

BEFORE THE HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of proposed Plan Change G: Aokautere Urban
Growth to the Palmerston North City Council
District Plan

**SECTION 42A TECHNICAL REPORT OF AARON PHILLIPS
ON BEHALF OF PALMERSTON NORTH CITY COUNCIL**

TECHNICAL – PARKS AND RESERVES

Dated 15 September 2023

TABLE OF CONTENTS

A. EXECUTIVE SUMMARY	3
B. INTRODUCTION.....	3
C. CODE OF CONDUCT	4
D. SCOPE.....	5
E. BACKGROUND.....	6
F. OVERVIEW OF ASSESSMENT.....	6
G. FURTHER ASSESSMENT.....	10
H. SUBMISSIONS.....	14
I. RECOMMENDATIONS	24
J. CONCLUSIONS.....	24

A. EXECUTIVE SUMMARY

1. The key conclusions of my s 42A technical report are:
 - (a) Reserve provision in the Aokautere Plan change area will be appropriate and well distributed through the area.
 - (b) The combination of flat, open, play friendly spaces and stormwater/ecological reserves with walkways will provide excellent amenity and recreation opportunities comparable to the existing Aokautere residential areas.
 - (c) The retention and development of the entire 2.4 ha open space portion of Adderstone Reserve, off the end of Abby Road, and inclusion of a suburb reserve of 8,900 m² of flat open space in the southern portion of the plan change area, will ensure the larger format, casual, sport-type play needs are met.
 - (d) The provision of plantings through the gully network will provide extensive amenity and ecological value, supporting and enhancing the recreational values of the planned walkways.
 - (e) The viability of certain connections indicated as “possible connections” on the proposed Reserves and Walkway Plan (Figure 1) will be subject to confirmation during the development stage. This is anticipated from a reserves management perspective. The site-specific geotechnical assessment, design, and cost/benefit analysis will be crucial, particularly in the northern, steepest parts of the gullies between the promontories. Not every part of the gully network requires dedicated pathing, and therefore, the potential unfeasibility of some connections does not pose a significant concern.

B. INTRODUCTION

2. My name is Aaron Phillips. I am the Activity Manager for Parks with the Palmerston North City Council (**Council**).

3. I hold a bachelor's degree with second-class honours in Resource and Environmental Planning and a post-graduate diploma in Business Administration.
4. I have 21 years' work experience in local government, made up of two years as an Active Transport Planner, four years as a Policy Analyst - including responsibility for development of a recreation needs assessment, 15 years working in parks and reserves as a Park Planner and recently in activity management, leading a small team consisting of a Parks Planner and a Parks Projects Officer.
5. I have been engaged in relation to proposed Plan Change G (**PCG**), which seeks to rezone a new greenfield growth area in Aokautere for residential development and inserts an accompanying structure plan and provisions (objectives, policies and rules) into the District Plan.
6. I have been involved with PCG since its inception. My role has involved assessing and recommending parks and reserves provision within the proposed plan change area.
7. As part of my role, I authored the Aokautere Residential Plan Change Parks and Reserves Servicing Assessment 2021 (**the Parks and Reserves Assessment**) which is attached at Appendix 13 to the s 32 Report.

C. CODE OF CONDUCT

8. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I confirm that I have stated the reasons for my opinions I express in this report and have considered all the material facts that I am aware of that might alter or detract from those opinions.
9. Statements expressed in this report are within the scope of my expertise.
10. I have all the information necessary to assess the application within the scope of my expertise and am not aware of any gaps in the information or my knowledge.
11. I am familiar with the site for PCG. I visited the proposed walkways in the northern end of the plan change area in the steeper gully sections on 19 October 2021, along with the Walkways Coordinator and Parks Projects Officer. I have visited the wider site

various times over the last two years for both this work and related work in the existing residential area.

D. SCOPE

12. In my report I provide an overview of parks and reserves servicing including the following provisions:
 - (a) Neighbourhood reserve provision;
 - (b) Suburb Reserve provision; and
 - (c) Walkway provision.
13. In preparing this report, I have reviewed and considered the following information:
 - (a) Te Ao Turoa Environmental Centre (2020), Bestcare (Whakapai Hauora) Charitable Trust “Cultural Impact Assessment to Palmerston North City Council Aokautere Redevelopment Plan”.
 - (b) GHD (2021) Report “Aokautere Structure Plan Stormwater Management Strategy.
 - (c) GHD (2023) Technical Memorandum “Proposed Stormwater Controls and Stream Erosion Mitigation – for discussion”.
 - (d) Forbes Ecology (2020) “Aokautere Structure Plan: Ecological Features, Constraints and Restoration 2020”.
14. I have reviewed submissions and further submissions on PCG. Of particular note when considering my field of expertise are the submissions relating to the following issues:
 - (a) Provision of open space for active recreation; and
 - (b) Provision of walkways.

E. BACKGROUND

15. PCG seeks to rezone a new greenfield growth area to the south-east of Palmerston North for residential development and inserts an accompanying Structure Plan and provisions (objectives, policies, and rules) into the District Plan. The plan change will provide for additional housing supply in Aokautere (and the City), to help meet growth projections for Palmerston North over the medium to long term, while addressing the specific topography and environmental issues in Aokautere.

F. OVERVIEW OF ASSESSMENT

16. The Parks and Reserves Assessment found:
- (a) A Suburb Reserve in the order of 8,900 m², co-located with a gully reserve in the middle to southern parts of the Plan change area was required (Figure 1, Reserve #6).
 - (b) Two new neighbourhood reserves, one in the northern area of the plan change co-located with a stormwater reserve (Figure 1, Reserve #2) and one in the central area proposed for medium density development (Figure 1, Reserve #4), were required.
 - (c) The suburb reserve and the two new neighbourhood reserves, in conjunction with the existing Adderstone, Pacific Drive and Peace Tree Reserves (Figure 1, Reserves #1, #3 and #5 respectively) would achieve an acceptable reserve distribution and coverage. It was noted the topographical constraints with the residential layout along the promontories made it inefficient to achieve an ideal reserve coverage in those locations.

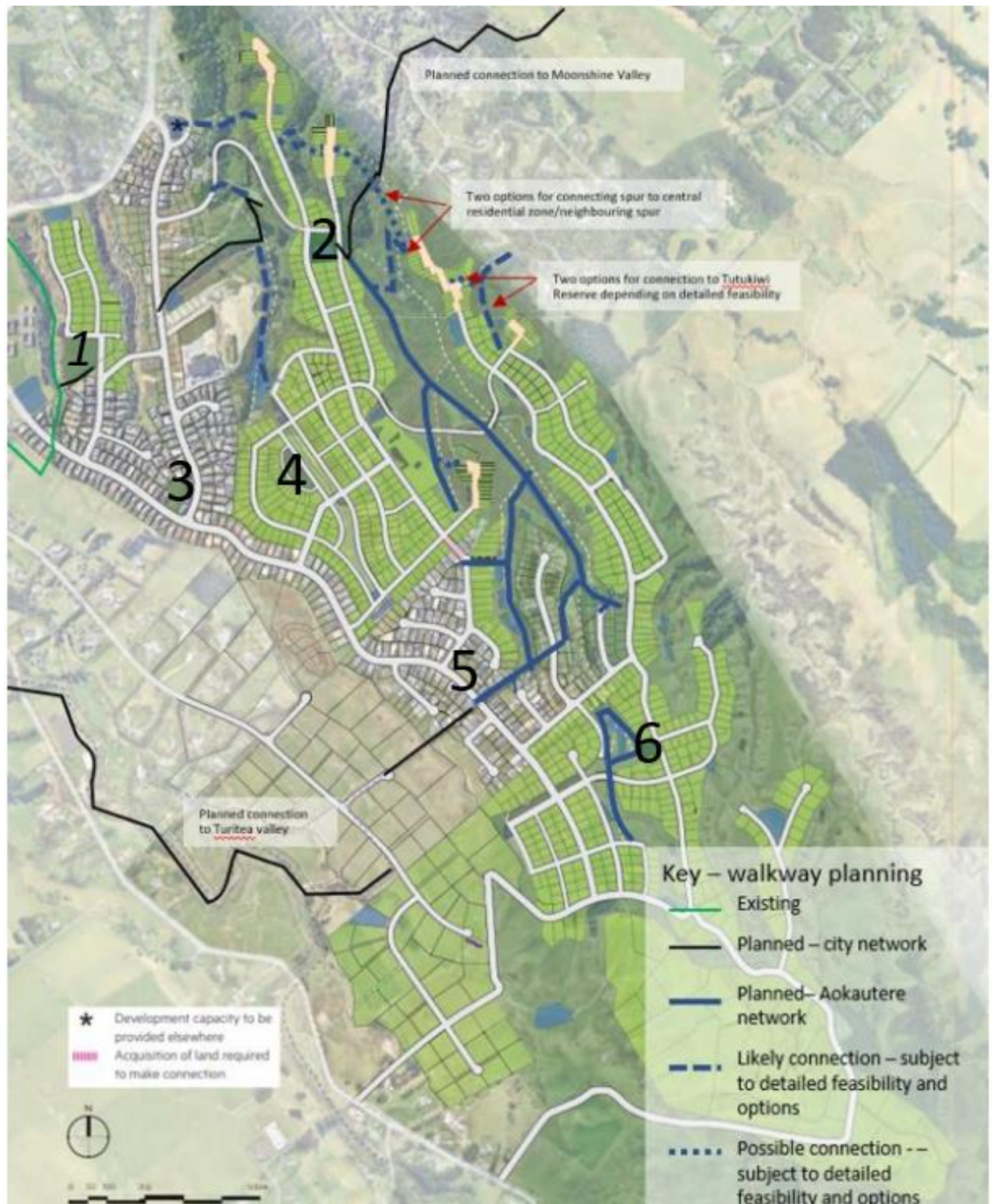


Figure 1: Reserve and Walkways Plan

- (d) The stormwater management strategy and gully systems resulted in a high level of provision of ecological reserves, an approach consistent with the Green

Corridors ecological restoration projects in the existing Aokautere residential areas.

- (e) The proposed walkway network, shown in Figure 2 below would extend the widespread walking opportunities in the Summerhill/Aokautere area. The final alignment and delivery of individual walkways would depend on detailed feasibility at the time of development.
- (f) No City Reserves,¹ sports fields, aquatic facilities or cemeteries are required in the PCG area.

Adderstone Reserve – Options decision

- 17. In PCG Council included two options for Adderstone Reserve: retention of the full extent (left hand image in Figure 1) or repurposing two parts of the reserve for housing and retaining 1 hectare of open space (right hand image in Figure 1).

¹ Major destination reserves – current City Reserves are Victoria Esplanade, the Manawatū River Park, Te Marae o Hine (The Square), Memorial Park, Ashhurst Domain and the Linklater Reserve.



Figure 2: Adderstone Reserve Options

18. Consultation on the proposal to repurpose two portions of the reserve for housing was undertaken in accordance with the Reserves Act 1977, from 8 August to 5 September 2022. Hearings were conducted on 30 November 2022 and a final report seeking a decision was made to the Strategy and Finance Committee (**the Committee**) of Council on 22 March 2023².
19. As a result of the following factors, officers recommended Option 1, which suggests retaining Adderstone Reserve entirely. These factors include:
 - a) Several submissions emphasising the importance of keeping reserves;
 - b) The Community Places Report of September 2022, which indicated the lower level of community facility provision in Aokautere, compared to the rest of the city, was likely to increase as the population grew in Aokautere; and

² <https://www.pncc.govt.nz/Participate-Palmy/Council-meetings/Previous-meetings-agendas-and-minutes>

- c) Consideration of the impact of the medium density zone on the long-term demand for reserves in Aokautere.
20. The recommendation to retain Adderstone Reserve in its entirety was made to safeguard future Council decision making. However, it is worth noting that the Pacific Drive portion of Adderstone Reserve (shown in Figure 2 by the small orange rectangle) is considered unnecessary for recreational purposes and should be reevaluated in the future, once the needs for community facilities have been defined. The following Committee recommendation was adopted by the Council on 5 April 2023:³
- 1. That Council retain Adderstone Reserve in its entirety.
 - 2. That Council note that:
 - a. The Pacific Drive portion of Adderstone Reserve is not required for recreation purposes.
 - b. That the future of the Pacific Drive portion of Adderstone Reserve will be revisited when the community facilities needs for Aokautere are defined.
21. The effect of this decision is:
- a) 2.4 ha of open space will be developed as recreation space off the end of Abby Road.
 - b) 3,400 m2 of open space on Pacific Drive will be available for community use until such time as community facility needs are defined, at which point this decision will be reviewed.

G. FURTHER ASSESSMENT

22. Since the Parks and Reserves Assessment was prepared, additional work has been undertaken which has resulted in some changes to the recommended reserves and walkways provision for PCG.

³ https://palmerstonnorth.infocouncil.biz/Open/2023/04/COU_20230405_MIN_11112.PDF

23. The Council is preparing a plan change to introduce a medium density residential zone. The criteria for reserves provision in these medium density areas have been reviewed. The resulting changes are:
- a) An increase in the recommended size of neighbourhood reserves to 4,500 m², to accommodate the projected loss of backyards, the closer proximity of housing to reserve boundaries, and to allow a greater setback of reserves activities⁴ from boundaries; and
 - b) A reduction in the walking distance performance indicators for reserve access for medium density housing compared to traditional low-density housing, from 500 m walking distance to 400 m.
24. Although the medium density plan change is not understood to intersect directly with the PCG area, the areas of medium density housing proposed within the notified Structure Plan is also more extensive than that assessed at the time of the Parks and Reserves Assessment. A review of the proposed 'medium density' area in Aokautere and the standards outlined in sections 25 has therefore been conducted. As shown in Figure 3, this central reserve (Reserve #4 is 5,000 m²) meets the size (4,500 m²) and walking distance standards (400 m walking distance).

⁴ For example, ball sport or youth facilities that create or have associated noise.

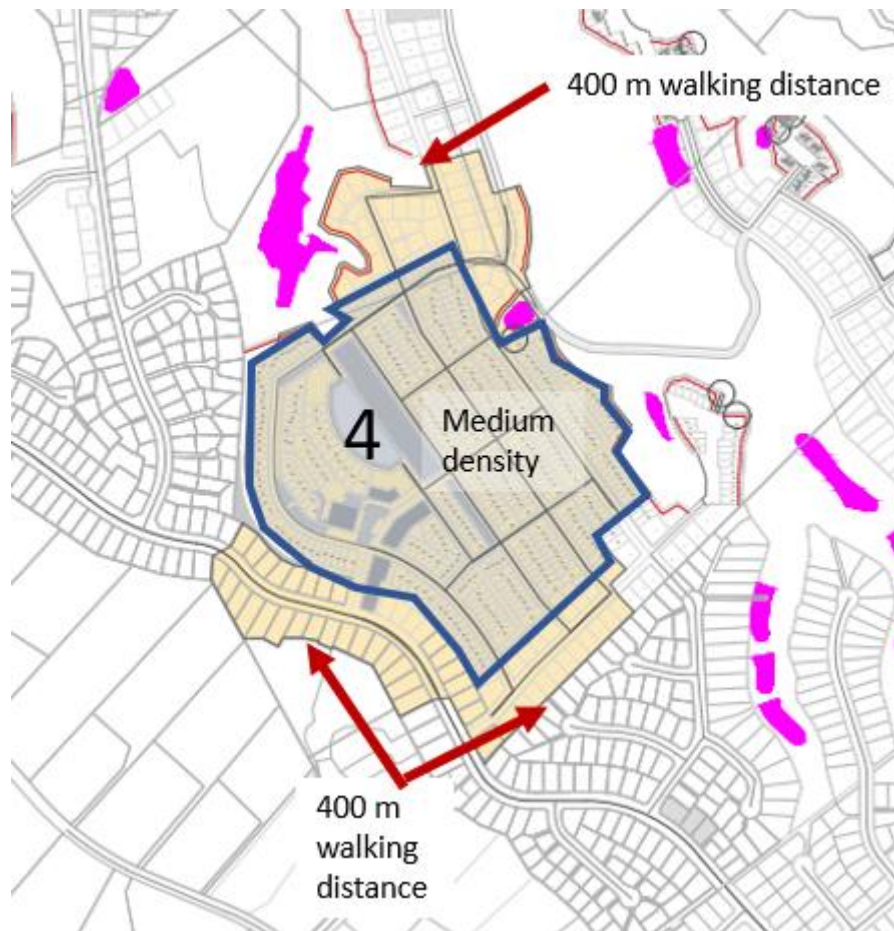


Figure 3: 400 m walking distance vs medium density area

25. However, a discrepancy in the plan for the Suburb Reserve in the south of the PCG area was identified through this process. This reserve was recommended⁵ to be 8,900 m² but had been inadvertently shown as a standard (smaller) neighbourhood reserve. It is understood this is being corrected in the revised Structure Plan.
26. Further discussion has occurred with the stormwater and geotechnical engineers on the risks associated with walkway development and slope stability. The general advice from the geotechnical engineer is that walkway development should be achievable if footprints are constrained, i.e. by minimising the cuts required, and where stormwater runoff is well managed. It is noted, however, that a site specific geotechnical assessment, design and feasibility assessment is likely to be required in some of the possible walkway locations, particularly in the steep northern reaches of the gully

⁵ As per Section 2.8 or the Parks and Reserves Servicing Assessment 2021.


networks. If some of these walkways prove to be unfeasible, that is not of significant concern from a reserves perspective, as not every part of the gully network requires dedicated pathing.

H. SUBMISSIONS

27. I have considered the submissions and further submissions for PCG.
28. A number of submitters supported the reserve provision overall, advocated for the retention of Adderstone Reserve - which has occurred, and supported walkways development.
29. I have provided a response to submissions on specific matters in Table One. Where submissions made the same or very similar points they have been grouped, as indicated in the first column.

Table 1: Response to specific submissions

Submission Point	Reasons	Decision Requested	Response
S6.001 and S83.006	I oppose the planned walkway to go through the council land that backs onto our section at 88 Johnstone Drive. The path would be quite close to our house and would create a safety issue with people having access to the back of our house. This makes me feel uneasy.	Please consider an alternative placement for the walkway so that it does not back onto our yard directly. If the decision is made for this walkway to back onto our land, I would like the Council to consider there to be some security installed (fencing, planting, etc.) so that our house is not directly accessible to people walking along the path.	<p>Council has had a long-term plan to complete a path from Turitea Road to Polson Hill. The Manga o Tane Reserve, beside 88 Johnstone Drive, was acquired in 1994. with the intention of establishing ecological and recreational (walking) linkages.</p> <p>The location of the walkway within the reserve will be assessed close to the time of construction and will depend on feasibility testing of options. A preliminary walkover indicated that the most cost-effective option would be up out of the gully along the northern boundary.</p> <p>Fencing of the boundary with 88 Johnstone Drive, and any other unfenced properties neighbouring the reserve, will depend on whether a Fencing Covenant is in place on the property – the landowner should consult their title and any fencing instruments. If there is no fencing covenant, fencing will be 50:50 cost shared as per the Fencing Act.</p> <p>Council's operational policy is to cover 50% of a standard closed board wooden fence. However, in this situation, the preference is for a more permeable fence and/or hedging to provide better visibility and passive surveillance of the reserve. The process is that the neighboring property owner completes an application form from the Council, arranges the fencing, and is reimbursed by Council.</p>
S6.003	Not stated.	I would like the Council to consider an area for skating in	Council has no level of service specification for the provision of skate boarding facilities.


Submission Point	Reasons	Decision Requested	Response
		the new development.	<p>The direction to date has been a preference to provide a large, centralised facility of a high quality for the city, rather than a dispersed set of lower quality facilities. The centralised facility is available at the Railway Land, centrally located and 6.5 km from the plan change area.</p> <p>Provision of minor youth facilities at Suburb Reserves, such as the one planned for in the south of the plan change area, can be considered as part of the detailed planning for this reserve. However, skate boarding is a noisy activity that needs to be located well away from residential and other noise sensitive properties.</p>
S7.001	Figure 15 in the Parks and Reserves Servicing Memorandum shows options for extending walkways, including options for connecting walkways from this area to Tutukiwi Reserve. I fully support the specific provisions which the Council has planned for the Aokautere area. More housing is needed, and this takes into account the need to provide green spaces and recreation areas.	I fully support the specific provisions which the Council has planned for the Aokautere area. I would like to see some form of connection from the end of Abby Road linking to the proposed connection (black line) across the gully and into Moonshine Valley Reserve, even if that means an alleyway through any housing development which crosses its path.	 <p>Submitters views here are noted. The Parks Service has to balance the cost and value of walkways connections. In this case the close proximity and direct nature of the footpath network is seen as acceptable.</p>
S11.001	The green space is what makes us special. ... The walkways and foot paths are not kept well enough and are dangerous	I would like the proposal to be dropped and more green space and keep existing green space.	<p>Council made the decision in April 2023 to retain all of the Adderstone Reserve land for open space/reserve purposes.</p> <p>The officer's recommendation report noted that there may be greater user demands on this reserve as a result of the medium density housing proposed in PCG.</p>

Submission Point	Reasons	Decision Requested	Response
	for the increased number of people especially young children.		PCG provides for the formal protection and ongoing management of 170 hectares of gully reserves in the plan change area, along with the development, over time, of a network of walkways and paths to facilitate recreation in these areas.
S29.001	My wife and I are strongly opposing your proposed plan change ... your proposal is ... not on any real needs for the residents of the city. You have completely ignored the serious and obvious negative impacts on the environment and the residents close by. In our view, future generations would fondly remember you and appreciate your forward thinking if the whole area is turned into a park	Drop the whole proposal and turn it into a park where native trees are planted and residents are free to come and enjoy it!	A large proportion of the plan change area will be formally protected and managed as Conservation and Amenity Zone, with development, over time, of a network of walkways and paths to facilitate recreation in the gully areas. Assuming the extent of ecological preservation recommended by the ecologist report ⁶ then approximately 13% of the area would be in restored gullies, with open space reserve on top of that percentage. Council has not budgeted for or planned for a park of the scale of the whole plan change area.
S40.003	While the city does have a good number of parks and walking and cycling tracks, these will gain more users as more houses are built. The Silverbrooke development in Whitby, Porirua City is an example of multi-unit dwellings and standalone houses that looked good on paper. In reality the Parks are really parklets, appearing to be less than a quarter acre to support 38 or more households. The reality of a multi- dwelling	Green space between units is critical, as are parks and playgrounds that can be used practically by more than one family at a time.	Parks assessment for the proposed medium density zone recommends a smaller catchment, or closer proximity for medium density housing, resulting in a reduction in the target walking distance from 500m to 400m. All of the proposed medium density area in the Aokautere Plan Change area is within 400m walking distance from a planned reserve. An increase in the standard for minimum park size was recently adopted in the Council's updated Engineering Standards for Land Development – from 2,500 sq m to 4,500 sq m to account for reductions in set backs and section sizes, to allow greater buffers between active zones within reserves and neighbours and to account for increased demand from the loss of "back yard" spaces. Adderstone Reserve, at 2.4 ha of open space together with the southern Suburb Reserve of 8,900 m ² of open space provide significant recreation opportunities in the plan change area. The additional amenity of the wider gully greenspace and associated planned walkways planning ensures a positive reserve environment for this medium density area- significantly better than most or almost all of the of the areas medium density areas proposed in the main urban area to the north of the Manawatu River.


⁶ Page 36, Forbes Ecology (2020) "Aokautere Structure Plan: Ecological Features, Constraints and Restoration 2020".

Submission Point	Reasons	Decision Requested	Response
	subdivision can be quite different in real life from its architect and artist's impression. Green space is essential.		
S43.004	<p>..., the proposal does not include an adequate distribution of flat recreational areas where people might be able to play a wide array of small scale games. ... where say 10 people might be able to kick a ball around. ...</p> <p>The only provision that has been made for such areas is the remnant of the flat part of Adderstone Reserve and the properties at 95 Pacific Drive and the areas in the middle of the medium density housing area.</p> <p>The distance from [the north of the structure plan] to the upper part of the area covered by the Plan is as much as 3km - too great</p> <p>There is a need for at least one further small (single lot) flat recreational land area to be included somewhere a short distance upslope from the intersection of Pacific Drive and Atlantic Drive.</p>	I request that the PNCC include in the Structure Plan at least one additional small, flat recreational reserve towards the upper end of the Structure Plan area.	<p>The reserves labelled 2 and 6 in Figure 1 of this report and shown in the Structure Plan may have been missed by the submitter.</p> <p>Reserve 6 would appear to accommodate the submitter's point about the need for an additional reserve. Reserve 6 is to be a Suburb reserve of 8,900 m² of open space, with higher facility and amenity provision than a standard 3,500 to 4,500 m² neighbourhood reserve. This is the location the submitter notes "<i>somewhere a short distance upslope from the intersection of Pacific Drive and Atlantic Drive</i>" and is larger than the submitter suggests.</p> <p>Council's Engineering Standards state that Suburb reserves should be 1.5 to 3 ha in size. This can be partly within other adjoining reserve land (e.g. the adjacent gully) but 70% of the area should be flat. Given that the Adderstone Reserve (2.4 ha) has been retained, a smaller size reserve at the reserve 6 location is considered acceptable.</p> <p>Development of the Adderstone Reserve is planned to include drainage, levelling and sowing of grass to provide a large casual active play area.</p>
S45.010 and S45.011	The submitter supports, in principle, the acquisition of gullies by Council for conservation and amenity purposes. However, PCG requires that gullies are vested at the earliest subdivision opportunity, with little to no regard for how these will be	It is sought that Objective 6 and Policy 6.6 be reworded to allow for gullies instead to be vested where they are contiguous to an area of land sought to be developed.	<p>Development of recreation and ecological assets and facilities in the gullies would typically occur either:</p> <ol style="list-style-type: none"> 1. When residential properties were substantially developed, often using community partnership such as Green Corridors where the community is involved in planting for example, or 2. As resources become available where Council budgeting processes determine timing.

Submission Point	Reasons	Decision Requested	Response
	accessed by Council for maintenance, enhancement, and installation of public access infrastructure.		Access to the gullies for the recreation and ecological works is required and so is best timed as development occurs and accessways points and roads are created. However, it is not uncommon for a gully to sit for some time before development within it begins. It would be possible to work either way and accommodate whatever other drivers may be in place that influence timing.
S51.006	As a precautionary approach HEL opposes all notified options in PCG that relate to "a separate statutory process under the Reserves Act 1977" and is advised Parliamentary website that the separate process achieved Royal Assent prior to this submission (published 31.8.2022, notified as updated on 2 September 2022).	The submitter considers that the Greenfields Reserve Criteria in the Supplementary Information on the Councils ODP appears to be at odds with the notified PCG.	Section 86 of the s 32 analysis for the plan change identified that the proposed sale of a portion of Adderstone Reserve was subject to the Reserves Act 1977. That process has been completed, and the Council's decision was to retain all of the reserve. The Greenfields Reserve Criteria were updated in March 2023 and are generally met with some minor exceptions, such as the walking distance to some housing on the end of ridges - as shown in Figure 3 of the Parks and Reserves Servicing Assessment 2021. The cost and benefits were weighed up and the exception was approved as the number of properties beyond the reasonable walking distance access threshold is relatively small. Eighty percent of the residentially zoned land in the city is within 500 m walking distance of open space. It is noted that the updated technical assessments may result in the loss of some lots shown on the Structure Plan in the locations where there to a minor deficiency in reserve accessibility, thereby reducing the extent of the shortfall.
S56.001	We understand the need to plan for future growth of the city but fear that the current proposal will increase dramatically the traffic on Turitea Road thereby equally dramatically decreasing the amenity value of Turitea Rd. This road is currently heavily utilised by runners, walkers, cyclists and horseriders....PN is indeed fortunate to have such a space so close to the city centre. It will be of even greater value to future generations.	That any future development in the Aokautere/Turitea area does not erode this important leisure area. Further, that PNCC considers developing high-density housing nearer to the city rather than sprawling dev. over farm land.	Part of the Turitea Walkway network is constructed within the road berm of Turitea Road to support recreation use, as shown below. Work was completed in the last 18 months to construct a new set of steps and path to take recreation users away from a road corner with high safety risks. There is a focus on developing off-road paths along the Turitea Stream as esplanade reserves are acquired. There are some potential long-term gaps (shown below with dotted green lines along the road berm) in this network where locating the paths completely off road may be a challenge if subdivision does not occur or due to the relative position of houses. Filling in these gaps in through a pedestrian facility in the road berm is an option that would be considered on its merits in future walkway development planning.

Submission Point	Reasons	Decision Requested	Response
			
S58.011	The submitters oppose the change from residential zoning to Conservation and Amenity Zone of the area of land immediately south of the gully crossing [connection from Abby Road to Johnstone Drive across Gully 10]. This area of land has been previously partly filled and has no particular natural or amenity values.	This land should be left as Residential Zone and its development enabled.	<p>Earthworks consents for residential development was declined in 2018 (LU 4085, Commissioner Decision 28 May 2018).</p> <p>There is a private 65 m long, 150mm, PVC stormwater pipe in the gully, collecting stormwater with 6 connections to 5 properties before discharging into the private portion of the gully.</p> <p>The area, if zoned conservation and amenity and vested with Council would be a mixed use of stormwater management with the private network discharging to it and ecological restoration.</p>
S66.006	The existing gully network is not being adequately maintained. For	[No specific relief sought]	A job for checking on weed control in Springdale Grove gully walkway area was logged on 12/4/23.

Submission Point	Reasons	Decision Requested	Response
	example, newly established native plantings in Springdale Reserve are being rapidly overtaken by banana passionfruit and other noxious weeds, despite residents like myself attempting to carry out weed control themselves. It is all very well for the Council to say they will establish further walkways and plantings as part of this proposed redevelopment, but if they are not looking after the recreational areas that currently exist I am pessimistic about what will happen to any future plantings.		<p>It is agreed that there are significant gully plantings and walkways required and the submitters concerns are noted. The scale of planting work required is likely to be beyond the volunteer resources of the Green Corridors group which looks after a number of the existing gullies.</p> <p>During the development of the implementation plan for the provision of walkways and planting, the cost of maintenance will be estimated and budget provision will be made. Budgets will be revised over time and as full costs become apparent.</p>
S68.005	<p>The proposed creation of additional reserves in the gullies. I see this as, in principle, another commendable idea in the draft plan. A concern, however, is how far this component is compatible with the remainder of the plan. In the existing development, housing presses up close to the lip of the gullies and in some cases property boundaries even extend down into the gullies from the flat land above. It seems extraordinarily shortsighted that that has been allowed to happen; the lack of a uniform clear demarcation between private property and reserve land will militate against systematic revegetation.</p> <p>Another problem, as I have already noted, is stormwater drainage, which has the potential to scour out the slopes below the proposed housing and carry silt into the streams,</p>	For the gullies to become sustainable reserves they will need better protection than they appear to have at present or is envisaged in the plan.	<p>A consistent boundary line along logical sections of private property boundaries is desirable from a parks management perspective.</p> <p>There are strengths and weaknesses to the different options for boundary locations in relation to gully edges. A reduction in public maintenance costs and cross boundary issues, e.g. view maintenance, are advantages of boundaries located partially down the slope of a gully. A reduction in the area available for consistent and publicly managed ecological plantings and less structures on a slope, are the advantages of a boundary at the edge or set back from the edge of a gully.</p> <p>At the time of writing my understanding is that the management of stormwater, slope stability and ecological advice will be the determining factors in decisions about boundary locations.</p>

Submission Point	Reasons	Decision Requested	Response
	creating hostile conditions for aquatic life.		
S73.003 and S101.002		I would like to see the plan expanded to incorporate a sports field.	<p>The nearest formal sports field is 4 km away at Wallace Park.</p> <p>Sports fields are typically provided in sets of 3 to 4 competition fields as sports codes have centralised and to enable entire grades to play in one location at one time. Grouped provision is also more efficient in terms of providing associated amenities such as toilets and changing rooms.</p> <p>Some training fields have been provided on a single field basis, e.g. Takaro Park, but there are issues with ensuring the field and lights don't impact on the surrounding activities.</p> <p>Council is currently considering provision of an artificial turf to partially meet future sports field demand alongside a 4-field complex as part of the proposed Kakatangiata Urban Growth area – this is expected to meet demand.</p> <p>Opportunities for casual small sided field sport play will be provided through drainage and levelling of land within the Adderstone Reserve's 2.4 ha area, and within the Suburb reserve in the south of the PCG area, which has 8,00 m² of open space. Peren Park is an equivalent example – as shown below it includes an area of approximately 35 x 45 m suitable for small sided casual team activity:</p> 

Submission Point	Reasons	Decision Requested	Response
S75.004	I certainly support the stated principle: 'Building a connected community'. My input is around the integration of this expanded area in relation to its periphery. This extends to the safety and hauora of not only those who will populate this extension of Palmerston North but also the current residents.	<ol style="list-style-type: none"> 1. Provision for properly constructed leisure parks - not just green area - create a community atmosphere. 2. Adequate drainage to allow the land to be usable. 3. Seating, trees, paths, children's areas. 4. Flat turf for neighborhood games (e.g. Football, cricket pitch/nets, touch, pétanque, tennis ...). 	<p>Three new open space reserves (labelled 2, 4 and 6 in Figure 1 of this report) and formal development of the existing Adderstone Reserve (labelled #1) are planned. These new reserve developments are proposed in addition to the existing reserves labelled #3 and #5.</p> <ul style="list-style-type: none"> • Reserve 1 - At Adderstone Reserve (2.4 ha) – neighbourhood reserve. Budgeted for drainage/levelling a portion of the land for improved winter access and open space, casual field sport, walking access, natural play, and amenity planting. • Reserve 2 (3,276 m²) – A planned small neighbourhood reserve adjacent to stormwater detention pond, including open space, small scale junior play. • Reserve 3 (3,276 m²) - an existing reserve with some open play space and a junior play. • Reserve 4 (5,000 m²) – a planned neighbourhood reserve including open space and a more developed playground, as it is central to the medium density area where the residents will have less private open space. • Reserve 5 (2,339) - an existing special character reserve with some small formal junior play provision. • Reserve 6 (8,900 m² of open space) - a planned Suburb Reserve associated with a stormwater reserve to add amenity and connectivity. It will have a wider range of play facilities and youth play which could include basketball/netball/tennis. This would include space for casual small sided field sport play e.g. a 30 m x 20 clear open space that is well drained and levelled. <p>No provision for pétanque is planned. No provision for tennis is currently envisioned although a single court space, that doubles as basketball/netball area could be considered as part of the Suburb reserve development at Reserve #6 or potentially on Adderstone Reserve. The nearest alternative current public outdoor court is located at Wallace Park.</p>
S107.005	<p>The proposed development will adversely impact on the surrounding natural landforms. The open space and gully behind Johnstone Drive will be lost.</p> <p>The PNCC needs to be forward thinking. This is the 21st century and we need to protect our environment for future generations. All of the gullies should be protected as they are a significant natural features to Aokautere. The gully's are the beautiful characteristics of the</p>	<ol style="list-style-type: none"> 1. The decision to have more houses behind Johnstone Drive should be abandoned. Instead, lining up with trees and walkways would be an option that would go a long way in beautifying the area and maintaining the rural setting, tranquility and scenic beauty of Aokautere. 2. Provide details on how exactly the gully/low-lying areas behind Johnstone Drive will be filled and made into buildable areas. 	The planned walkways are shown in Figure 1 of this report.

Submission Point	Reasons	Decision Requested	Response
	contour of the land, views, trees, wildlife and openness.	3. Undertake further consultation once revised plans are put in place.	

I. RECOMMENDATIONS

30. That three new reserves are provided for: two neighbourhood reserves and one new Suburb Reserve.
31. That walkway development is undertaken in general accordance with those shown in Figure 1 noting that detailed design and feasibility, including costs will influence the implementation.
32. That the ecological restoration of the gullies is coordinated between the required experts.

J. CONCLUSIONS

33. Reserve provision will be well distributed through the PCG area, with a combination of play friendly open spaces and gully reserves which will serve stormwater and ecological functions as well as providing walkway opportunities.
34. Once they are appropriately developed the two larger open spaces, Adderstone Reserve of 2.4 ha in the north and a new Suburb Reserve of 8,900 m² in south, will provide opportunities for casual open active recreation.
35. The restoration of the gullies will provide extensive amenity and ecological value, supporting and enhancing the recreational values of the planned walkways.
36. There will be significant walkway lengths added and these will be well connected to the surrounding residential and rural residential areas. The viability of some walkways, shown as “possible connections” on the proposed Reserves and Walkway Plan (Figure 1) will be subject to confirmation during the development stage. Site-specific geotechnical assessment, design, and cost/benefit assessment will be required, particularly on the steeper slopes in the northern areas. However, it is expected that even if some connections are not considered viable the overall provision will remain considerable in comparison to other areas of the city.

37. Parks provision in the plan change is appropriate and the proposed rezoning in a combination of recreation zone for the open space paly areas, and conservation and amenity for the ecological and gully restoration areas is appropriate.

Aaron Phillips

15 September 2023