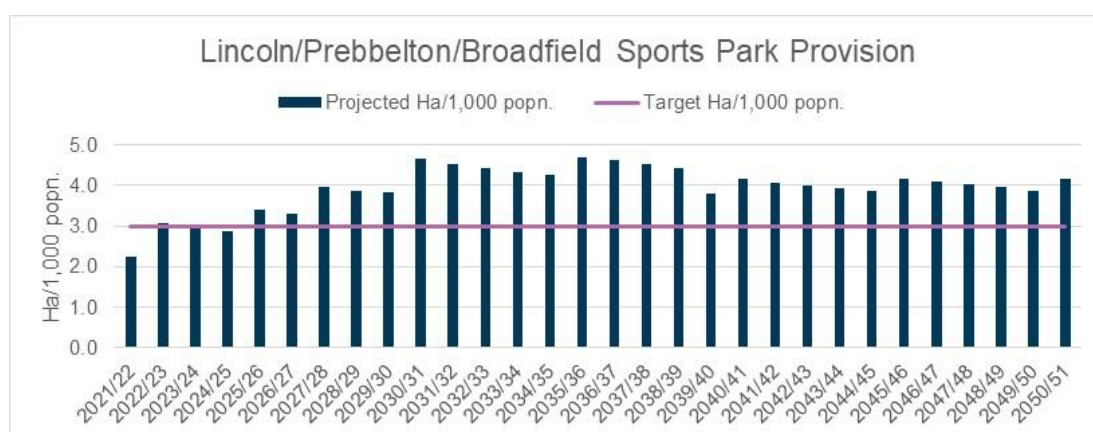


## **Plan Change 69 Application – Supplementary Report on Greenspace/Reserve Provision from Mark Rykers, Manager Opens Space and Strategy, Selwyn District Council.**

I have reviewed the revised Outline Development Plan (ODP) submitted for Plan Change 69 in terms of greenspace/reserve provision and have read through the supporting information (in particular the Landscape and Urban Design Assessment, the Ecological Assessment and the Mahaanui Kurataiao Ltd Statement). I make the following comments in regard to the greenspace/reserve provision aspects of the application:

1. There is an extensive network of greenspace indicated on the ODP which includes four reserve areas. These are located across the development area to enable easy walking access for most residents (within a 500m radius). This is consistent with Council's adopted distribution standard for neighbourhood reserves. The reserves sizes are indicated as being between 3,000m<sup>2</sup> and 6,000 m<sup>2</sup> and will be sufficiently large enough to accommodate the necessary recreation space to meet residents' needs. It is noted in the application documents that the actual size and position of the reserves will be determined at the time of subdivision and I agree that this is the appropriate time to determine the details of reserve size and location.
2. In addition to the four reserves shown on the ODP there are other green spaces and linkages indicated. These have been located alongside waterways or to protect natural springs on the site including Springs Creek, Aririra (LII) Stream, Lincoln Main Drain and the ephemeral waterbody on the western boundary of the development area. This provides an opportunity to protect existing values and to enhance the ecological, recreation and cultural values of the site by naturalizing these features with indigenous planting (as described in the statement from Mahaanui Kurataiao Ltd). The application also notes the opportunity to integrate these greenspaces with the walking/cycling movement network which is a desirable outcome.
3. The greenspaces have also been located to provide connection with surrounding greenspace and ensure contiguous linkages into the wider environs. I agree this is a desirable approach. This includes:
  - Reserve/greenspace providing a connection to the reserves in the adjacent Te Whariki subdivision which provides a walking/cycling connection and access to those reserve including the destination level playground.
  - A green strip along the drain at the western boundary of the development that will link to the existing esplanade strip in the adjacent Verdeco Park subdivision.
  - Potential to continue the green link along the LII and connect with existing or future esplanade reserves.
4. The reserve in the western part of the development provides an opportunity to install a playground as part of the reserve development. If this was provided it would help to service demand from the adjacent Verdeco Park subdivision which currently does not have a playground provided nor suitable open space to locate one. It is noted that there has been expressed demand from the community for a playground in this locality.
5. In evaluating the overall reserves and greenspace network indicated on the ODP (without actual sizes being defined) it is presumed that sufficient open space will be provided to meet the Council's provision standard of 1.2 ha per 1,000 population. As noted above the final areas and position of open space will be determined at the time of subdivision.

6. The Landscape and Urban Design Assessment, in considering reserve requirements, notes that a larger recreation reserve for active sports is not required because of the close proximity of Lincoln University Fields and Lincoln Domain and Events Centre. I concur with this view as Council has already planned to provide sufficient land in this locality to meet projected demand for sports park activities over the next 30 years. Modelling of sports park demand against the additional population created through this development indicates that there will be more than adequate land within the catchment to service this proposed development. Of specific note is the following:
- Council has adopted a provision standard for sports parks of 3.0 ha per 1,000 population. This is based on New Zealand Recreation benchmarks (NZRA Parks Categories and Levels of Service Guideline) which indicate a range of 1.5 -3.0 hectares per 1,000 population. Selwyn District has targeted the upper level of the range because of a generally lower age demographic and a consequential high level of participation in active sports.
  - Council has acquired land (22 ha) in Birches Road which is being developed for a sports park that will meet some demand from Lincoln (4 km or 5-7 minute drive from Lincoln and located on the Rail Trail cycleway). Stage one (10ha) of this development has recently commenced.
  - Council is in the process of negotiating an extension for Lincoln Domain to provide additional active recreation space (around 6 ha).
  - Council has already purchased land for an extension to Broadfield Reserve (2 ha) which can be developed for active recreation. This reserve is just over 5 km from Lincoln.
  - Council has purchased a 99 ha block of land on Weedons Road on the outskirts of Rolleston for future development of a District scale park that will include space for further sport and recreation activities. This is approximately a 10 minute drive from Lincoln.
  - Modelling over a 30 year period has been undertaken to determine the impact of the population generated from PC69 on sports park provision levels. This anticipates the release of 250 lots per year over an 8 year period for this development and takes account of projected population growth in the Lincoln/Prebbleton/Broadfield catchment from the Council's adopted growth model as well as planned timing for development and commissioning of additional sports park land (as provided for in the LTP and 30 Year Infrastructure Strategy).
  - The modelling indicates that there is sufficient capacity within existing and planned sports parks to meet the additional population generated from PC69. This is shown in the graph below:



7. The initial plan change application included a possible future road connection to Liffey Springs (potentially connecting with Liffey Springs Drive). If this was to be considered it would need to traverse an existing esplanade reserve and reserve held for recreation purposes (Lot 405 DP 504685 Local Purpose Reserve (Esplanade); Lot 406 DP 504685 Recreation Reserve). In my view and, purely from a reserve/open space perspective, any proposed roading connection across the Liffey and the existing reserves is problematic from a legal, community and physical impact perspective. This view is further explained below:
- Council has developed a significant network of esplanade and other reserves along the Liffey/L1 Creek that provide walking, cycling and ecological linkages through the township and to the wetlands and also links with the Rail Trail. This is a well-used and treasured feature of the township. Any proposed road link that effectively bisects a key part of the network would have an adverse impact and create a barrier and measures to mitigate the effects of this may be difficult to achieve.
  - The road crosses two parcels of land which are both held as reserve under the Reserves Act, (Lot 405 DP 504685 is Esplanade Reserve and Lot 406 DP 504685 is held for Recreation purposes). In order to create a road over these reserves the reserve status for the areas required for the road would need to be revoked. This is not a straightforward process and is required to follow a public notification and objection process under the Reserves Act 1977 with the ultimate decision at the discretion of the Minister of Conservation. There is a strong likelihood of public objections from affected property owners which would create a risk in progressing a successful revocation process for this purpose.
  - An alternative approach to effect the change of use of the reserve is via a reserve exchange and there are provisions to enable this to occur concurrently with a subdivision process under s. 15AA if an application is made jointly. In order for this process to proceed an exchange land parcel would need to be identified that Council would wish to add to its reserve network and it would have to meet the requirements of the Act in terms of additional recreation benefit and equality of exchange. This process is also subject to the consent being publicly notified under clause 26 of Schedule 1 of the RMA. Section 15AA specifically applies to recreation reserves and does not refer to esplanade reserves and, therefore, may not be an option from a technical viewpoint.
  - One other possible option is to change the purpose and classification of the parts of the reserves required for the link to Local Purpose (Road) Reserve. However, again this is not a straightforward process and would require existing classifications to be confirmed prior to the change process and then completing the change process which includes seeking and considering public submissions on the proposal.
  - It is noted that, during the submission process for PC 69, there was opposition expressed on the proposal for a road link to Liffey Springs and particularly from residents in Liffey Drive. It is, therefore, likely that a similar level of community objection would be received on any process to effect the road link over the reserve land.
  - Therefore, in summary, it is technically possible to provide for the link but this is complex and with potential pitfalls and significant risk especially if there is strong public opposition. Furthermore the proposal would have significant undesirable outcomes for the existing reserves network. It would have an adverse impact on the existing reserves and particularly on amenity, landscape and recreation values as well as creating an additional physical barrier to walking and cycling connectivity and to the reserve's function as a green corridor.

**Mark Rykers**  
**Manager Open Space and Strategy**  
**Selwyn District Council**