway) and industrial activities in Longburn (such as Fonterra's plant).

⁷³ Reverse sensitivity was a concern raised in submissions on Private Plan Change B.

⁷⁴ The Noise Assessment notes that Kartsport Manawatū is prepared to relocate its track when their land is rezoned for residential purposes.

- The 300m residential setback from the Resource Recovery Centre will ensure the facility can continue to operate while providing an appropriate noise environment for the new housing.
- Rural and racehorse training activities may struggle to comply with noise limits for residential areas. This may concentrate horseracing activities closer to Awapuni Race Course and other rural activities may migrate to areas outside the new residentially zoned land.
- Tensions exist between JB Ware Shirriffs Road Truck Depot and its neighbours. More intensive residential development around the business may increase pressure for it to move.

At full development, Kākātangiata Growth Area will accommodate one town centre and three local centres, and an extension to the industrial area at the Longburn / Kākātangiata boundary. The job creation associated with these has not been estimated, but economic expertise indicates that the new population will be sufficient to support a large supermarket and a range of other retail, business and community activities in the town centre, and small-scale supermarkets, retail and community activities in the local centres. It also indicates that the industrial extension will contribute towards addressing the city's substantial shortfall in industrial land supply.⁷⁵ Therefore, it is reasonable to assume that there will be a range of new job opportunities in the area.

Health and wellbeing

Effects on health and wellbeing are predominantly related to other social impact categories identified above. The following summarises these, and includes additional health and wellbeing effects not otherwise identified:

- Positive effect on health and wellbeing from new opportunities for physical exercise and being in the outdoors / natural environment.
- Positive effect on wellbeing from opportunities for social interactions when Kākātangiata is at a stage that public / community spaces are provided.
- Positive effect on wellbeing from more housing opportunities that enable people to stay close to family and familiar places as life circumstances change.
- Negative effect on the wellbeing (anxiety) of existing residents in Kākātangiata from being unable to plan in the short-term. Resident interviews described "being in limbo". For example: *"What's hard is the slow process. I can't carry on with my plans because they're different to what the council wants for my land, so do I sell now or wait for 3 to 5 years? I feel like I'm in limbo"*.
- Negative effect on the wellbeing (anxiety) of existing residents in Kākātangiata whose property is acquired to develop infrastructure such as roads and open space / stormwater network. This may arise from the uncertainty about when their land will be needed, how the process works and whether it feels fair, and a sense of loss (losing their connection to their home).
- Negative effect on the wellbeing (anxiety) of existing residents in Kākātangiata from the change in character (sense of place/identity) and community members.

⁷⁵ Urbacity, May 2022, Kākātangiata Economic and Social Assessment of Centres and Desired Urban Condition

4.2.2 Longburn

The community

Effect on character (sense of place)

Longburn's identity is of a small industrial township, with homes and local services. When Kākātangiata is developed, the city will extend westwards to the outskirts of Longburn, with new industrial landuses and green spaces (for stormwater, streams and paths) at its boundary. As a result, it will become the new western entrance to the city and unlikely to retain its separate identity. A resident expressed it as follows:

It would be good to recognise it [Longburn] as a village and for it to keep its own identity. I think people will see it as a good opportunity too, like getting lower speeds and better access to services.

Effect on community cohesion

There is potential that some residents who prefer living in a small township may not remain if the local, separate identity of Longburn cannot be maintained. However, other aspects of value will remain in the township (such as the school, tavern, industries/work places) and may benefit from additional residents in Kākātangiata, which will reduce the potential for any negative effects on community cohesion.

Key community infrastructure

The main community infrastructure in the township is Longburn School and the community centre. Most of Kākātangiata falls within the zone for Longburn School. It is currently popular with Kākātangiata residents and likely to continue to be popular for new residents too. Based on initial engagement it is our understanding that the school could accommodate extra students from Kākātangiata in the short-term (along with other schools around the area) if a school is not provided in Kākātangiata.

The community centre may benefit from extra demand in the short-term, before a community facility is developed in the town centre. However, interviews indicated that centres in Awapuni and Highbury would probably be considered more accessible.

When the development of Kākātangiata is at a scale that new community facilities are provided, Longburn residents may benefit from easier access to them compared to travelling into the city centre. For example, Longburn currently does not have an early childhood centre, health facilities or library which may be developed in the town / local centres of Kākātangiata.

People's way of life

The effect on people's regular patterns of life in Longburn is considered positive. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in Longburn.
- It is common for residents to travel into the city for secondary school and most other services. Travel times may be affected by development in Kākātangiata when traffic volumes increase along Pioneer Highway and No 1 Line / Tremaine Avenue. However, this may be offset when Kākātangiata is at a stage that town / local centres are developed, and Longburn residents have easier access to them than travelling into the city.

How people work

- For Longburn residents who work in the city, travel times may be affected as noted above.
- There will be greater opportunities to work close to home when businesses establish in the industrial extension to the township, and in the town / local centres of Kākātangiata.

How people play and interact

- Longburn residents will have access to an expanded network of pathways and public spaces which will create greater opportunities for exercise, being in the outdoors, and social interactions.
- When Kākātangiata is at a stage that town / local centres are developed, Longburn residents may benefit from opportunities for social interaction closer their homes.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Longburn. Future road safety is being assessed and measures for PNCC and Waka Kotahi to implement will be identified.

Personal and property rights (income and employment opportunities)

Positive socio-economic effects are anticipated. The existing retail / food businesses in Longburn may benefit from a larger population nearby, particularly in the short-term before the town centre and the western-most local centre in Kākātangiata are developed.

Longburn residents are likely to benefit from new employment opportunities when businesses establish in the extension to the township's industrial zone, and when businesses and community facilities establish in the town / local centres of Kākātangiata.

There is also potential that landowners will benefit from increased income / wealth as land values increase. It is reasonable to assume that city land values will start to influence land values in Longburn when the city extends outwards.

4.2.3 Walkers Road settlement

The community

Effect on character (sense of place)

The existing character of the Walkers Road settlement may change to a small extent when Kākātangiata is developed.

It is a very small residential settlement, distinct from Longburn and the rural-residential communities in Kākātangiata⁷⁶. When Kākātangiata is developed, the city will extend towards the settlement, but rural zoning will remain between Kākātangiata and the settlement and no new roads will connect the two. This will act as a buffer between the city and settlement. As a result, it is unlikely there will be the same change to the identity of the settlement that Longburn will experience.

Effect on community cohesion

No effect on community cohesion is anticipated.

⁷⁶ A separate identity was highlighted as a matter of importance to residents of the settlement during engagement.

Key community infrastructure

Except for Longburn Adventist College, there are no community facilities in the settlement. When the development of Kākātangiata is at a scale that new community facilities are provided, Walkers Road residents will benefit from easier access to them.

Longburn Adventist College may benefit in a small way from having a larger resident base nearby, but given the specialist nature of the school, it is unlikely to materially affect its roll.

People's way of life

The effect on people's regular patterns of life in Walkers Road settlement is considered positive:

How people live

- Little or no effect is anticipated on peoples' home life in Walkers Road.
- It is common for residents to travel into the city for most of their needs (such as shops, cafes, schools, health, and professional services). Travel times may be affected by development in Kākātangiata when traffic volumes increase along Pioneer Highway. This may be offset when Kākātangiata is at a stage that local centres are developed, and Walkers Road residents have easier access to them compared to travelling into the city.

How people work

- Little or no effect is anticipated on people's work environment in Walkers Road.
- For Walkers Road residents who work in the city, travel times may be affected as noted above.
- There will be greater opportunities to work close to home when businesses establish in the industrial extension to Longburn, and in the town / local centres of Kākātangiata.

How people play and interact

- Walkers Road residents will have access to an expanded network of pathways and public spaces which will create greater opportunities for exercise, being in the outdoors, and social interactions.
- When Kākātangiata is at a stage that town / local centres are developed, Walkers Road residents may benefit from opportunities for social interaction closer their homes.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Walkers Road.

Personal and property rights (income and employment opportunities)

Walkers Road residents may benefit from new employment opportunities that will be available when businesses establish in the extension to Longburn's industrial zone, and when businesses and community facilities establish in the town / local centres of Kākātangiata.

4.2.4 Surrounding rural area

The community

Effect on character (sense of place)

The existing character of the rural area adjacent to Kākātangiata may be affected when views of an urban environment move closer to the rural area, and roads through it become busier (such as Longburn Rongotea Road and No 1 Line). This may give rise to feelings that the city is encroaching on the rural community.

Effect on community cohesion

Little or no effect on community cohesion is anticipated.

Key community infrastructure

Part of Kākātangiata is within the zone for Kairanga School. It is popular for the rural community and existing Kākātangiata residents. There is potential that it will be a popular option for new residents to use, particularly in the short-term if a school is not provided within Kākātangiata. Initial engagement indicates the school, together with others around Kākātangiata, could cater for the new population. Interviewees noted that the biggest impact on the school would be from the future Ring Road if a route along Kairanga Bunnythorpe Road or Longburn Rongotea Road is selected; this could affect the school environment (noisier) and safety of students traveling to/from school.⁷⁷

People's way of life

The effect on people's regular patterns of life in the rural area surrounding Kākātangiata is considered neutral. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in the rural area around Kākātangiata.
- It is common for residents to travel into the city for secondary school and most other services. Travel times may be affected by development in Kākātangiata when traffic volumes increase along No 1 Line / Tremaine Avenue. However, this may be offset when Kākātangiata is at a stage that local centres are developed, and the rural community has easier access to them than travelling into the city.

How people work

- Little or no effect is anticipated on people's work environment in the rural area.
- For those residents who live in the rural area and travel into the city for work, travel times may be affected as noted above.

How people play and interact

- When Kākātangiata is at a stage that town / local centres and community facilities are developed, the rural community may benefit from opportunities for social interaction closer to home.

⁷⁷ At the time of undertaking the SIA, the masterplan did not include a route for the future Ring Road and was therefore not included in the assessment.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in the rural area from Kākātangiata. Future road safety is being assessed and measures for PNCC and Waka Kotahi to implement will be identified.

Personal and property rights (income and employment opportunities)

Little or no impact is anticipated on employment or income opportunities for residents in this area.

4.2.5 Awapuni

The community

Effect on character (sense of place)

The existing character of Awapuni is unlikely to be affected when Kākātangiata is developed.

The Awapuni community will experience a large new residential population immediately adjacent to it, but it will not affect the suburb's identity. The Mangaone Stream acts as a natural buffer between the two areas, which will help to maintain their own identities. The development of Kākātangiata will not dominate views from Awapuni or detract from its character in other ways.

There is potential for a localised adverse effect on residents along Grand Oaks Drive. The new road connecting Kākātangiata to Grand Oaks Drive will create a busier environment than residents on the quiet culs-de-sac currently enjoy⁷⁸.

Effect on community cohesion

No effect on community cohesion is anticipated.

Key community infrastructure

Awapuni residents typically use community facilities within their own suburb or in the central city, except for schools which are more popular in surrounding suburbs. It is unlikely that this will change due to any provision in Kākātangiata.

In the short-term before community facilities are provided in Kākātangiata, there is potential that the new residents will use existing facilities in Awapuni. This may benefit some schools where there is sufficient capacity (such as Awapuni School and Awatapu College), although feedback from interviews raised existing challenges facing these schools in attracting local families. A new residential population may also benefit private / commercial service providers in the suburb, such as early childhood centres and chemists.

People's way of life

The effect on people's regular patterns of life in Awapuni is considered neutral. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in Awapuni or their access to shops and services. Some interviews with residents indicated that it may be difficult for school

⁷⁸ This was raised as a concern of Kikiwhenua Plan Change (Plan Change C).

children to cross Pioneer Highway easily and safely when traffic increases due to Kākātangiata. This matter is being addressed in the Transport Assessment.⁷⁹

How people work

- Little or no effect is anticipated on people's work environment in Awapuni.
- Travel times for Awapuni residents who work in the city may increase as roads become busier.

How people play and interact

- Little or no effect is anticipated on the opportunities that Awapuni residents have for social interactions. Awapuni residents access these in their suburb, surrounding suburbs and the city centre.
- Awapuni residents already have access to public spaces and pathways along Mangaone Stream, Manawatū River and Pioneer Highway, but may also benefit from easy access to the expanded network created in Kākātangiata.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Awapuni. Road safety was raised as a concern in interviews and submissions on Kikiwhenua Plan Change C⁸⁰. Future road safety is being assessed and measures for PNCC and Waka Kotahi to implement will be identified.

Personal and property rights (income and employment opportunities)

Awapuni residents may benefit from new employment opportunities that will be available close by when businesses and community facilities establish in Kākātangiata.

4.2.6 Highbury

The community

Effect on character (sense of place)

The existing character of Highbury is unlikely to be affected when Kākātangiata is developed.

Like Awapuni, the Highbury community will experience a large new residential population immediately adjacent to it, but it will not affect the suburb's identity. The Mangaone Stream acts as a natural buffer between the two areas, which will help maintain their separate identities, and the development of Kākātangiata will not dominate views from the suburb. While it may result in more busy-ness (especially from people moving through it) it is not anticipated to change the feel of the suburb.

Effect on community cohesion

No effect on community cohesion is anticipated.

⁷⁹ H Fraser, pers comms., 8 June 2022.

⁸⁰ Concerns were due to extra traffic creating an unsafe intersection for vehicles at Maxwells Line / Pioneer Highway, and Pioneer Highway becoming unsafe for pedestrians and cyclists to cross it.

Key community infrastructure

Highbury residents typically use community infrastructure within their own suburb (such as schools and some social services) or in the central city (such as health services). Highbury residents may benefit if some of the services that people travel into the central city for, such as GPs or dentists, establish in the new local centres (particularly 'East Centre' on the boundary of the suburb and Kākātangiata)⁸¹.

In the short-term, there is potential that the new residents of Kākātangiata may use existing facilities in Highbury before community facilities are developed in Kākātangiata. For example, Te Kura o Wairau and Monrad Intermediate schools are popular. A large new population may have implications for the future capacity of these schools if they reach capacity. The MoE has indicated it will monitor the situation and there is sufficient time to manage it.

People's way of life

The effect on people's regular patterns of life in Highbury is considered positive when public spaces, shops and services are provided in the town centre and the local centre on the eastern side of Kākātangiata. However, additional traffic through the suburb may have a negative effect. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in Highbury.
- There may be a change to Highbury residents' movements through their suburb to access shops and services as the suburb becomes busier. Some interviews with residents noted that they were using different routes to get children to school because 'rat-running' was already occurring through suburban streets from traffic avoiding Pioneer Highway and this may be exacerbated by Kākātangiata.⁸² This matter is being addressed in the Transport Assessment.
- When Kākātangiata is at a stage that town / local centres and community facilities are developed, the easy access to these will be positive for Highbury. Interviewees noted that Highbury residents would benefit from a supermarket close by to provide more affordable options for buying food.

How people work

- Little or no effect is anticipated on people's work environment in Highbury.
- Travel times for Highbury residents who work in the city may increase as roads become busier.

How people play and interact

- Highbury residents may benefit from more options for social interactions due to a new local centre being located close to the suburb. However, it is noted that residents have access to well established facilities and places that provide this opportunity in their own suburb, and use those available in surrounding suburbs and the city centre.

⁸¹ Figure 8 in Kākātangiata Economic and Social Assessment of Centres and Desired Urban Condition (Urbacity, May 2022) indicates the catchment of 'East Centre' covers part of Highbury and Westbrook.

⁸² Interviewees gave examples of extra traffic cutting through Highbury to avoid more industrial/commercial traffic using Tremaine Avenue, and from extra traffic created by Countdown on Pioneer Highway.

- Highbury residents have access to public spaces and pathways along Mangaone Stream and Pioneer Highway, but may also benefit from easy access to the expanded network created in Kākātangiata.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Highbury.

As noted above, interviews with residents expressed concern that ‘rat-running’ through the suburb may occur if traffic becomes too busy on Pioneer Highway and Tremaine Avenue⁸³. This matter is being addressed in the Transport Assessment and measures for PNCC and Waka Kotahi to implement will be identified.

Personal and property rights (income and employment opportunities)

Highbury residents may benefit from new employment opportunities that will be available close by when businesses and community facilities establish in Kākātangiata.

4.2.7 Westbrook

The community

Effect on character (sense of place)

The effect on the existing character of Westbrook is considered neutral to positive.

The Westbrook community will experience a large new residential population immediately adjacent to it, and it will be visible from some areas of Westbrook. Unlike Highbury and Awapuni, the Mangaone Stream does not separate the established suburb from the new suburb.

However, it is not anticipated that Kākātangiata will lessen the existing identity of Westbrook and it may even contribute to it. Westbrook does not have a strong identity (as indicated in section 3.2.7). For example, it is not clear when moving from Westbrook to Highbury that you are moving from one suburb to another. In addition, there is a sense that Westbrook is a newer, growing suburb, that will extend out west. The landuses and urban form proposed next to Westbrook are consistent with the existing suburban feel and may contribute positively to the suburb’s identity. Therefore, it is likely that this part of Kākātangiata would be perceived as an extension to Westbrook, with future residents determining for themselves whether they identify as ‘Westbrook’ or ‘Kākātangiata’.

It is acknowledged that some residents who currently have a semi-rural outlook to the north or west may feel the identity of their suburb is being compromised.⁸⁴

Effect on community cohesion

Little or no effect on community cohesion is anticipated.

Key community infrastructure

Little or no effect on existing key community infrastructure in Westbrook is anticipated.

⁸³ Interviewees gave examples of extra traffic cutting through Highbury to avoid more industrial/commercial traffic using Tremaine Avenue, and from extra traffic created by Countdown on Pioneer Highway.

⁸⁴ From the west (eg, Cascade Crescent, Egmont Place and Hobbs Place) and from the north (eg, Kimberley Grove, Sutherland Crescent).

When the development of Kākātangiata is at a scale that new community facilities are provided, particularly in the northern local centre, Westbrook residents will benefit from easy access to them as an alternative to those provided in Highbury or the city centre⁸⁵.

People's way of life

The effect on people's regular patterns of life in Westbrook is considered positive when public spaces, shops and services are provided in the local centre on the northern side of Kākātangiata. However, additional traffic through the suburb may have a negative effect. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in Westbrook.
- Movements across Tremaine Avenue to access shops and services may make regular activities more difficult for residents if traffic becomes busier due to Kākātangiata. This matter is being addressed in the Transport Assessment and measures for PNCC to implement will be identified.
- When Kākātangiata is at a stage that local centres are developed, Westbrook residents may benefit from closer access to them compared to travelling into the city.

How people work

- Little or no effect is anticipated on people's work environment in Westbrook.
- Travel times for Westbrook residents who work in the city may increase as roads become busier.

How people play and interact

- Westbrook residents may benefit from more options for social interactions due to a new local centre being located close to the suburb. However, it is noted that Westbrook residents access these in their suburb, surrounding suburbs and the city centre.
- Westbrook residents already have access to public spaces and pathways along Mangaone Stream, but may also benefit from easy access to the expanded network created in Kākātangiata.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Westbrook. Future road safety is being assessed and measures for PNCC to implement will be identified.

Personal and property rights (income and employment opportunities)

Westbrook residents may benefit from new employment opportunities that will be available close by when businesses and community facilities establish in Kākātangiata.

4.2.8 Cloverlea

⁸⁵ Figure 7 in Kākātangiata Economic and Social Assessment of Centres and Desired Urban Condition (Urbacity, May 2022) indicates the catchment of 'North Centre' covers most of Westbrook.

The community

Effect on character (sense of place)

The effect on the existing character of Cloverlea is considered neutral.

The Cloverlea community will experience a new residential population immediately adjacent to it. It will be visible from some of Cloverlea's western properties⁸⁶ and physically linked via roads. As with Westbrook, the proposed residential development adjacent to it is compatible with the suburban feel of it, and in the future it may be perceived as an extension to the suburb rather than negatively affecting its identity.

It is acknowledged that some residents may be sensitive to the changes Cloverlea is facing. Kākātangiata, together with a recent private plan change⁸⁷, will result in most of the northern and western rural / urban boundary of the suburb being pushed outwards with a loss of rural and mountain outlook for some residents. It will also bring more people and traffic into and through the suburb.

Effect on community cohesion

Little or no effect on community cohesion is anticipated.

Key community infrastructure

The north-western end of Kākātangiata is within the zone for Cloverlea School. The school is currently popular and it is reasonable to assume it will be a popular option for new residents in the north-western side of Kākātangiata. The MoE has indicated it will monitor the situation and there is sufficient time to manage it.

People's way of life

The effect on people's regular patterns of life in Cloverlea is considered largely neutral, although additional traffic through it may have a negative effect. In summary:

How people live

- Little or no effect is anticipated on peoples' home life in Cloverlea.
- There may be a change to Cloverlea residents' movements through their suburb to access to shops and services due to new roads in Kākātangiata bringing extra traffic directly into the suburb⁸⁸. This matter is being addressed in the Transport Assessment and measures for PNCC to implement will be identified.

How people work

- Little or no effect is anticipated on people's work environment or travel to work.

How people play and interact

- Little or no effect is anticipated on the opportunities that Cloverlea residents have for social interactions.

⁸⁶ For example, from properties along Gillespies Line, Peters Avenue and Tararua Terrace.

⁸⁷ Whiskey Creek Residential Development Private Plan Change.

⁸⁸ This was raised by an interviewee and was the subject of submissions on the Whiskey Creek Residential Development Private Plan Change (specifically the effect on Benmore Avenue).

- Cloverlea residents may benefit from easy access to the public open space centred around the kahikatea stand.

Quality of the environment (physical safety)

Little or no impact is anticipated on the physical safety of residents in Cloverlea. This matter is being addressed in the Transport Assessment, particularly in relation to the school environment, and measures for PNCC to implement will be identified.

Personal and property rights (income and employment opportunities)

Little or no impact is anticipated on employment or income opportunities for Cloverlea residents.

5 Recommendations

The social impacts anticipated from Kākātangiata Growth Area are positive for the wider area (Palmerston North and Manawatū) and largely positive or neutral for the various local areas (Kākātangiata itself and the surrounding suburbs and settlements).

Recommendations have been identified to address impacts that were considered potentially negative, or where positive or neutral impacts could be enhanced. These are provided in table 5.1 under the relevant social impact category. They focus on:

1. **Continuing to engage with landowners in Kākātangiata** on a regular basis so people understand when their part of Kākātangiata can, or will start to be developed, and what that means for their land. This is particularly important for residents whose land is shown for infrastructure (eg., main roads, green /stormwater network, parks, school). To support this engagement, PNCC should assess fair mechanisms and timeframes for purchasing any land required for infrastructure.
2. **Providing opportunities for communities to contribute to the design of public spaces and success of local centres** as a way of maintaining the identity and what they value about their area, and to contribute to their sense of belonging as the area changes. This applies to Kākātangiata, Longburn and Walkers Road settlement. It is consistent with PNCC's goal of placemaking to achieve a creative and exciting city (goal 2).
3. **Matching the pace of new housing to the pace of the non-housing aspects.** This is relevant to PNCC's goal of having a connected and safe community, especially in terms of access to community facilities (goal 3). Some potential benefits may not be realised, and some negative effects may occur, if the rate of new housing is not supported by the delivery of non-housing aspects. For example, many of the benefits to people's way of life are associated with the parks, pathways and other community spaces being created, and the shops, services and new businesses establishing. Similarly, the delivery of key services (such as schools and health services) needs to keep pace with new housing to ensure the future population can access these without creating capacity issues for providers and affect the existing population's access to them. Continued engagement with service providers will be important in this respect (such as health and education providers).
4. **Reviewing progress towards achieving the masterplan.** The masterplan will be delivered by various parties over a long period. There is potential that some aspects of it may not be achieved as intended, and therefore some of the social benefits may not be realised or adverse effects may arise. A review mechanism would be useful, where aspects relevant to social effects are monitored (such as the mix of landuses, range of section/housing sizes and housing types, safe movement / connectivity).

Table 5.1 - Recommendations to manage potential social impacts of Kākātangiata

Social impacts ⁸⁹	Recommendation
The community	
Character (sense of place) - change to existing, valued character	<ul style="list-style-type: none"> • Kākātangiata - provide opportunities for existing residents in Kākātangiata to contribute to the design of new public spaces. The purpose is to incorporate local values into the design and to encourage a sense of belonging to the new environment and community. • Continue to engage with residents in Kākātangiata and surrounding suburbs / settlements to build an understanding (and reduce fears) about what to expect for the built and social environment from the mix of densities, housing styles and land uses.
Character (sense of place) - loss of separate identity	<ul style="list-style-type: none"> • Longburn and Walkers Road - initiate community place-making events. The purpose is to explore with the community what gives their settlement its identity and what the options and their priorities are for retaining this identity. These could include design options (eg gateway features, buffers / edge treatment) and options for strengthening the local centre.
Community cohesion - reduction in cohesion amongst existing communities in Kākātangiata	<ul style="list-style-type: none"> • Stage the roll out of Kākātangiata in a way that will deliver non-residential landuses in conjunction with housing. The purpose is to create places / opportunities for interactions between the existing and new residents as a way of retaining existing residents and building a new community feel. • Provide opportunities for existing residents to contribute to the design of new public spaces (see 'sense of place' above). • Minimise the number of properties that will be required in their entirety for infrastructure purposes. The purpose is to provide as many residents as possible with the opportunity to stay on their land in Kākātangiata if they choose to.
Key community infrastructure - effects depend on the pace at which key community resources are provided in relation to new housing	<ul style="list-style-type: none"> • Stage the roll out of Kākātangiata in a way that requires key community infrastructure to be in place before additional housing is permitted. • PNCC's delivery of key community infrastructure to be confirmed (eg funding for parks, recreation and community centre in Asset Management Plan etc).⁹⁰ • Engage / continue to engage with external service providers: <ul style="list-style-type: none"> ○ MoE, individual schools and early childhood centre providers ○ Health NZ and primary health care providers ○ Horizons Regional Council in relation to bus provision ○ Emergency service providers (St John Ambulance, NZ Police, Fire and Emergency New Zealand). • Provide ongoing communication to residents in Kākātangiata and surrounding suburbs / settlements about new community facilities and services (what type, where and when). • Refer to the <i>Cultural Values Assessment</i> for recommendations on delivering community service needs identified in the <i>Whānau Ora Framework</i> (eg, kohanga reo, kaupapa Māori facilities, te hau hapori (community hubs)).
Housing - diversity and affordability	<ul style="list-style-type: none"> • Include a mechanism for reviewing and adapting the district plan provisions if the range of housing sizes and types are not being delivered as intended. For example, though a design review panel and/or monitoring requirements included in the plan change provisions. • Refer to the <i>Cultural Values Assessment</i> for recommendations on achieving housing-related outcomes. • Engage with social and community housing providers to identify options for affordable housing in Kākātangiata.
People's way of life	
Benefits to how people live, work, play / interact are linked to the delivery of non-housing aspects.	<ul style="list-style-type: none"> • Stage the roll out of Kākātangiata with the following in mind: <ul style="list-style-type: none"> ○ Non-housing aspects are delivered before additional housing is permitted (such as parks, pathways and other community spaces; shops and services; and businesses / employment opportunities).

⁸⁹ The social impacts listed in this table are the impacts that were identified as potentially negative in section 4, or where positive or neutral impacts could be enhanced (it is not a summary of all the social impacts).

⁹⁰ PNCC indicated this will be informed by a community facilities review that is due in mid/late-2022.

Social impacts ⁸⁹	Recommendation
	<ul style="list-style-type: none"> ○ Road and connectivity measures within Kākātangiata and the surrounding suburbs / settlements are undertaken before additional development in Kākātangiata causes amenity, connectivity, or safety issues. ● Provide a mechanism for reviewing and adapting the district plan provisions if the mix of landuses and connectivity outcomes are not being achieved as intended. For example, though a design review panel and/or monitoring requirements.
Quality of the environment (hazards and physical safety)	
Road safety	<ul style="list-style-type: none"> ● Stage the roll out of Kākātangiata in a way that ensures that road improvements recommended in the Transport Assessment are undertaken before additional development in Kākātangiata causes safety issues (see also ‘peoples’ way of life’).
Personal and property rights	
Sense of unfairness and tension because there will not be equal opportunities for financial benefits	<ul style="list-style-type: none"> ● Work with landowners to minimise landtake of whole properties. ● Assess and adopt fair mechanism(s) and timeframes to purchase land required for infrastructure purposes (ie, main roads, green / stormwater network, parks, community centre, school).
Health and wellbeing	
Effect on wellbeing for residents from being unable to plan	<ul style="list-style-type: none"> ● Undertake regular engagement with existing residents in Kākātangiata so people understand when their part of Kākātangiata can or will start to be developed, and what that means for their land.
Effect on wellbeing for residents whose property is shown for infrastructure purposes	<ul style="list-style-type: none"> ● Undertake regular engagement with landowners whose land is shown for infrastructure purposes on the masterplan (ie, main roads, green / stormwater network, parks, community centre, school): <ul style="list-style-type: none"> ○ Provide certainty about the process for rolling out Kākātangiata. For example, how / when will it be confirmed that their land will be needed for infrastructure purposes. ○ As soon as it becomes clear which properties will be needed for infrastructure purposes in the short-term, work with individual landowners to understand how best to progress for each landowner. For example, understanding preferences around timeframes, and what specific support may be required. ● Refer above in relation to fair purchasing.

Appendix A – community profile details

A1. Community profile - wider impact area (Palmerston North and Manawatū)

A1.1 Community values and aspirations

The Long Term Plan for each council indicates values and aspirations for the Palmerston North and Manawatū communities. The goals established in PNCC's *Long Term Plan 2021-2031* are of particular relevance to Kākātangiata Growth Area:

Goal 1 - an innovative and growing city. The priorities of this goal, and the council's *City Growth Plan* that specifies how these priorities and goals will be achieved, indicate the importance to the community of:

- developing more housing that meets community needs;
- providing infrastructure to enable growth and a transport system that links people and opportunities;
- providing high quality public spaces⁹¹; and
- influencing urban design outcomes, including innovation in the type of housing being built to meet changing demographics and needs.

Meeting housing needs is also highlighted in MDC's Long Term Plan, both in terms of additional housing and housing that is appropriate to the changing demographic.

Goal 2 - a creative and exciting city. The priorities and plans⁹² associated with achieving this goal indicate the importance to the community of:

- creating a city that has great places for all people;
- celebrating the city's history and diversity, and build on the strength of being a city of many cultures and languages;
- being one of the most active communities in New Zealand, including providing a wide range of accessible and well-maintained play, active recreation and sports facilities; and
- involving communities to create public spaces (placemaking).

Similarly, providing leisure and sports facilities, and opportunities for community activities that encourage social and cultural wellbeing, are highlighted as important to the Manawatū District community⁹³.

Goal 3 - a connected and safe community. The priorities and plans⁹⁴ associated with achieving this goal indicate the importance to the community of:

- ensuring the city has a healthy community where everyone has access to healthy, safe and affordable housing and neighbourhoods;
- being a city where people feel and are safe; and
- having access to community facilities (including libraries, public toilets, cemeteries, community centres, social housing). Community facilities are also important to the Manawatū District community⁹⁵.

⁹¹ Referred to as "sustainable, connected, diverse, integrated, adaptable, interesting, comfortable and safe" (PNCC, Long Term Plan 2021-2031, p32)

⁹²PNCC, Active Communities Plan, Arts and Heritage Plan and City Shaping Plan

⁹³ MDC, 10 Year Plan 2021-2031 (p 22)

⁹⁴PNCC, Connected Communities Plan and Safe Communities Plan

⁹⁵ MDC's current focus on community facilities is to redevelop Feilding Public Library (MDC, 10 Year Plan 2021-2031, p 16)

Goal 4 - an eco city. The priorities and plans⁹⁶ associated with achieving this goal indicate the importance to the community of:

- respecting and enhancing the mauri of the Manawatū River, including understanding the relationship Rangitāne has with the river, increasing the use of the river environment for passive and active recreation and increasing the health and amenity of the river environment through increased biodiversity;
- investing in infrastructure that serves to protect, enhance and preserve the environment;
- regenerating native biodiversity; and
- stormwater services that protect buildings from inundation from flooding in major events.

The protection and care for natural resources, and infrastructure that meets the needs of the community, are also highlighted as important to the Manawatū District community⁹⁷.

A1.2 Population characteristics of the wider impact area

At the time of the 2018 Census, the wider impact area had a population of 114,804 residents (84,639 residents in Palmerston North and 30,165 residents in Manawatū). The population increased between the 2006 and 2018 Census (8.9% in Palmerston North; 15.6% in Manawatū) but not to the same extent as nationally (16.7%). The main population characteristics are.

Sex

- There are more females than males (51.2% females and 48.8% males in Palmerston North; 50.5% females and 49.5% males in Manawatū), which is similar to New Zealand as a whole (50.6% females and 49.4% males).

Age

- Palmerston North has a younger population than Manawatū and New Zealand as a whole. The median age is 34.0 years, compared to 37.4 years nationally. Of note, Palmerston North has a greater proportion of school leavers / young adults (16.9% aged 15-24 years) compared to Manawatū (11.1%) and nationally (13.2%).
- Manawatū has an older population than Palmerston North and New Zealand as a whole. The median age is 41.3 years, compared to 37.4 years nationally. Of note, Manawatū has a greater proportion of middle-aged residents / established in their careers (27.5% aged 45 -64 years) and of retirement age (17.9% aged 65 years or older) compared to Palmerston North (22.8% aged 45 -64 years and 14.2% aged 65 years or older) and nationally (25.4% aged 45 -64 years and 15.2% aged 65 years or older).
- The Māori population in Palmerston North and Manawatū is significantly younger than the non-Māori population. For example, the median age of Palmerston North's Māori residents is 23.3 years, compared to a median age of 34.0 years for Palmerston North as a whole. Similarly, the median age of Manawatū's Māori residents is 23.9 years, compared to 41.3 years across the district's total population. The *Kākātangiata and the Whānau Ora Outcomes Framework* notes that "close to 53% of the Māori population [in the region] is under the age of 25, compared to only 30% of the non-Māori population"⁹⁸.

Ethnicity

- Residents predominantly identify as European and Māori (75.9% European and 18.7% Māori in Palmerston North; 89.2% European and 16.5% Māori in Manawatū; 70.2% European and 16.5% Māori in New Zealand).

⁹⁶PNCC's Climate Change Plan, Environmental Sustainability Plan, Manawatū River Plan and Waters Plan.

⁹⁷ MDC, 10 Year Plan 2021-2031 (p 22)

⁹⁸ Kākātangiata and the Whānau Ora Outcomes Framework (p8)

- The percentage of European residents is greater than in New Zealand as whole, particularly in Manawatū.
- The percentage of Māori residents is greater in Palmerston North than in New Zealand as whole.
- Manawatū has significantly fewer residents of other ethnicities, such as Pacific Peoples, Asian and MELAA, compared to Palmerston North and nationally.
- The Māori population in the Manawatū-Whanganui region has grown at a faster rate than other ethnicities since 2000. Projections to 2038 indicate that the region's Māori population will grow at a faster rate than other ethnicities.⁹⁹

A1.3 Housing characteristics

There are 41,724 households¹⁰⁰ in the wider impact area: 30,531 households in Palmerston North and 11,193 households in Manawatū. This equates to an occupancy rate of 2.77 residents per household in Palmerston North and 2.69 residents per household in Manawatū. PNCC has identified that the average number of occupants per household in Palmerston North is declining. A growth in multi-family households and stronger growth in single-person households is anticipated.¹⁰¹

Housing types

Housing in Palmerston North and Manawatū is dominated by three-bedroom, standalone homes.

Most houses in Palmerston North and Manawatū have three bedrooms (43.5% and 45.2% of their housing respectively). The least common housing size is one-bedroom (5.3% of Palmerston North's housing and 4.4% of Manawatū's). Housing in Manawatū is typically larger than in Palmerston North and New Zealand as a whole. For example:

- 29% of homes in Manawatū have four bedrooms, compared to 25.3% in Palmerston North and 23.9% nationally.
- 8.2% of homes in Manawatū have five or more bedrooms, compared to 6.9% in Palmerston North and 7.3% nationally.

Housing in Palmerston North and Manawatū predominantly consists of standalone houses (85.9% and 91.2% of their housing stock respectively, compared to 84.1% nationally). Only 8.3% of Manawatū's housing stock is provided in joined dwellings (such as apartments and terraced housing), compared to 13.9% in Palmerston North and 15.2% nationally, although townhouses, flats and units are more commonly being built in the city¹⁰².

Housing supply

Housing supply is a current issue being addressed in both Palmerston North and Manawatū. In summary:

- Palmerston North needs an additional 5,500 homes over the next 10 years and 10,400 homes in the longer term¹⁰³. The main residential growth areas PNCC is pursuing to provide this supply are at Kākātangiata, Whakarongo and Aokautere.
- MDC is pursuing two key housing developments in Feilding to accommodate approximately 2,000 new homes over the next 20 years.

⁹⁹ Durie M, Turia P, Mullins M, 2016, Te Pe Tawhiti: Manawatū-Whanganui Māori Economic Development Strategy 2016-2040 as quoted in *Kakatangiata and the Whanau Ora Outcomes Framework*

¹⁰⁰ Referred to as 'households in occupied dwellings', which includes residences attached to a business or institution (such as boarding schools and universities).

¹⁰¹ PNCC, 2019, Palmerston North Housing and Business Development Capacity Assessment

¹⁰² PNCC, 2019, Palmerston North Housing and Business Development Capacity Assessment

¹⁰³PNCC, 2019, Palmerston North Housing and Business Development Capacity Assessment

- Housing priorities in Manawatū include providing for changes to the population, particularly housing that is appropriate for the aging population (and accessible public spaces and recreational facilities), smaller medium-density housing and social housing.¹⁰⁴

Most demand for housing on the social housing register is for one and two-bedroom houses. For example, in March 2022:

- Of the 792 households registered in Palmerston North, 399 sought one-bedroom homes and 252 sought two-bedroom homes.
- Of the 135 households registered in Manawatū, 63 sought one-bedroom homes and 48 sought two-bedroom homes.¹⁰⁵

Household ownership

Household ownership differs between Palmerston North and Manawatū. The percentage of Palmerston North households owning their own homes is similar to households nationally, whereas significantly more Manawatū households own their homes: 62.7% in Palmerston North; 73.3% in Manawatū; and 64.5% across New Zealand.

Most rental properties are provided by private landlords: 79.3% in Palmerston North; 86.1% in Manawatū; 83.5% across New Zealand. Palmerston North has more rentals provided by HNZC and the council, compared to Manawatū: 12.9% HNZC and 3.4% council housing in Palmerston North; 5.9% HNZC and 1.8% council housing in Manawatū; 12.0% HNZC and 5.9% council housing across New Zealand. Palmerston North and Manawatū have more rentals provided by other government departments, such as the New Zealand Defence Force, compared to New Zealand as a whole: 3.1% in Palmerston North; 3.4% in Manawatū; 0.9% in New Zealand. A small percentage of rentals are provided by iwi, hapū or Māori land trusts: 0.1% in Palmerston North; 0.2% in Manawatū; 0.3% in New Zealand.

Length of time in current homes

The length of time residents have lived in their current homes differs between Palmerston North and Manawatū. Palmerston North residents have tended to live in their homes for a shorter time than Manawatū residents. For example, 48.2% of Palmerston North residents lived in their current home for less than 5 years and 23.2% for 10 years or more. In comparison, 44.2% of Manawatū residents lived in their home for less than 5 years and 27.9% for 10 years or more.

A1.4 Employment and income characteristics

Palmerston North provides a significant employment base for the region. PNCC's Long Term Plan notes that while the city has 36% of the regional population, it provides 49% of the jobs in the region.¹⁰⁶ PNCC's Housing and Business Development Capacity Assessment cites more affordable housing in districts surrounding Palmerston North as a contributor to this trend¹⁰⁷.

At the time of the 2018 Census, Palmerston North had 67,932 residents of employment age and Manawatū had 23,880 residents¹⁰⁸. The employment profile differs between Palmerston North and Manawatū:

- A greater percentage of Manawatū residents are employed (66.2%) compared to Palmerston North (62.9%). Conversely, fewer Manawatū residents are unemployed (3.0%) or not in the workforce (30.7%) compared to Palmerston North (4.7% and 32.3% respectively).
- The main industry sectors Palmerston North residents work in are education and training (12.6%), health care and social assistance (12.2%), public administration and safety (10.4%), and professional, scientific and technical services (7.8%).

¹⁰⁴ MDC, 10 Year Plan 2021-2031 (pp 29-30)

¹⁰⁵ Ministry of Social Development, Housing Register

¹⁰⁶ PNCC, Te Mahere Tūroa 10-Year Plan 2021-2031 (p167)

¹⁰⁷ PNCC, 2019, Housing and Business Development Capacity Assessment (pp 4,5)

¹⁰⁸ Defined by the 2018 Census as the usually resident population count aged 15 years and over.

- The main industry sectors Manawatū residents work in are agriculture, forestry and fishing (14.0%), manufacturing (11.2%), health care and social assistance (10.7%), and education and training (8.5%).

Median household income in Palmerston North (\$67,300) and Manawatū (\$68,500) is lower than New Zealand's median (\$75,000). A fifth of Palmerston North households (20.9%) earn \$30,000 or less annually, compared to 18.5% in Manawatū and 18.8% across New Zealand. Fewer Palmerston North (12.4%) and Manawatū (12.1%) households earn \$150,000 or more annually compared to New Zealand as a whole (17.8%).

A1.5 Travel modes to work and places of education

At the time of the 2018 Census, most residents in Palmerston North and Manawatū who attended school and other education facilities, travelled there by private or company vehicles (55.1% of residents in each local authority). This was greater than the percentage of residents in New Zealand as a whole (50.2%). Walking or jogging was the next most common form of travel to school / education facilities for residents in Palmerston North (18.8%), followed by public transport (12.6%), and cycling (5.4%). Public transport was the next most common form of travel to school / education facilities for residents in Manawatū (18.3%), followed by walking or jogging (15.7%), and cycling (1.9%).¹⁰⁹

Most residents in Palmerston North (76.8%) and Manawatū (76.9%) who were in the workforce at the time of the 2018 Census, travelled to work using private or company vehicles. This is a higher percentage than the workforce in New Zealand as a whole (73.0%). Walking, jogging or cycling was the next most common form of travel to work by residents in Palmerston North and Manawatū, although the use of these modes was lower in Manawatū: 6.8% walking or jogging and 3.4% cycling by Palmerston North residents; 3.4% walking or jogging and 1.0% cycling by Manawatū residents. Significantly fewer residents in Palmerston North (1.8%) and Manawatū (0.4%) used public transport to get to work compared to residents in New Zealand as a whole (6.5%).

In terms of travel to work patterns, it is noted that 16.6% of residents in Manawatū who were in the workforce, worked at home (compared to 9.9% of the workforce in Palmerston North and 11.9% of the workforce in New Zealand as a whole), and therefore did not travel to work.

A1.6 Key community infrastructure

Early Childhood Education and Schools

Approximately 130 early childhood education facilities and 70 schools are provided across Palmerston North and Manawatū¹¹⁰.

Palmerston North is one of 39 areas in New Zealand where future school provision is managed under the MoE's National Education Growth Plan (NEGP). The NEGP identifies Palmerston North as a 'steady growing' catchment and includes a catchment plan to manage this growth. It notes that the majority of urban primary schools have reached or exceeded their capacity, and co-ed secondary schools have capacity but single-sex secondary schools are at capacity. It also notes that the Palmerston North / Manawatu region's Māori population accounts for a third of the total student population and is projected to increase; 11% of Māori students access Māori medium education.

The catchment plan identifies the following approach:

- Short term growth plan (3 years) – growth managed via amending enrolment zones, acquiring land for one new primary school¹¹¹, additional teaching space added to some primary and intermediate schools.

¹⁰⁹ 6.9% of residents in Palmerston North and 7.9% in Manawatū who attended school / education services studied from home and therefore did not travel. This compares to 5.3% nationally.

¹¹⁰ Education Counts, 2021 data

¹¹¹ Ruapehu Drive (Pouoa area)

- Medium term growth plan (3-10 years) – secondary school growth is anticipated and will be managed via building replacements and investigating the role of integrated schools in assisting with capacity. A new primary school will be built in the southeast (Poutea area) and possibly in the north.
- Beyond 2030 growth plan – likelihood of additional schooling provision required across the catchment.

MoE has indicated that it will continue to monitor roll growth and work with PNCC and MDC to understand development timeframes and ensure the right provision is provided in the right place at the right time.¹¹²

Health services

The population characteristics of the Palmerston North and Manawatū areas give rise to more complex health issues. For example, higher rates of deprivation (which are associated with higher mortality rates, higher rates of many diseases, and social problems), an older population, and higher proportions of Māori and Pasifika people.

Primary health care is provided by several GP services, including iwi/Māori providers, dental practices and pharmacies. Two GP services provide urgent and afterhours care in the city, and St John provides ambulance services. Other health and social services include hospices, rest homes, disability, mental health, and youth services.¹¹³

Secondary health care is provided at Palmerston North Hospital. It is a 350-bed secondary care hospital, with emergency services and tertiary care. The emergency services department is one of the largest trauma centres in New Zealand. Significant infrastructure projects are underway to upgrade the hospital, including interim and long-term measures to increase the capacity of the emergency department, and to improve access to surgical care.¹¹⁴

The *Palmerston North Health and Wellbeing Plan 2019-2024* identifies the community's view of what is working well to keep people healthy and well. Common strengths identified include strong communities, free GPs and dental services for young people, outdoor community spaces and recreation areas, community facilities, health services, community gardens and ease of travelling around.

The *Palmerston North Health and Wellbeing Plan 2019-2024* also identifies community priorities and actions that MidCentral DHB will take. Examples include:

- Access to health care – investigating dental services for Highbury; more GP consultations over the phone or online to save time and travel cost; reducing barriers to accessing medication for people in the southwestern suburbs; more coordinated health care in Highbury; a school-based health service at Awatapu College.
- Building healthy whanau and communities – encouraging children to ride bikes to be active through the Bikes in Schools programme; and affordable housing solutions (such as identifying land to be used for affordable housing, supporting pathways to homeownership through Te Ara Mauwhare project).

¹¹² Ministry of Education, 2019, New Zealand Education Growth Plan to 2030: Palmerston North Catchment Plan

¹¹³ MidCentral District Health Board, Palmerston North Health and Wellbeing Plan 2019-2024

¹¹⁴ MidCentral District Health Board, Annual Report 2020 / 21

A2. Community profiles - local impact area

A2.1 Key population characteristics of Kākātangiata Growth Area

Kākātangiata Growth Area had approximately 900 residents in 306 households at the time of the 2018 Census¹¹⁵. In summary:

- Age – the median age of residents is 42.5 years, which is notably older than Palmerston North (34.0 years) and nationally (37.4 years). The age profile is dominated by residents aged 45–64 years, which account for a third of the population (33.6%) and is significantly more than Palmerston North (22.8%) and nationally (25.4%). The remainder of the age profiles is children (17.6% under 15 years old), 15–24 years old (14.0%), 25–44 years old (19.6%), and 65 years and older (14.0%).
- Sex – Kākātangiata has slightly more males (50.5%) than females (49.0%). This differs to Palmerston North and nationally, which have more females.
- Ethnicity – 91.7% of residents in Kākātangiata identify as European, 13.3% Māori, 2% Asian and 1.3% Pacific Peoples.
- Length of residence – Kākātangiata has a relatively settled population. Approximately a third of residents have lived in their current home for 10 years or more (33.6%), which is significantly greater than Palmerston North (23.2%) and nationally (23.9%). It has fewer residents who have stayed at their current home for less than 5 years (35.2%), compared to Palmerston North (48.2%) and New Zealand (44.9%).
- Household ownership - Kākātangiata (80.4%) has significantly higher home ownership rates than Palmerston North (62.7%) and New Zealand (64.5%).
- Employment – Kākātangiata (72.5%) has significantly more residents in employment compared to Palmerston North (62.9%) and New Zealand (64.7%) as a whole. The most common sectors of employment are education and training (12.8%), construction (11.0%), and health care and social assistance, and public administration and safety (9.1% each). Nearly a quarter are not in the labour force (24.9%, which predominantly consists of retired people, unpaid family workers, people receiving paid parental leave, or some form of accident / invalid income), and 3.1% are unemployed.
- Income – Kākātangiata has a significantly higher median household income (\$97,000) compared to Palmerston North (\$67,300) and New Zealand (\$75,000) as a whole. Notably, it had significantly more households earning \$150,000 or more (21.4% compared to 12.4% households in Palmerston North as a whole)¹¹⁶.
- Travel to work - the predominant means of travelling to work is by a private or company vehicle (79.9%), which is slightly more than residents across Palmerston North (76.8%) and New Zealand (73.0%) as a whole. Biking (2.4%) and walking or jogging (2.4%) are the next most common modes.
- Travel to places of education - the predominant means of travelling to school or other education providers is by private vehicle (78.5%). This is significantly more than in Palmerston North (55.1%) and New Zealand (50.2%) as a whole. Conversely, public transport (6.2%), biking (4.6%) and walking or jogging (4.6%) are less commonly used compared to Palmerston North.

A2.2 Key population characteristics of Longburn

Longburn had 348 residents in 114 households at the time of the 2018 Census. In summary:

- Age - the age profile of Longburn residents is younger than for Palmerston North and New Zealand as a whole. For example, the median age is 30.7 years (compared to 34.0 years in Palmerston North and

¹¹⁵ These statistics are based on Census areas that best match the geographic area of Kākātangiata, but they capture a slightly larger area. The statistical areas are Statistical Area 2 - Pioneer West; and Statistical Area 1 – 7018275, 7018272, 7018276, 7018377.

¹¹⁶ Household income data was only available at the Statistical Area 2 (SA2) level. The household income specified for Kākātangiata was based on the Pioneer West SA2 which covers the eastern side of Kākātangiata. It is noted that the western side of Kākātangiata within the Newbury SA2 which had a medium income of \$83,800 (but Newbury SA2 covers a much larger area than Kākātangiata).

37.4 years nationally), and approximately a quarter of residents are children (26.7% are under 15 years of age, compared to 19.7% in Palmerston North and 19.6% nationally). Only 6.9% of residents are 65 years or older (compared to 14.2% in Palmerston North and 15.2% nationally).

- Sex - Longburn has slightly more males than females.
- Ethnicity - 85.3% of Longburn residents are of European ethnicity and 34.5% Māori. These are larger percentages than in Palmerston North and New Zealand as a whole. The township also has residents of Asian (4.3%), Pacific Peoples (3.4%) and 'Other' (0.9%) ethnicities.
- Length of residence - approximately a third of Longburn's residents have stayed at their current home for less than 5 years (35.2%), 16.4% for 5 to 9 years, and nearly a quarter have lived in their current home for 10 years or more (23.3%).
- Household ownership - 68.4% of households in Longburn own or partly own their homes, which is higher than in Palmerston North (62.7%) and New Zealand as a whole (64.5%). All rental housing in Longburn is provided by private landlords.
- Employment – 72.4% of Longburn residents who are of employment age have jobs. This is significantly greater than in Palmerston North (62.9%) and New Zealand (64.7%) as a whole. The most common sectors of employment are: manufacturing (11.3%); education and training, and health care and social assistance (9.7% each); and public administration and safety, retail trade, and accommodation and food services (8.1% each). Nearly a quarter were not in the labour force (24.9%) and 6.9% were unemployed.
- Travel to work - the predominant means of travelling to work is by a private or company vehicle (85.5%), which is significantly more than residents across Palmerston North (76.8%) and New Zealand (73.0%) as a whole. However, two to three times as many residents in Longburn (6.5%) cycle to work compared to Palmerston North (3.4%) and New Zealand as a whole (2.0%). The same percentage walk or jog to work.
- Travel to places of education - the predominant means of travelling to school or to other education providers is by private vehicle (59.5%), followed by walking or jogging (21.6%) and public transport (10.8%).

A2.3 Key population characteristics of Walkers Road Settlement

The Walkers Road settlement had approximately 90 residents in 27 households at the time of the 2018 Census¹¹⁷. In summary:

- Age – Walkers Road settlement has a younger median age (32.9 years) and larger percentage of residents of school age and young adults than Palmerston North or New Zealand as a whole. Approximately a quarter of residents are under 15 years of age (26.7%) and a fifth are 15-24 years of age. Walkers Road settlement also has a greater percentage of residents aged 45 - 64 years of age (26.7%) compared to Palmerston North (22.8%) and New Zealand (25.4%) as a whole.
- Sex - the area has slightly more males than females.
- Ethnicity - 73.3% of Walkers Road residents are of European ethnicity, 26.7% Pacific Peoples, 10.0% Asian, 3.3% Māori, 3.3% Middle Eastern, 3.3% New Zealander¹¹⁸. This is significantly fewer Māori people and more Pacific Peoples than Palmerston North and New Zealand as a whole.
- Length of residence - half of Walker Road residents have stayed at their current home for less than 5 years, 13.3% for 5 to 9 years, and nearly a quarter have lived in their current home for 10 years or more.
- Household ownership - more than half of households in Walkers Road rent homes (55.6%) and these are rented by private landlords. This is a significantly lower home ownership rate than in Palmerston North and New Zealand.
- Employment - employment rates are high in the area; 70.8% of residents of employment age are employed (compared to 62.9% in Palmerston North and 64.7% in New Zealand) and none are

¹¹⁷ Census data for the Walkers Road settlement is based on the smallest available census unit that covers this area (Statistical Area 1 – 7018273). It may include some households that fall outside this settlement.

¹¹⁸ A subset of 'Other Ethnicity'.

unemployed. Approximately a third of residents are not in the labour force (33.3%). Residents predominantly work in the education and training sector (41.2%), which is significantly more than in Palmerston North (12.6%) and New Zealand (8.1%) as a whole. The other most common sectors of employment are manufacturing, and health care and social assistance (11.8% each).

- Travel to work - the main means of travelling to work is by private or company vehicle (47.1%) and walking or jogging (29.4%). These percentages indicate that significantly fewer residents use vehicles and significantly more walk or jog to get to work, compared to Palmerston North and New Zealand as a whole.
- Travel to places of education - half of Walkers Road residents walk or jog to school. This is significantly greater than residents in Palmerston North (18.8%) and New Zealand (20.5%) as a whole. Only a quarter of Walkers Road residents travel to their places of education using a private vehicle, compared to over half of residents in Palmerston North (55.1%) and New Zealand (50.2%) as a whole.

A2.4 Key population characteristics of the surrounding rural area

The surrounding rural area had approximately 288 residents in 100 households at the time of the 2018 Census¹¹⁹. In summary:

- Age – the median age of residents is 41.4 years. Nearly a fifth of residents are children (19.8% less than 15 years old), 10.4% are 15-24 years old, 21.9% are 25-44 years old, approximately a third are 45-64 years old (33.3%), and 12.5% are 65 years or older. This is a similar age profile to residents in Manawatū as a whole. In comparison to Palmerston North and New Zealand as a whole, this area has an older population, as illustrated by an older median age, significantly more residents in the 45-64 year age group, and less residents aged 15 - 44 years.
- Sex – this area has slightly more males (51.0%) than females (49.0%).
- Ethnicity - 93.8% of the area's residents are of European ethnicity, 14.6% Māori, 3.1% Asian, 3.1% New Zealander¹²⁰, and 1.0% Pacific Peoples (3.4%). The percentage of residents identifying as European is significantly greater than New Zealand as a whole (70.2%).
- Length of residence –nearly a third of the area's residents have stayed at their current home for less than 5 years (32.3%), 15.6% for 5 to 9 years, and nearly a third have lived in their current home for 10 years or more (32.3%). This indicates a relatively settled population.
- Household ownership - 69.7% of households own or partly own their home. This is a greater percentage than in Palmerston North or New Zealand as a whole, but not compared to Manawatū which has notably high ownership rates (73.3%). All rental housing in this area is provided by private landlords.
- Employment – employment rates are high in the area; 78.7% of residents of employment age are employed none were unemployed. A fifth of residents were not in the labour force. The most common sectors of employment are: agriculture, forestry and fishing (22.4%); professional scientific and technical and education and training (8.6% each); administrative and support services, public administration and safety, and other services (6.9% each).
- Income - the area has a median household income of \$88,550, which is significantly higher than households in Manawatū (\$68,500), Palmerston North (\$67,300) and New Zealand (\$75,000) as a whole. Notably, it has significantly more households earning \$150,000 or more (21.1% compared to 12.1% in Manawatū and 12.4% in Palmerston North).¹²¹
- Travel to work - nearly a fifth of the working-age population work from home (19.0%), which reflects the farming-based economy of the area. The remainder almost entirely travel work by a private or company vehicle (75.9%).

¹¹⁹ For the purposes of defining the 'surrounding rural area', two Statistical Area 1 units were selected: 7018274 and 7018211.

¹²⁰ A subset of 'Other Ethnicity'.

¹²¹ Note that household data was only available at the SA2 level. This means the data covers a larger geographic area than defined elsewhere for the 'surrounding rural area'.

- Travel to places of education - the predominant means of travelling to school or to other education providers is by private vehicle (60.9%) and public transport (17.4%). This is a similar rate of public transport in Manawatū as a whole (but notably more than for Palmerston North).

A2.5 Key population characteristics of Awapuni

Awapuni had 8,292 residents in 3,000 households at the time of the 2018 Census¹²². In summary:

- Age – the age profile of Awapuni residents is similar to Palmerston North as a whole: 21.9% of residents are under 15 years of age; 14.6% are 15-24 years of age; 27.1% are 25-44 years; 21.4% are 45 - 64 years of age; and 15.0% are 65 years or older. The median age is 35.9 years which is between Palmerston North (34.0 years) and New Zealand (37.4 years).
- Sex – slightly more females (52.8%) than males (47.7%).
- Ethnicity – the ethnic diversity of Awapuni is similar to Palmerston North as a whole: 76.4% European, 20.3% Māori, 10.7% Asian, 6.2% Pacific Peoples, 1.7% Middle Eastern, 1.5% Other ethnicity.
- Length of residence – 46.5% of residents in Awapuni have lived in their home for less than 5 years, 14.4% for 5-9 years, and 25.9% for 10 or more years.
- Household ownership - 67.5% of households in Awapuni own their own homes, which is higher than Palmerston North (62.7%) and New Zealand as a whole (64.5%). Rental housing is predominantly provided by private landlords (81.8%). Housing New Zealand (12.9%) and other community housing providers (0.7%) provide the remainder.
- Employment – 62.5% of Awapuni residents are employed, 33.2% are not in the labour force, and 4.4% are unemployed. The most common sectors of employment are: education and training (14.2%); public administration and safety (10.2%); and health care and social assistance (10.1%). This is a similar employment profile to Palmerston North as a whole.
- Income - Awapuni has a median household income of \$71,867. Its income profile is similar to Palmerston North as a whole, although it has fewer households earning \$150,000 or more (9.4% compared to 12.4% households in Palmerston North as a whole).
- Travel to work - the predominant means of travelling to work is by a private or company vehicle (81.5%). The percentage of residents traveling to work via other modes are biking (3.9%), walking or jogging (3.0%) and public transport (2.4%).
- Travel to places of education - the predominant means of travelling to school or to other education providers is by private vehicle (56.3%). The other modes used are walking or jogging (16.7%), biking (7.5%) and public transport (9.9%).

A2.6 Key population characteristics of Highbury

Highbury had approximately 5,388 residents in 1,932 households at the time of the 2018 Census¹²³. The main characteristics of the population are summarised below:

- Age – the median age of residents in Highbury is 34.3 years, which is similar to Palmerston North as a whole (34.0 years). 23.9% of residents are under 15 years of age, 13.4% are 15-24 years of age, 23.8% are 25-44 years of age, 21.2% are 45-64 years of age; and 17.8% are 65 years or older.
- Sex – Highbury has less males (47.3%) than females (52.7%).
- Ethnicity – 66.3% of Highbury residents are of European ethnicity, 31.8% Māori, 11.6% Pacific Peoples, 8.8% Asian, 0.8% Middle Eastern, 1.1% Other ethnicity. This is significantly more Māori and Pacific Peoples than Palmerston North and New Zealand as a whole.
- Length of residence – 41.8% of residents in Highbury have lived in their home for less than 5 years, 14.4% for 5-9 years, and 23.7% for 10 or more years.
- Household ownership - 59.9% of households in Highbury live in homes they own. This is a lower home ownership rate than Palmerston North (62.7%) and New Zealand as a whole (64.5%). Most

¹²² Statistics from Census 2018 using Statistical Area 2 units (Awapuni North, Awapuni South, Maraetarata)

¹²³ Statistics from the 2018 Census, using Statistical Area 2 units (Highbury West, Highbury East) and Statistical Area 1 units (7018330, 7018333, 7018335)

rental properties in Highbury are provided by private landlords (53.5%). The other main provider is Housing New Zealand (44.8%).

- Employment – 53.8% of Highbury residents are employed, 40.0% are not in the labour force, and 6.2% are unemployed. Highbury has higher rates of unemployment and residents who are not in the labour force compared to Palmerston North and New Zealand as a whole. The most common sectors of employment are: manufacturing and health care and social assistance (11.0% each); education and training (9.7%); and public administration and safety (8.3%).
- Income – the median household income in Highbury is \$49,000, which is significantly lower than households in Palmerston North (\$67,300) and New Zealand (\$75,000) as a whole. Notably it has significantly more households on low incomes (31.0% of households earn less than \$30,000) and fewer households earn \$150,000 or more (5.1% compared to 12.4% of households in Palmerston North as a whole).
- Travel to work - the predominant means of travelling to work is by a private or company vehicle (83.0%), which is a greater percentage than Palmerston North (76.8%) and New Zealand (73.0%) as a whole. The percentage of residents traveling to work via other modes are walking or jogging (3.5%), biking (2.0%), and public transport (1.8%).
- Travel to places of education - the predominant means of travelling to school or other places of education is by private vehicle (54.4%). Walking or jogging to school is also common (20.9%), followed by public transport (12.2%) and biking (4.5%). This is similar to Palmerston North as a whole.

A2.7 Key population characteristics of Westbrook

Westbrook had approximately 2,271 residents in 768 households at the time of the 2018 Census¹²⁴. The main characteristics of the population are summarised below:

- Age - the median age of Westbrook residents is 30.9 years. Nearly a quarter of residents are children (24.8% under 15 years of age), 16.5% are 15-24 years of age, 26.7% are 25-44 years of age, 20.5% are 45-64 years of age, and 12.3% are 65 years or older. This age profile shows that Westbrook has a younger median age, a greater percentage of school-age children, and fewer residents aged 45 years or older compared to Palmerston North and New Zealand as a whole.
- Sex – Westbrook has less males (48.0%) than females (51.8%).
- Ethnicity – 65.7% of Westbrook residents are of European ethnicity, 32.3% Māori ethnicity, 14.5% Pacific Peoples, 6.2% Asian, 1.1% Middle Eastern, 0.9% Other ethnicity. This is significantly more Māori and Pacific Peoples than Palmerston North and New Zealand as a whole.
- Length of residence - 40.0% of residents in Westbrook have lived in their home for less than 5 years, 13.1% for 5-9 years, and 25.5% for 10 or more years. This shows Westbrook residents move slightly less frequently than New Zealand residents as a whole.
- Household ownership – 58.6% of households in Westbrook live in homes they own. This is a lower home ownership rate than Palmerston North (62.7%) and New Zealand as a whole (64.5%). Most rental properties in Westbrook are provided by Housing New Zealand (55.4%), followed by private landlords (46.5%) and 2.0% by other state owned / government agencies.
- Employment – 57.6% of Westbrook residents are employed, 35.1% are not in the labour force, and 7.3% are unemployed. Westbrook has a significantly higher rate of unemployment compared to Palmerston North and New Zealand as a whole, and slightly more residents who are not in the labour force. The most common sectors of employment are: health care and social assistance (14.6% each); public administration and safety (10.2%); and education and training (9.9%).
- Income – The median household income in Westbrook is \$55,500, which is significantly lower than households in Palmerston North (\$67,300) and New Zealand (\$75,000) as a whole. Notably it has significantly more households on low incomes (24.3% of households earn less than \$30,000) and fewer households earn \$150,000 or more (4.5% compared to 12.4% of households in Palmerston North as a whole).

¹²⁴ Statistics from the 2018 Census, using Statistical Area 1 units (7018319, 7018320, 7018321, 7018331, 7018332, 7018334, 7018336, 7018337, 7018338, 7018339, 7018340, 7018341, 7018342).

- Travel to work - the predominant means of travelling to work is by a private or company vehicle (83.0%), which is a greater percentage than Palmerston North (86.1%) and New Zealand (73.0%) as a whole. The percentage of residents traveling to work via other modes are walking or jogging (2.4%), biking (1.2%), and public transport (1.8%).
- Travel to places of education - the predominant means of travelling to school or other places of education is by private vehicle (68.1%), which is a higher percentage than Palmerston North (55.1%) as a whole. Conversely, fewer students use public transport (9.4%), or walk or jog (8.0%) compared to Palmerston North. 5.6% bike, which is similar to Palmerston North as a whole.

A2.8 Key population characteristics of Cloverlea

Cloverlea had 1,893 residents in 693 households at the time of the 2018 Census¹²⁵. In summary:

- Age – the age profile of Cloverlea residents is similar to Palmerston North as a whole: 20.4% of residents are under 15 years of age; 13.6% are 15-24 years of age; 29.01% are 25-44 years; 22.2% are 45 - 64 years of age; and 14.7% are 65 years or older. The median age is 34.2 years which is very similar to Palmerston North (34.0 years) and older than New Zealand (37.4 years).
- Sex – slightly more females (52.1%) than males (47.9%).
- Ethnicity – an ethnically diverse community; 82.6% European, 23.1% Māori, 6.0% Pacific Peoples, 4.3% Asian, 0.8% Middle Eastern, 2.2% Other ethnicity.
- Length of residence – Cloverlea residents tend to stay in the same home for longer than residents in Palmerston North and New Zealand as a whole. 41.0% of residents in Cloverlea have lived in their home for less than 5 years, 14.6% for 5-9 years, and 29.2% for 10 or more years.
- Household ownership – 71.0% of households in Cloverlea own their own homes, which is notably higher than Palmerston North (62.7%) and New Zealand as a whole (64.5%). Rental housing is predominantly provided by private landlords (93.3%). Housing New Zealand (8.3%) provides the remainder.
- Employment – 67.1% of Cloverlea residents are employed, 28.5% are not in the labour force, and 4.4% are unemployed.
- Income - Cloverlea has a median household income of \$64,200, which is significantly less than New Zealand as a whole (\$75,700) and less than Palmerston North as a whole (\$67,300). It has more residents in the mid-range (\$50,000-\$100,00) compared to Palmerston North as a whole, and fewer households earning \$150,000 or more (6.8% compared to 12.4% households in Palmerston North as a whole).

¹²⁵ Statistics from the 2018 Census, using Statistical Area 2 unit (Cloverlea – Palmerston North)

Appendix B - Initial assessment of key community infrastructure

Implications on existing capacity	Initial assessment
Public recreation and facilities (community centre, libraries etc)	
<p>The masterplan has been informed by a review of recreation reserves and facilities. ¹²⁶ In summary:</p> <ul style="list-style-type: none"> • Suburb reserves – two proposed within Kākātangiata and three existing (Bill Brown, Rangitāne, River / Marae Tarata) have catchments that serve Kākātangiata and adjacent suburbs • Neighbourhood reserves - numerous proposed • Kikiwhenua Reserve - special character reserve for historic and cultural significance agreed as part of Plan Change C • Potential for community gardens to be incorporated in the parks • Walkway and cycleways - two large loops • Citywide reserves - the existing Manawatū River Park provides this function • Sports fields - potential to meet the city’s estimated medium-term demand by providing it in the town centre location • Aquatic facilities - potential location of preference for a new swimming pool to accommodate growth • Cemeteries - sufficient existing provision • Community centre - PNCC is currently assessing need through a Community Facilities Review, which includes a stocktake, needs assessment and recommendations. • Library - as above. 	<p>PNCC’s review of the masterplan concludes there will be excellent coverage for suburb reserves and walkway and cycleway provision, and appropriate distribution and accessibility of neighbourhood reserves. The need for other facilities (community centre, library, swimming pool, sports fields) are the subject of wider city reviews and can be accommodated in Kākātangiata if appropriate.</p> <p>Future delivery of these facilities is the responsibility of PNCC. The masterplan and plan change provisions indicates appropriate locations to provide them. The LTP signals funding for a community centre in Kākātangiata, a reserve at Kikiwhenua and some elsewhere in Kākātangiata. PNCC has advised that when the masterplan is confirmed the Asset Management Plan will be updated and appropriate funding will be reflected in the next LTP.</p>
Public recreation and facilities (community centre, libraries etc)	
<p>Assuming a population of 16,250, Kākātangiata could be home to approximately 1,000 children under 5 years old when it is fully developed.</p> <p>Numerous early years centres are provided in Palmerston North and Manawatū. Initial engagement with one of the main providers indicates that the city has an oversupply of centres, but there are waiting lists for centres near Kākātangiata that meet specific needs (eg, kohanga reo, or provide low cost / free services such as kindergartens).</p>	<p>Future planning and delivery of early years provision is the responsibility of individual providers.</p> <p>The masterplan and associated plan change provisions have anticipated demand for early years centres and enabled their future delivery through provisions in the Local Centre zones.</p>
Schools	
<p>Assuming a population of 16,250, Kākātangiata could be home to approximately 1,500 primary school and intermediate age children (5-12 years) and 1,200 high school age (13-18 years) when it is fully developed. To provide context, the average size of school rolls in Palmerston North in 2021 was:</p> <ul style="list-style-type: none"> • contributing schools (year 1-6) - 275 students • full primary (year 1-8) - 208 students • intermediate (year 7-8) - 540 students • high school (year 9-13) - 890 students¹²⁷ 	<p>Future planning and delivery of schools is the responsibility of MoE.</p> <p>The masterplan and associated plan change provisions have anticipated the need to provide one full primary school (shown as part of / adjacent to the Town Centre zone).</p> <p>In the short term it is reasonable to assume that residents in Kākātangiata would travel to neighbouring</p>

¹²⁶ PNCC, Kākātangiata Urban Growth Parks + Reserves Servicing Assessment 2022 (draft, May 2022)

¹²⁷ Education Counts (2021 statistics)

Implications on existing capacity	Initial assessment
<p>The Ministry of Education (MoE) has advised that capacity is variable, with some schools at or near capacity and some under capacity. MoE initially advised that one full primary school (year 1-8) should be catered for when designing Kākātangiata. It now considers there will be sufficient capacity within existing schools because of the long time until full development. As noted in section 3.1, its strategy is to monitor roll growth and work with councils to ensure the right provision is provided in the right place and time.</p>	<p>settlements / suburbs to attend school (in the same way existing residents currently do). As Kākātangiata becomes more developed in the longer term, the implications for residents and existing schools in the wider Palmerston North and Manawatū areas will depend on whether the pace at which houses built in Kākātangiata is matched by the pace at which MoE delivers additional school capacity.</p>
Health care facilities	
<p>Assuming a population of 16,250, there would be a significant increase in demand across the full range of health services (such as GP practices, dental practices, hospital and specialist services, chemists etc).</p> <p>Interviews with residents indicated their experience of current lengthy waiting times for GP and dentist appointments, which is consistent with community feedback recorded in the Health and Wellbeing Plan 2019-2024 (MidCentral DHB, 2019). Interviews also noted that locating health services in Kākātangiata would benefit the western side of the city, including Longburn and rural Manawatū.</p> <p>Initial contact was made with MidCentral DHB to seek advice, but the timing of the current health reforms has not made engagement possible. ¹²⁸</p>	<p>Future planning and delivery of health care services is the responsibility of the newly formed Te Whatu Ora - Health New Zealand and Te Aka Whai Ora – Māori Health Authority, as well as a range of other health service providers. PNCC has initiated engagement with MidCentral DHB (which is transitioning to Te Whatu Ora - Health NZ).</p> <p>The masterplan and associated plan change provisions have anticipated demand for health facilities (such as GP practices, dental practices and pharmacies) and enabled their future delivery through provisions in the Local Centre zone.</p> <p>Implications for residents and existing providers in the wider Palmerston North and Manawatū areas will depend on whether the pace at which houses built in Kākātangiata is matched by the pace at which expanded or new health services are delivered.</p>
Emergency services	
<p>No information.</p>	<p>The plan change provisions enable emergency services to be located in the Local Centre zone.</p>

¹²⁸ District Health Boards were disestablished on 1 July 2022 and their functions merged into Te Whatu Ora - Health New Zealand.