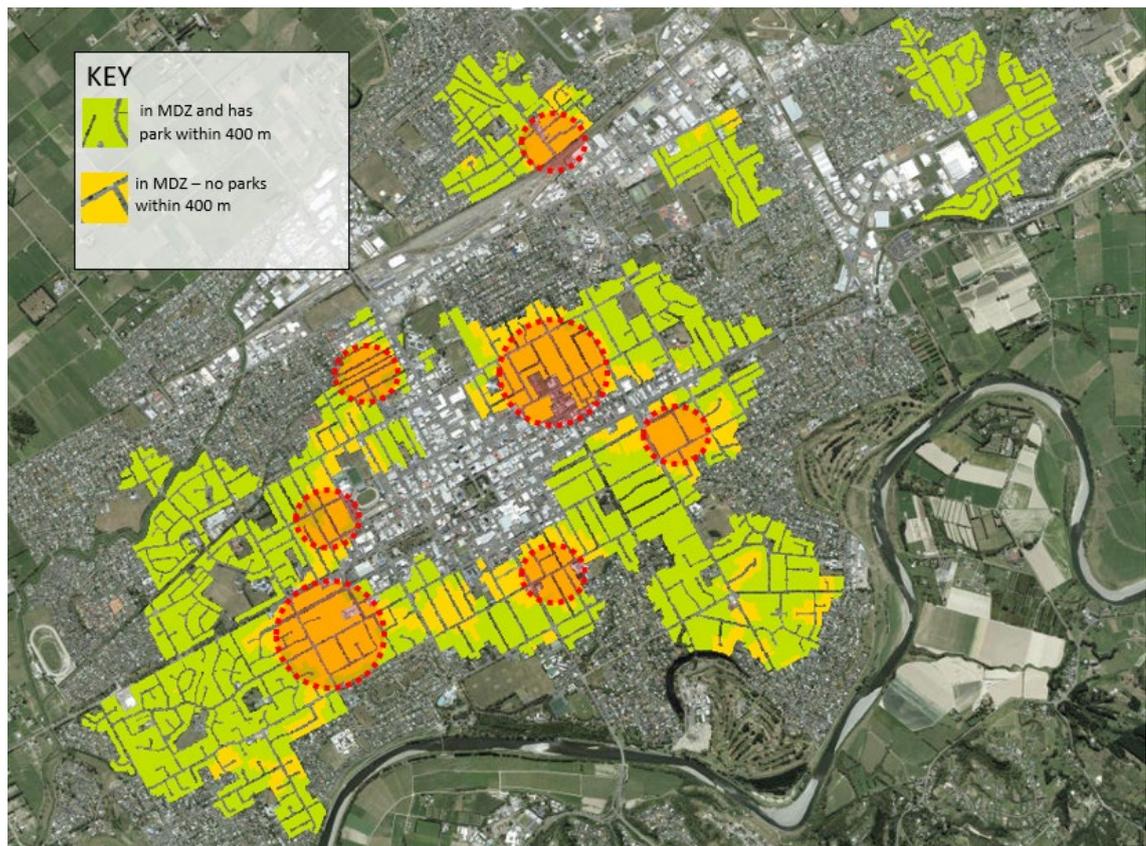


Medium Density Plan Change – PC:I - Summary Statement

Aaron Phillips - Parks and Reserves

- [1] The following is my summary of the key points of my evidence.
- [2] Medium density development will, over time, reduce the availability of private outdoor recreation space within private residential sections, and increase demand on public open space.
- [3] I carried out an assessment of the provision of reserves within the proposed Medium Density Residential Zone (“MRZ”) based on a 400 m walking distance, having reviewed literature and concluded that this distance was an appropriate reserve catchment criteria.
- [4] The majority of the proposed MRZ was found to have good open space provision as per green areas in Figure 1 of my s 42 analysis. There were gaps in provision, as shown in the yellow areas in Figure 1 of my s 42 analysis.



[5] The gaps would require up to seven new reserves. Their provision would depend on uptake of the density and the level of budget provision the Palmerston North City Council (“**the Council**”) is prepared to make, if any¹. The new reserves would be:

- (a) One full sized neighbourhood reserve in Awapuni;
- (b) Two small neighbourhood reserves in Takaro;
- (c) One small neighbourhood reserve in Milson;
- (d) One full sized neighbourhood reserve in Papaioea’s hospital area or a school/city partnership for community access outside of school hours; and
- (e) Two small neighbourhood reserves in Terrace End/Hokowhitu - one at the Council’s Albert Street Depot were that to be converted to housing, and either one near College Street Normal School or a School/City partnership for community access outside of school hours.

[6] I also carried out an assessment of the existing reserves in the proposed MRZ, considering their capacity to support additional demand and the effects of having medium density housing on their boundaries.

[7] The existing reserve capacity assessment concluded that:

- (a) Many reserves would be able to cater to more demand;
- (b) Some reserves that currently have little or no development could take up some demand with resourcing; and
- (c) Some reserves would need upgrades and changes as medium density develops around them.

[8] There will be a financial cost associated with development of those parks as and when they are required. Prior to this plan change process the Council had determined a direction for housing for former bowling club land at Summerhays St and Huia St. Some submitters recommended that the Council retain the land at Summerhays Street and Huia Street as open space and exclude it from rezoning. I considered these views further in my s 42A Report:

- (a) I maintain the view that Council should prioritise a new open space within the Albert St Depot, associated with the Ferguson Street Community Centre, should the Depot ever be converted to housing rather than retaining Summerhays land as open space.

¹ Noting that in some Councils have chosen not to retrofit new reserves into existing urban areas as per the Parliamentary Commissioner for the Environment report “*Are we building harder, hotter cities? The vital importance of urban green spaces*” March 2023.

- (b) Alternatively, the Council could purchase additional properties with street frontage on Summerhays Street to provide a reserve.
- (c) My advice for any medium density proposal on the Summerhays Street former bowling club land itself was that it include a small open space to serving the residents of that development – though that would not be required if the Summerhays Street frontage option were pursued.
- (d) Retaining the vacant portion of Huia Reserve will not address the gap in the Hokowhitu area. The gap is further to the northeast, centred around the intersection of Union and College Streets. The area around the corner of Huia Street and Park Road has excellent reserve provision.

Dated: 1 September 2025