

# **AOKAUTERE RESIDENTIAL PLAN CHANGE**

PARKS + RESERVES  
SERVICING ASSESSMENT 2021

## Document Control

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# 1 Scope

- 1.1 This assessment provides information for the planning of recreation reserves and facilities in the proposed new residential urban growth area, Plan Change G, as shown in Figure 1.

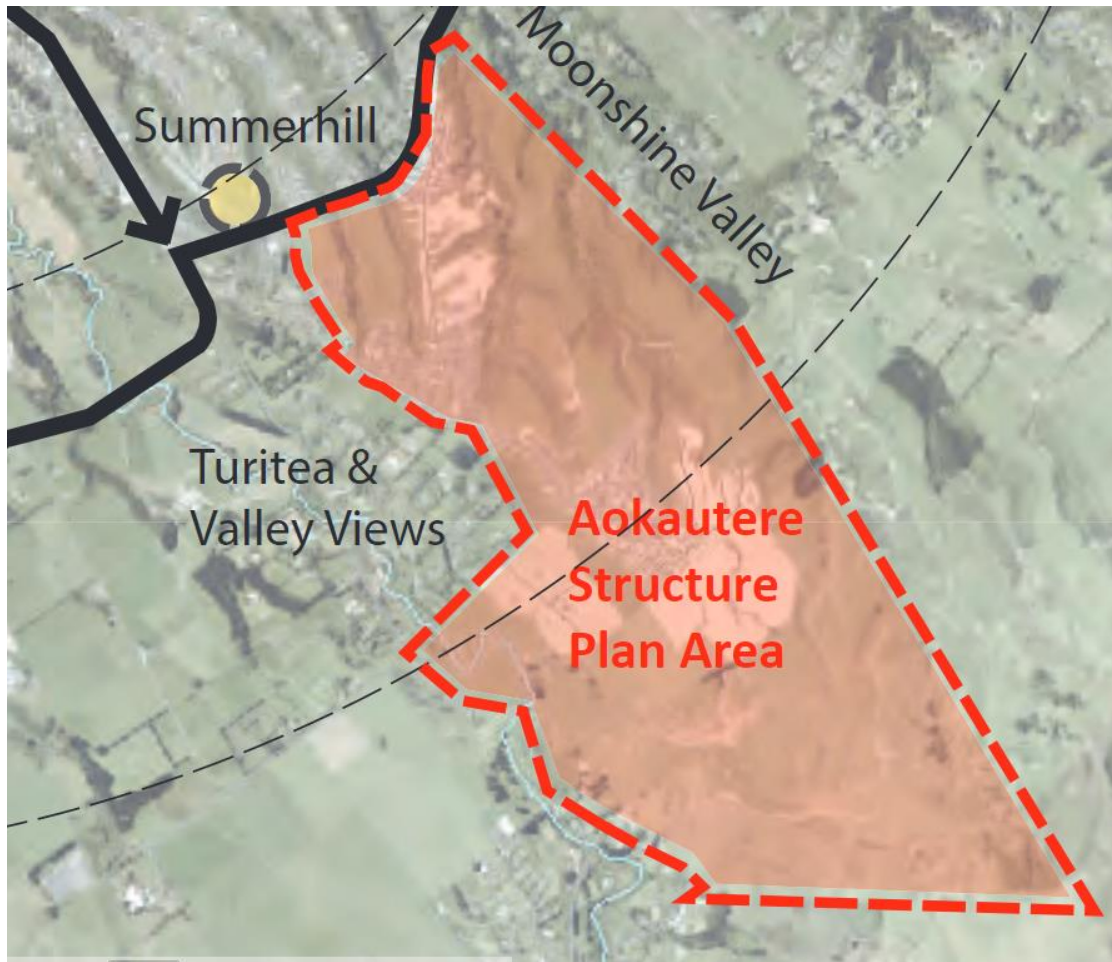


Figure 1: Study Area

- 1.2 Appendix One contains a plan of the reserve network proposed for Plan Change G.
- 1.3 The category and purpose of each reserve type considered in this assessment are set out in the 2021 Parks and Reserves Asset Management Plan as shown in Table 1.

What we provide	Purpose
Local Reserves	This activity includes: Suburb, Neighbourhood, Small Neighbourhood, Esplanade Reserves, Ecological Reserves, Special Character Reserves. They provide open space in suburban centres and neighbourhood areas and improve the ability for people to move around the city.

City Wide Reserves	Citywide Reserves service a large area and are described as 'destination facilities due to their unique nature. They contain several amenity aspects not found in Neighbourhood reserves, such as native bush remnants, water features, paddling pools, and large play areas.
Sports fields	Sports fields provide unique spaces for the community to take part in recreational activities with a variety of surfaces for different sports/activities.
Aquatic Facilities	Aquatic facilities provide opportunities for residents to enjoy high quality recreational and competitive swimming and other aquatic activities.
Cemeteries and Crematorium	Council provides three cemeteries and a crematorium to ensure provision is made for persons dying within the district. Council also manages and maintains the historical Terrace End cemetery, which is no longer available for burials, but is of historical value to the community.

*Table 1: Type and purpose of reserve categories*

## 2 Suburb Reserves

- 2.1 Suburb Reserves are larger in size than neighbourhood reserves and provide more facilities such as public toilets and more play facilities. The intended catchment for a suburb reserve is the wider suburb rather than the local neighbourhood, and Council aims to have no more than one of this type of reserve in each suburb of the City.
- 2.2 The closest Suburb Reserve is Peren Park, on Ruapehu Drive, in the Summerhill area. The area contained within Plan Change G is between 300 m and approximately 3km away from Peren Park at its furthest boundary. A State Highway separates Peren Park from the land within Plan Change G.
- 2.3 Suburb Reserves, including sportsfields and City Reserves that also serve as the Suburb Reserve function, are generally spaced 1 to 1.5 km apart throughout the City.
- 2.4 Based on the distance to the nearest existing suburb reserve, one new suburb reserve, located in the mid to southern part of the plan change area, is required.
- 2.5 Existing Suburb Reserves in the City range in size from 1 ha to 6 ha<sup>1</sup>. The variation in size results from adjacent landforms and reserves.
- 2.6 In the case of the Plan Change G area, the significant gully landforms, that will provide stormwater and ecological functions, can complement and support a suburb reserve.

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<sup>1</sup> Parks and Reserves Asset Management Plan page 157.



- 2.7 Given the significant quantum of gully ecological reserves that will be delivered in the plan change area, the amenity and off-road access value they provide to the suburb reserve, and the nature of the catchment, the suburb reserve size can be at the smaller end of the range described in 2.4, if co-located with a gully.
- 2.8 A Suburb Reserve In the order of 8,000 m<sup>2</sup> is recommended, co-located with a gully to be ecologically restored with off road walking connections.
- 2.9 The proposed Masterplan has allowed for a Suburb Reserve in the central south area of the plan as shown in Figure 2, labelled 8.



Figure 2: Suburb Reserve Location

- 2.10 This is considered an excellent location that will balance Adderstone Reserve in the North, and be well spaced from the Special Character Reserve of Peace Tree (refer Section 5.2) and other new neighbourhood reserves.

### 3 Neighbourhood Reserves

- 3.1 Neighbourhood Reserves are larger than 2,500 m<sup>2</sup> but are not as large as suburb reserves. They are intended to cater for the surrounding neighbourhood. Neighbourhood reserves generally provide facilities such as playgrounds, seating, and rubbish bins.

- 3.2 As a broad target Council aims to maintain or improve the percentage of residentially zoned land that is within 500 m walking distance of an open space. As at 30 June 2021 this was at 80%.
- 3.3 The provision standard for neighbourhood reserves is that the open space must be suitable for open space play, e.g. kick a ball, and the minimum reserve size is 2,500 m<sup>2</sup>.
- 3.4 Considering the northern area of Plan Change G first, there are two existing reserves in Adderstone Reserve and Pacific Drive Reserve, labelled 3 and 4 respectively in Figure 3.

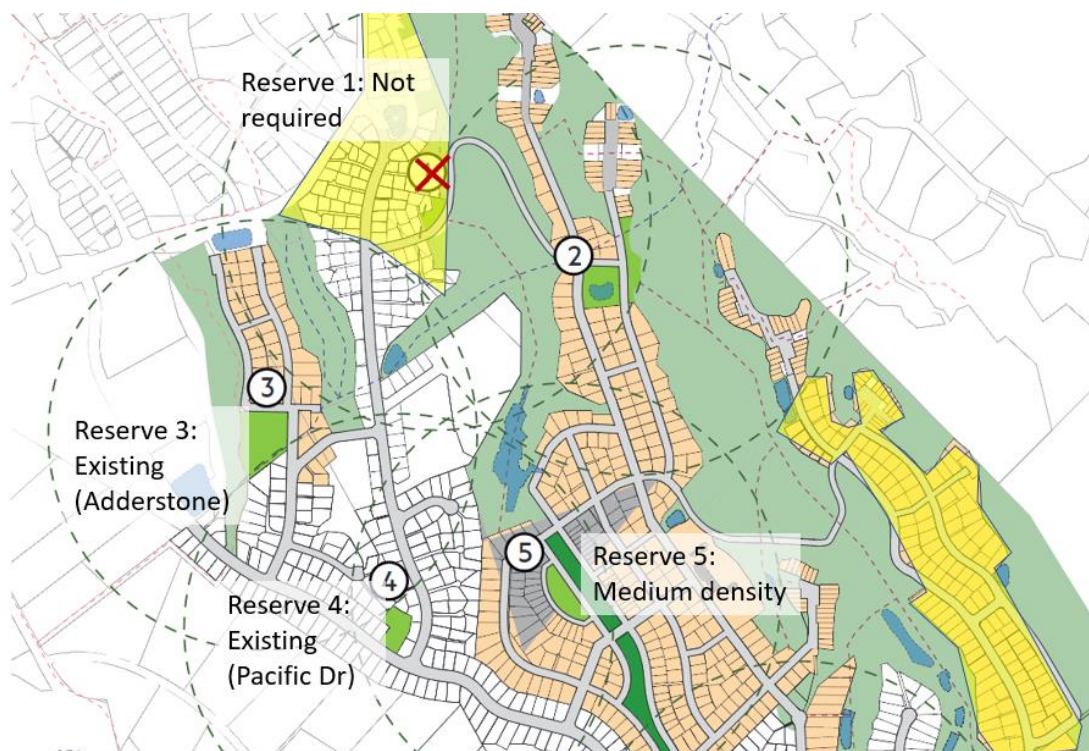


Figure 3: Neighbourhood Reserves in northern portion of the Plan Change area

- 3.5 Using a 400 m diameter circle as a proxy for a 500 m walking distance<sup>2</sup>, two new neighbourhood reserves would provide adequate coverage for the area.
- 3.6 The reserve labelled 5 is located to serve the medium density housing precinct in the central area of the plan change. Reserve 5 will provide play spaces for the residents of housing types that are likely to have limited outdoor space as part of their dwellings.
- 3.7 Reserve 2 is positioned to best fill the gap while providing coverage to the higher density housing at the end of the spurs of residential development.
- 3.8 The geography of the plan change area, featuring long narrow spurs of residential housing development, make achieving a higher coverage inefficient.

<sup>2</sup> The distance on a map is different to the distance a person would need to walk if using available public walkways and roads

- 3.9 The lots in Figure 3 highlighted in yellow would be outside the coverage area of the closest neighbourhood reserve. On balance this is considered acceptable.
- 3.10 Considering the southern area of the plan change, there is an Special Character Reserve on Pacific Drive, Peace Tree as shown in Figure 4, labelled 6. This reserve provides junior play equipment.

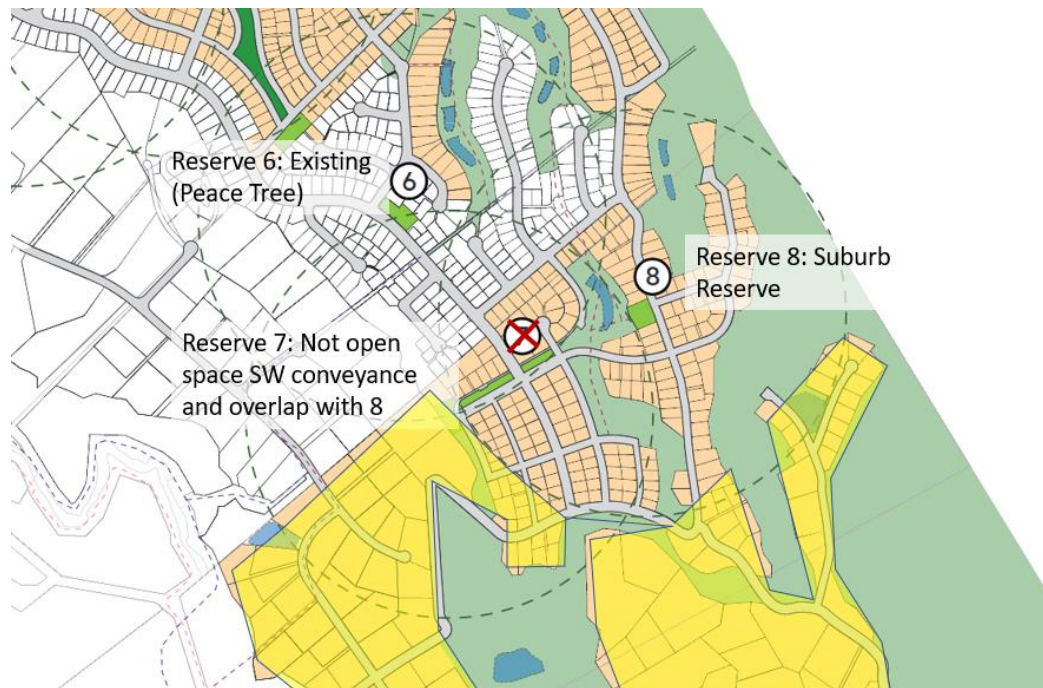


Figure 4: Neighbourhood Reserves in Southern portion of the Plan Change area

- 3.11 The suburb reserve at label 8 then provides coverage for the balance of the area in standard sections sizes.
- 3.12 The area highlighted in yellow in Figure 4, outside the targeted walking distance, is largely large lots which will have significant onsite amenity. No neighbourhood reserve is required to serve them.

## 4 Neighbourhood Reserve - Adderstone Reserve – proposed partial disposal.

- 4.1 Adderstone Reserve is comprised of piece of land with three distinct landforms. As shown in Figure 5, and in the photos labelled at Figure 6, Figure 7, and Figure 8.





Figure 5: Adderstone Reserve landform areas



Figure 6: Adderstone Reserve - Pacific Drive (approx. 3,300 m<sup>2</sup>)

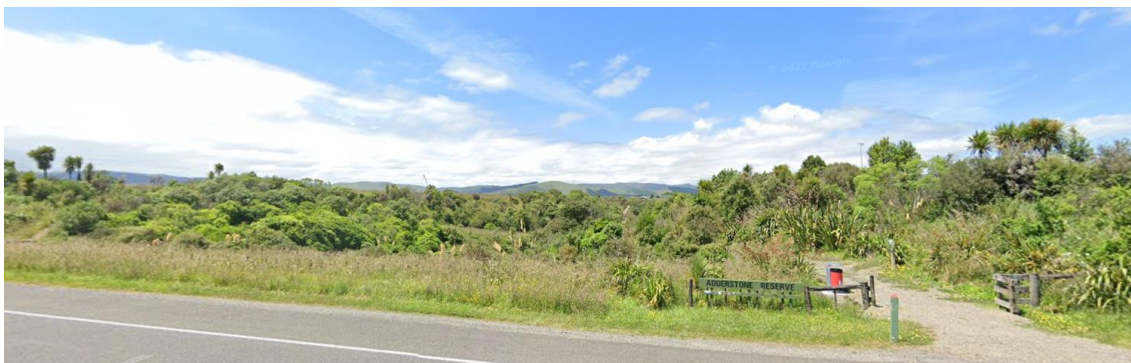


Figure 7: Adderstone Reserve - planted gully from Aokautere Dr (approx. 3.95 ha)



Figure 8: Adderstone Reserve – Abby Road (approx. 2.4 ha)

- 4.2 The Pacific Drive portion of Adderstone Reserve was originally acquired with the intention of having space for an early childhood care facility. Commercial activities were proposed for the land to the north of this area. It is zoned residential and sits beside the International Pacific University.
- 4.3 Commercial and childcare facilities for the Summerhill and Aokautere area were established on Aokautere/ Ruapehu Drive, 550 m to the north of the Pacific Drive portion of Adderstone Reserve.
- 4.4 The gully portion of Adderstone Reserve has been planted as part of the Green Corridors biodiversity work and contains a popular walkway.
- 4.5 The Adderstone Reserve Abby Road area is a large flat open space that has been held for reserve development pending the development of the Aokautere area. It was considered for junior sportsfield provision in the early 2000's but demand assessment work in 2005 determined it was not required at this location.
- 4.6 As per the distribution considerations in Section 4, Adderstone Reserve needs to provide for a neighbourhood reserve function.
- 4.7 For the best coverage/reserve accessibility the neighbourhood reserve space would be in the eastern, or Abby Road, portion of Adderstone Reserve.
- 4.8 Considering the margin of reserve already bounded by residential housing, the walkway connection planned, the shape of the land and allowing enough space for unforeseen small community recreation activities, an area of 1 ha of the rough dimensions shown in Figure 9 is required.





Figure 9: Adderstone Reserve retention vs change to housing

- 4.9 After considering the reserve needs alternative uses for the balance of Adderstone Reserve can be considered, presumably housing. Those areas are shown in red in Figure 9.
- 4.10 While Adderstone Reserve Certificate of Title does not record it as being subject to The Reserves Act 1977, research into its history shows approximately 1 ha of the Abby Road portion was acquired with the clear intention of being a reserve. This area is shown in Figure 10.

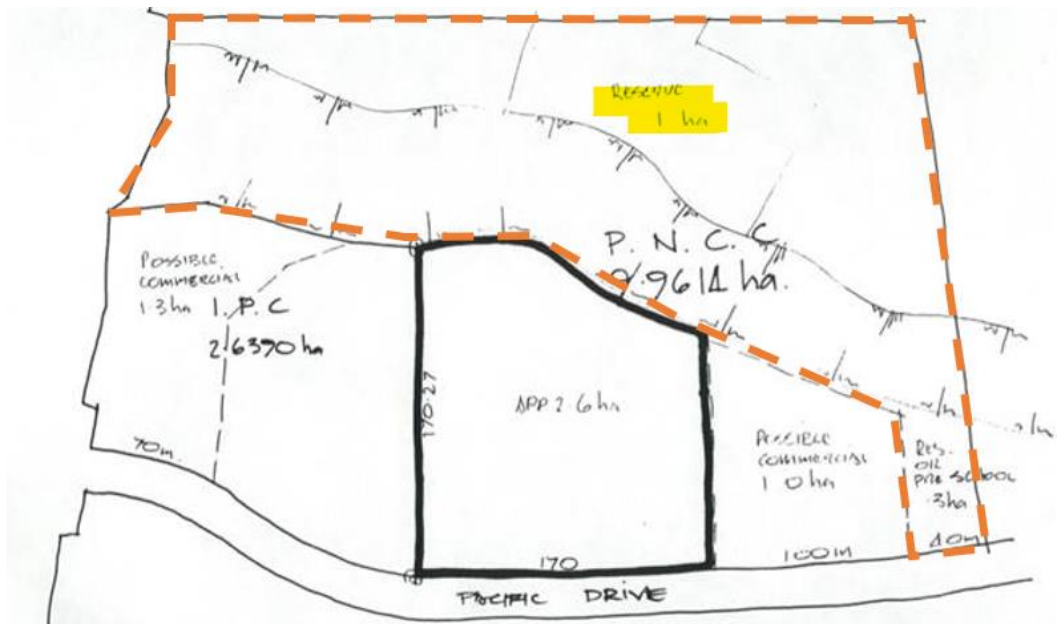


Figure 10: Adderstone Reserve - Historical Reserve Intentions (highlights added).

- 4.11 The Reserves Act 1977 definition of a reserve includes “(e) any land acquired after the commencement of this Act in any manner by an administering body as a reserve within the meaning of this Act”.
- 4.12 As such if Council is of a mind to consider disposing or changing the use of part of Adderstone Reserve it is necessary to fulfil the requirements of the Reserves Act 1977 in terms of public notification, receiving objections, allowing the opportunity to be heard, and considering objections before making a decision.
- 4.13 An option of a land exchange for other reserve/s in the wider area could be considered. This would be complicated to execute and subject to the pace and staging of subdivisions. The issue of the value of the land being exchanged, the need to tie the exchange carefully to land and not people or companies, all present additional risk and complexity.
- 4.14 It is recommended that if Council is of a mind to consider other uses, that sale and use of the proceeds for other reserve acquisition and development works would be simpler and would allow timely development.

## 5 Special Character Reserves

- 5.1 Special character reserves are unique parks and reserves that have themes or different kinds of facilities than other local reserves.
- 5.2 Peace Tree Reserve, labelled Reserve 6 in Figure 4, is an existing special character reserve. Peace Tree reserve has a tree planted on it grown from a cutting of a tree that survived the 1945 Nagasaki nuclear bombing. The reserve development has been undertaken in as part of a Mayors for Peace



programme using combination of New Zealand native New Zealand plantings and Japanese style.

- 5.3 No other special character reserves have been identified for the plan change area.

## 6 Ecological Linkages

- 6.1 Ecological corridors have a wide range of purposes to meet sustainability objectives for enhancement and protection of biodiversity. These areas range from well-maintained areas to undeveloped green spaces.

### 6.2 Esplanade Reserves

- 6.2.1 The Palmerston North District Plan policies 4.1 and 4.2, as shown in Figure 2, sets out the expectations for securing esplanade reserves, which have a purpose of provision of ecological, recreational and educational benefits.

#### **OBJECTIVE 4**

**To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.**

#### **POLICIES**

- 4.1 To require 20 metre wide esplanade reserves along rivers whose beds have an average width of three metres or more in respect of new allotments under 4 hectares, subject to 4.3 below.
- 4.2 To require 20 metre wide esplanade reserves along the following rivers and streams in respect of new allotments of 4 hectares or more, subject to 4.3 below:
- Manawatu River
  - Pohangina River
  - Turitea Stream (from the Manawatu River to the City's water supply area)
  - Mangaone Stream
  - Kahuterawa Stream (from the Manawatu River to a point opposite the present end of the formation of the Kahuterawa Road).

*Figure 11: District Plan Esplanade Reserves policies*

- 6.2.2 There are no streams in the plan change area which meet the 3 m width test of the District Plan so Esplanade Reserves are not required.
- 6.3 The National Policy Statement for Freshwater Management section 1.3 (5) and objectives under section 2.1 sets out a hierarchy of obligations where the health and well-being of water bodies and freshwater ecosystems is prioritised ahead of the health needs of people and people providing for their social, economic and cultural well-being.
- 6.4 The Horizons Regional Council is the organisation responsible for its implementation in the Palmerston North area. It is expected that Horizons evidence to the Plan Change will detail what, if any, requirements it

recommends in relation to the water courses running through the plan change area.

## 6.5 Biodiversity

6.5.1 The draft National Policy Statement on Indigenous Biodiversity November 2019 signals an intent to improve the indigenous biodiversity in urban areas. Section 3.17 (4) of the draft states:

(4) For urban areas, if the assessment indicates an area has less than 10 per cent indigenous vegetation cover, the regional council must include in its regional policy statement a target (expressed as a percentage figure within a specified time) for increasing indigenous vegetation cover in that area to at least 10 per cent of the area.

6.6 Palmerston North urban area indigenous biodiversity coverage is estimated be significantly short of this target<sup>3</sup>.

6.7 There is a significant opportunity for biodiversity improvements within the gully/stormwater reserves necessary for the urban growth area development as shown in Figure 12.

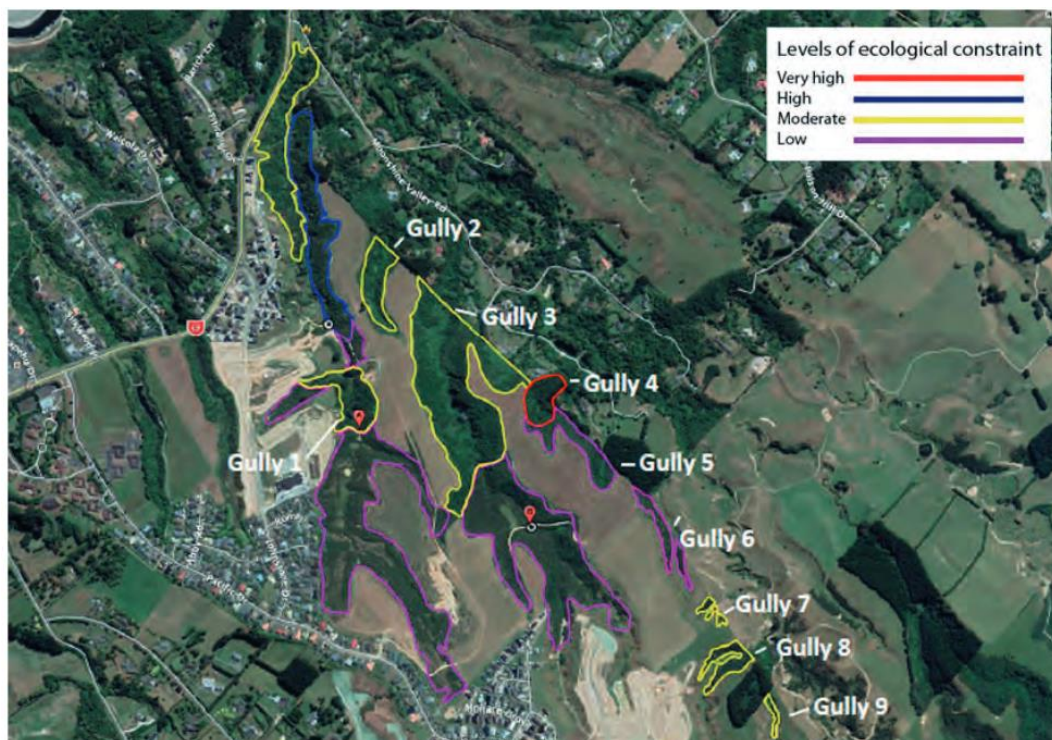


Figure 12: Landscape Study – Ecological Constraints

<sup>3</sup> Palmerston North City Council to MfE submission 12 March 2020.

- 6.8 Vegetating the gullies would be consistent with, and support, the Green Corridors<sup>4</sup> volunteer project which has been working on the ecological vegetation, from Ranges to River, since 2001. The existing Green Corridors project areas are shown in Figure 13.



Figure 13: Green Corridors biodiversity project areas to date

## 7 Walkways and Paths

- 7.1 On top of their water conveyance and ecological benefits, stormwater and biodiversity corridors can also provide for recreational access such walking or shared paths, biking, or equestrian trails.
- 7.2 The gully network in Summerhill and Aokautere is a feature of the walking opportunities in Palmerston North. The Summerhill area is extensively developed, as shown in Figure 14.

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<sup>4</sup> <https://www.pncc.govt.nz/council-city/what-were-doing/ongoing-projects-and-programmes/green-corridors/>



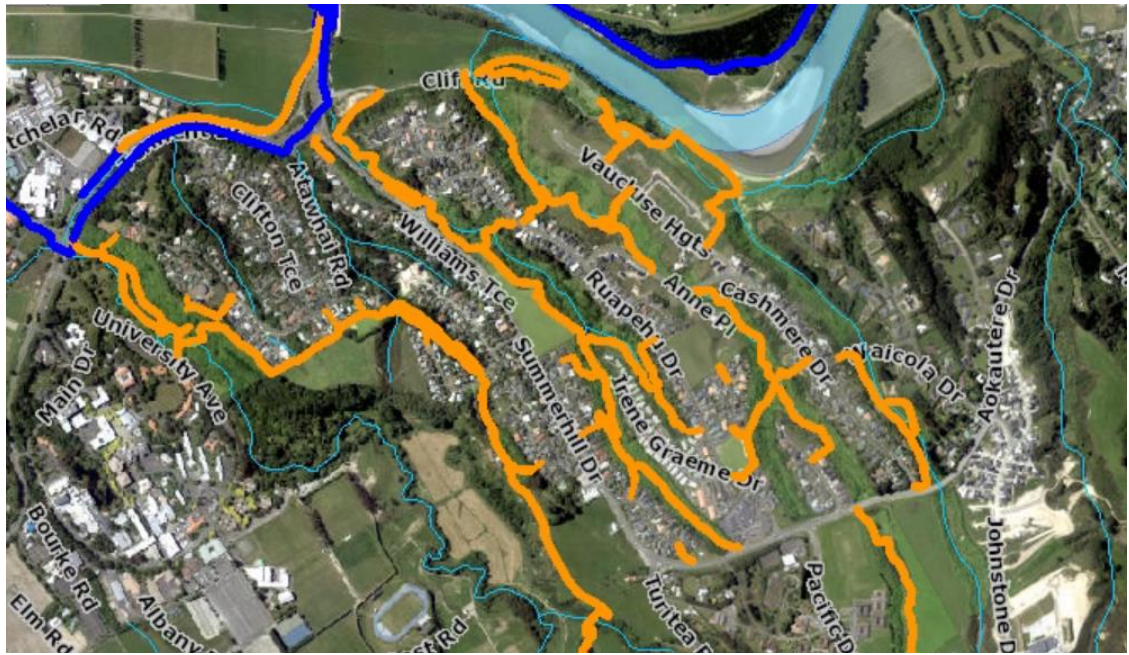


Figure 14: Summerhill Walkway Network

- 7.3 Carrying the walkway and path development network from Summerhill through the Plan Change area will provide significant enhancements to the recreational opportunities, allow access for planting development and maintenance, and provide connections between streets, neighbourhoods and facilities.
- 7.4 An indicative network of paths, is shown in the dashed lines in Figure 15. The gullies of the wider area are very prone to erosion. It is recommended that walkways within the gullies be strictly limited to sections of gullies where the construction of the walkway will have minimal impact on the existing gully form and waterways and the use of the walkway will not compromise the biodiversity aims for the area.
- 7.5 Exact development walkway plans development would be subject to assessment and feasibility at the time of development.





Figure 15: Indicative proposed walkway network

## 8 City-wide Reserves

- 8.1 City Reserves are destinations for all residents of the City. They are much larger than local reserves. Each city reserve has its own unique character and history, reflected in the theme of the park.
- 8.2 The purpose of a City Reserve is to provide a large-scale reserve with a range of activities.

- 8.3 The Victoria Esplanade and Manawatu River Park are the closest City Reserves. The Plan Change area is between 2.7 to 5 km from those City Reserves.
- 8.4 No new City Reserves are planned for the city and none are required in the Plan Change G area.

## 9 Sports Fields

- 9.1 In 2019/2020, Recreation Sport and Leisure Consultancy completed a needs assessment for the provision of an artificial sports field in Palmerston North. The study found:
- Overall supply currently matches demand well but there is an allocation issue, with an oversupply of game fields and undersupply of training fields.
  - Over the medium term (the study looked to 2030), based on the population growth scenario rather than code predictions or 5-year trends, there is a projected deficit of 46 team uses per week across both training and playing fields. This included both training and game needs.
  - Either a new artificial field or 7-10 new grass fields would be required to bridge this gap.
- 9.2 Meeting the medium-term sports fields demand is planned through a combination of partnership opportunities with other providers, such as schools, and through provision of a cluster of fields in the Kakatangiata Urban Growth Area.
- 9.3 Ashhurst Domain also has 7 ha on the upper terrace adjacent to the existing Domain sportsfield area that could be utilised.
- 9.4 There is no need for sportsfield provision in the Plan Change G areas.

## 10 Aquatic Facilities

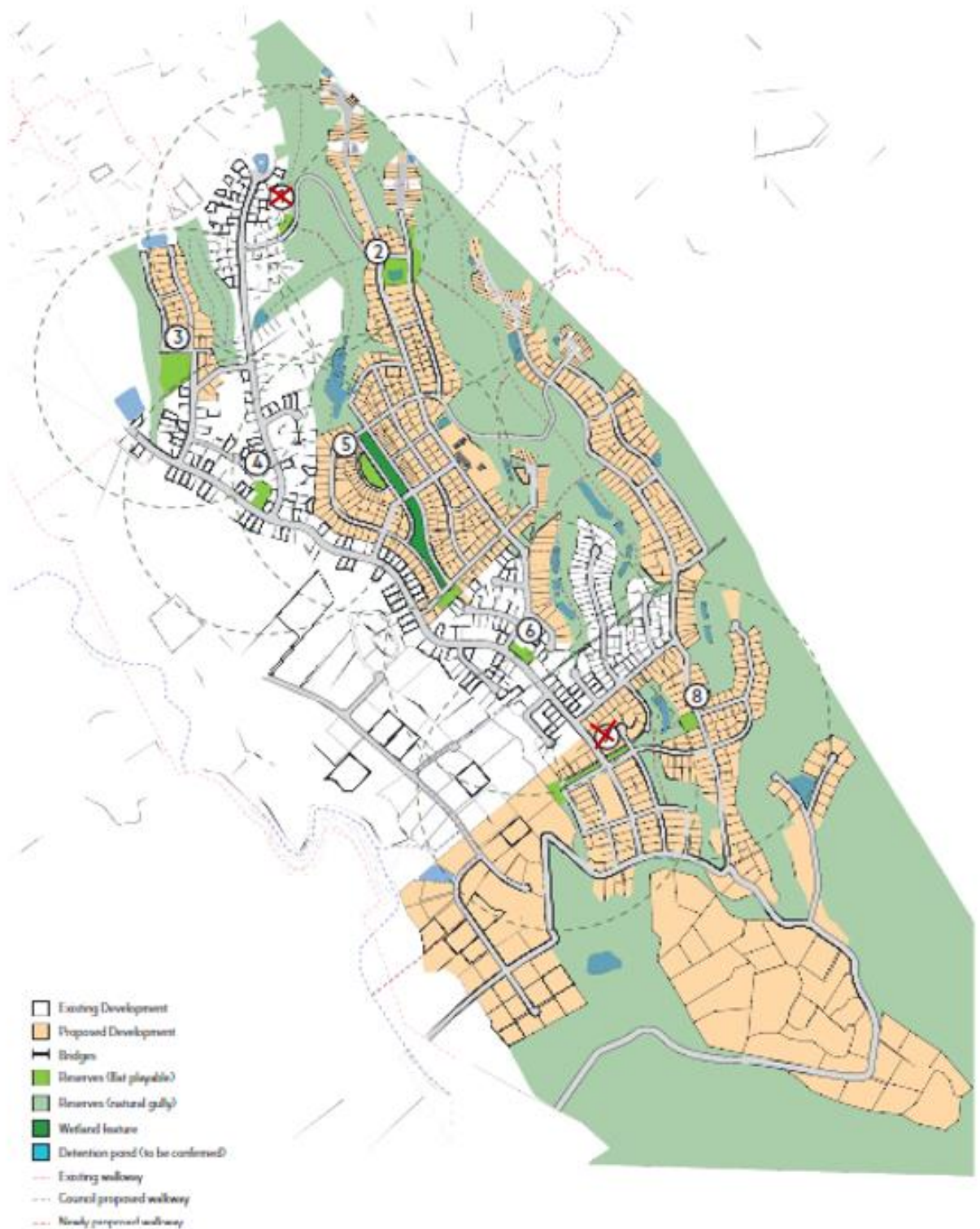
- 10.1 The City Council is undertaking a programme to review the need for future aquatic facilities, including accommodating growth.
- 10.2 It is not anticipated that any future aquatic facilities would be established within Plan Change G area. Alternative sites, if any, are most likely associated with other facilities, school partnerships, or in other urban growth areas with better accessibility to the wider City catchment.

## 11 Cemeteries

- 11.1 Cemetery provision is well met with the city's existing cemetery provision.
- 11.2 The areas covered in the proposed plan change are not required to be considered for future burial provision.



## Appendix – All reserves map



# PALMY<sup>TM</sup>

PAPAIOEA  
PALMERSTON  
NORTH  
CITY