

ADDERSTONE RESERVE

PROPOSED PARTIAL RESERVE
DISPOSAL FOR HOUSING



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We're proposing to change the use, or dispose, of some of the land currently reserved within Adderstone Reserve as it no longer fits the needs of the community. We would like to hear your views.

1 The proposal

1.1 Adderstone Reserve is a 6.8 ha existing reserve divided into three distinct parts. Two of these portions have not been developed although we are aware of a small number of residents who use parts of the land for dog walking.

1.2 Council is proposing to change the use/dispose of 1.73 hectares of Adderstone Reserve (see Figure 1) to allow for more housing. The 1.73 ha area is made up of two separate parcels - about 3300 square metres of Pacific Dr portion and 14,000 sqm near the end of Abby Rd.

1.3 While Adderstone Reserve Certificate of Title (WN 48B/598 - Part Lot 3 DP 68798) does not record the land as being subject to the Reserves Act 1977, research into the land's history shows that, in addition to the gully being planned as a reserve, an area of around 1 to 1.34 ha was intended to be a reserve, as also shown in Figure 2.



Figure 1
Adderstone Reserve landform areas.



Figure 2
Adderstone - Historical Intentions²
(highlights added).

1.4 Each of the three portions of Adderstone Reserve are currently zoned differently in the District Plan (Figure 3). The Pacific Drive portion of the reserve is currently zoned for housing, whereas the other two portions are a mix of Conservation and Amenity zone and Recreation zone.

1.5 Council is consulting in accordance with the Reserves Act 1977.



Figure 3
Current District Plan zoning for Adderstone Reserve

² As per Indicative Development in for Aokautere dated 1991 and sale records for IPC (now IPU) land in 1995.



2 Why are parts not needed for reserve?

2.1 As part of considering the urban growth of the city, Council reviews and assesses current and future requirements of reserved land within all areas.

2.2 Council has been planning for urban growth and more housing in Aokautere. The proposed changes to Adderstone Reserve are separate, but will help inform, this proposed larger Aokautere plan change.

2.3 The *Proposed Plan Change G: Aokautere Growth Area* shows the overall plan and provides an opportunity to have your say and feed into the wider plan change process at the same time as this consultation.



Figure 4
Adderstone Reserve
- Pacific Drive
(approx. 3,300 m²)

3 Adderstone Reserve - grassed portion on Pacific Drive
(disposal for housing)

3.1 The grassed portion of the reserve fronting Pacific Drive, shown in Figures 4 and 5, was acquired for early childhood care facility or reserve use in 1995.

3.2 Commercial activities were originally proposed for the land immediately to the north of this area which was since sold to International Pacific University (IPU).

3.3 This area is zoned residential and is bounded by the IPU, the gully and two residential houses.

3.4 Commercial and childcare facilities for Summerhill and Aokautere have since established on Ruapehu Drive, 550 metres to the north. The land is not required for early childcare facilities.

3.5 The existing developed Pacific Drive Reserve is 430m to the south and includes a playground. The 1ha portion of Adderstone Reserve proposed to be retained, off Abby Road, is 270m walking distance to the east via the gully walkway.

3.6 Council has no development plans for this grassed portion of Adderstone Reserve off Pacific Drive and is proposing to dispose of it for housing.



Figure 5
Adderstone Reserve - Pacific Drive
(approx. 3,300 m²) proposed for housing



**4 Adderstone Reserve
- Gully portion
(retained)**

4.1 The gully area of Adderstone Reserve has been planted as part of the Green Corridors biodiversity work and contains a popular walkway as shown in Figures 1 and 6.

4.2 The gully and walkway portion of the reserve would be retained to continue to deliver on Council's goals under the Environmental Sustainability Plan and Active Communities Plan.

Figure 6
Adderstone Reserve - planted gully from
Aokautere Drive (about 3.95 ha)



Figure 7
Adderstone Reserve
- Abby Road
(approx. 2.4 ha)

**5 Adderstone Reserve
- Abby Road grassed
portion**
(partial disposal for
housing, partial retention)

5.1 Adderstone Reserve includes a 2.4 ha flat area of grassed reserve as shown in Figure 7.

5.2 The area has never been developed for public use or access. It has been leased for grass harvesting, which makes a small income to offset operational costs at our reserves.

5.3 The area was considered for junior sportsfields in the early 2000s but demand assessment work in 2005 determined it was not required. The location is awkward to access for sportsfields, would require land exchanges and construction of a carpark and changing rooms which is not planned or budgeted for. Council is planning to meet future sportsfield needs in other areas.

5.4 A neighbourhood reserve is required in this area as assessed for the Aokautere plan change.

5.5 For the best accessibility we're proposing the neighbourhood reserve space should be in the Abby Road portion of Adderstone Reserve rather than the Pacific Drive area.

5.6 1 ha is proposed to be retained for a neighbourhood reserve as shown in Figure 8. This is:

- a. Consistent with the extent of reserve planned in 1995 and at the time of the land acquisition.
- b. Larger than the minimum reserve criteria of 2500 sqm, allowing flexibility for additional unforeseen future uses.
- c. Retains the current reserve boundary with the neighbouring residential properties.
- d. Shaped to allow for a logical and efficient extension of Abby Road.

5.7 The balance area of 1.4 ha is proposed to be disposed of for housing as shown in Figure 9.



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

ADDERSTONE RESERVE OPTIONS

Option 1 Reserve retained to current extent



Option 2 Partial repurposing



Key



-  Public reserve retained
-  Public reserve repurposed for housing

Figure 9
Adderstone Reserve retention vs partial repurposing for housing

HOW TO HAVE YOUR SAY

Complete the online form at

[PNCC.GOV.T.NZ/ADDERSTONE](https://pncc.govt.nz/adderstone)

or email

SUBMISSION@PNCC.GOV.T.NZ

and include '**Adderstone Reserve**'
in the subject line.

Submissions close 4pm, 5 September.

Please indicate in the email whether
you wish to speak in person at a
Council hearing.

DROP IN SESSION

will be held from

1PM - 3PM
SUNDAY 14 AUGUST

at the IPU Recreation Centre Dojo.

Council's Elected
Members will consider
all submissions before
making a decision.



