

Open Space Memo

Business and Planning - Community

To: Gillian Cockerell - Planning Guidance Unit

From: Sean Stirling – Planning and Policy (Community)

Subject: Parks and Recreation Comments on Weston Lea Ltd Master Plan and Subdivision Consent Applications

Date: 29 March 2019 File: 2018/9853 & 2018/6695

Applicant	Weston Lea Ltd
Agent	Boffa Miskell
Address	461 Peacockes Rd, RD 2 Hamilton.
Proposal	Master Plan and 867 Lot Residential Subdivision
District Plan	<u>Operative District Plan</u> Zoning • Peacocke Character Zone • Natural Open Space Zone • Transport Corridor Zone Structure Plan • Peacocke Structure Plan (Structure Plan) Overlays • Significant Natural Areas (Nos. 48 and 54) (SNA) • Waikato River Bank Stability Area • Waikato River and Gully Hazard Area • Group 2 Significant Archaeological, Historic and Cultural Site

Open Space Considerations

The Community Planning and Policy team have been requested to provide an assessment on behalf of the Parks and Recreation Unit of the proposed master plan and subdivision application for the development of 835 Residential fee simple lots in the Structure Plan Area. The assessment pays particular regard to how the proposed master plan and subdivision provide for the relevant open space matters that are outlined in the Structure Plan, particularly the provision of land for esplanade reserve, and recreation reserve to serve the open space needs of the future community. The street landscape requirements of the development are also assessed in this memo.

The scope of this assessment is limited to an open space provision and recreation lens. These comments consider the relevant council policies, standards, assessment criteria, and legislative requirements. Consideration of the ecological, pedestrian/cycle connectivity, stormwater and infrastructure related effects associated with open space provision are not included in this memo.

The application was submitted and is being assessed as two concurrent applications, one for the acceptance of a Master Plan for the subject site and the other, a Subdivision for 835 fee simple residential lots and associated infrastructure.

Application

The open space related matters within the Assessment of Environmental Effects (AEE) provided as part of the consent application for proposed development, have been informed by several specific assessments and reports from various consultants which include the following:

- Assessment of relevant Objectives and Policies (Appendix A)
- Rule Compliance Assessment (Appendix B)
- Assessment Criteria Checklist (Appendix C)
- Amberfield, Peacocke, Hamilton Urban Design Report. Urbanism Plus May 2018 (Appendix D)
- Amberfield Subdivision Reserve Consent Application: Assessment of Landscape and Visual Effects Prepared for Weston Lea Ltd. Boffa Miskell May 2018 (Appendix E)
- Amberfield Open Space Framework Peacocke, Hamilton by Boffa Miskell Ltd May 2018 (Appendix F)

The information provided in these assessments is complemented by the suite of information provided in response to the Council's Section 92 Request (points 57 – 64), and the additional information provided subsequent to consideration of public submissions on the application.

Peacocke Structure Plan – Open Space

The vision for the Peacocke area is that it will become a high-quality urban environment that is based on urban design best practice, social well-being and environmental responsibility.

The District Plan outlines the importance of achieving a range of well-connected, functional public open spaces. Objectives and policies specific to Peacocke are themed to provide the following outcomes:

Natural System -	<i>Strong natural and ecological environment within Peacocke.</i>
Built Environment -	<i>Unique and vibrant urban environment that responds positively to the natural environment, while still portraying liveability, diversity and safety.</i>
Social Wellbeing -	<i>Urban form and public realm that encourages strong and vibrant communities and neighbourhoods that are attractive, safe and well connected.</i>
Cultural Environment -	<i>Recognition and celebration of historic and cultural features within the Peacocke area through urban and environmental design.</i>

The open space specific objectives and supporting policies are designed to guide development to ensure a range of well connected, functional open spaces.

The open space components of the structure plan outlined within section 3.4.3.1 and the structure plan maps set a clear expectation for development to deliver neighbourhood reserves, active recreation parks, and riverside reserves which provide landscape amenity, and supporting environmental values where possible.

Assessment

The below assessment of the open spaces proposed by the Amberfield development considers the adequacy of the amenity, informal recreation, historic, gully, esplanade, and active recreation reserve provision against the requirements of the structure plan and the Resource Management Act 1991 (RMA).

Existing reserve management plans are relevant to specific existing reserves only and have consequently been excluded from the below assessments.

Proposed Open Space

The total amount of open space proposed by the development equates to an area of 32.81 Ha. This is provided between 7 individual reserves with various functions, and a network of esplanade and gully corridor.

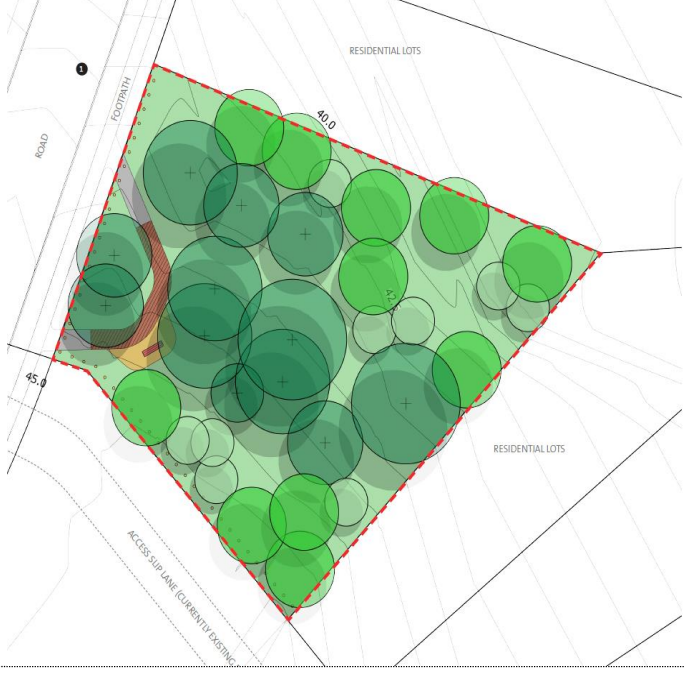
Summary of Open Space

Provision of various functions demonstrated in below table.

Primary Open Space Function	Indicative Open Space name	Proposed Reserve Classification	Stage	Application Reference Number	Area (Ha)
Amenity	Entry Space	L.P. (Amenity)	1	1	0.19
	Pocket Park	L.P. (Amenity)	1	2	0.19
				Total	0.38
Informal Recreation	Island Open Space North	Recreation	11/12	5	1.04
	Island Open Space South	Recreation	14	6	0.84
				Total	1.88
Neighbourhood Parks	Knoll Park	Recreation	1	3	1.71
	South West Gully Neighbourhood Park	Recreation	26	4	1.21
				Total	2.92
Historic	Archaeological Reserve	Historic	13	7	1.59
				Total	1.59
Gully	Southern Gully	Recreation	19, 21, 28	NA	10.22
				Total	10.22
Esplanade	Riparian Corridor	L.P (Esplanade) & L.P (Amenity)	3, 4, 5, 7, 9, 10, 11, 12, 13, 14, 28	NA	15.83
				Total	15.83
Active Recreation	Not provided	Not provided		NA	0
				Grand Total	32.81

Amenity Reserve

2x Amenity Reserves in northern section of subject site are proposed in the form of pocket park like areas.

Entry Open Space			
Lot number	Lot 1500	Stage	1
Area	0.1892 Ha		
Proposed Classification	Local Purpose (Amenity) Reserve		
Primary Function	Amenity		
District Plan	There is no specific structure plan requirement for this reserve from an open space provision perspective.		
Concept			
Summary of Proposal	The proposed purpose of this reserve is to retain the amenity of a group (part of an existing larger area) of large scale, attractive exotic amenity trees. The intention of the applicant is that it provide legibility to the entry to the residential area and retain a local landmark while providing a small informal play space.		
Assessment	Since there is no specific structure plan open space provision requirement for this reserve, Lot 1500 is not necessarily required to satisfy a network demand for a pocket park like space, however it will provide amenity in the context of the network of open spaces proposed to mitigate the effects of the proposed development, and Open Spaces supports the provision of this open space.		

Pocket Park			
Lot number	Lot 1501	Stage	1
Area	0.1858 Ha		

Proposed Classification	Local Purpose (Amenity) Reserve
Primary Function	Amenity
District Plan	There is no specific open space provision requirement for this reserve in the structure plan.
Concept	 The diagram illustrates a 'Pocket Park' concept. It features a central green lawn area. Surrounding the lawn are numerous green circles representing trees. A red dashed line outlines the park's boundary. To the left, a grey area is labeled 'RESIDENTIAL LOTS'. Below the lawn, a white path is labeled 'FOOTPATH'. At the bottom, a grey area is labeled 'ROAD'. The park is situated in a corner, with a curved boundary on the right side.
Summary of Proposal	This proposed 'Pocket Park' is proposed to provide additional amenity to the development by strategically enhancing the sequential entry experience of arrival (by road) into the new residential area. The pocket park is also proposed to provide added immediate amenity for the adjacent residential lots.
Assessment	Since there is no specific structure plan open space provision requirement for this reserve, Lot 1501 is not necessarily required to satisfy a network demand for a pocket park like space, however it will provide amenity in the context of the network of open spaces proposed to mitigate the effects of the proposed development. Open Spaces supports the provision of this open space.

Neither open space is specifically required to address a provision requirement of the structure plan, however there is amenity value offered by the proposed reserves. Notwithstanding this, they do provide amenity value to future Amberfield residents and given the proposed open space context of the application, once developed by the applicant and vested in Council, will effectively complement the surrounding development and wider open space framework.

Informal Recreation

Two informal recreation open spaces are proposed to be established as part of stages 11 and 14 in the south eastern section of the development area.

<i>Island Open Space North</i>			
Lot number	Lot 1509	Stage	11/12
Area	1.04 Ha		
Proposed Classification	Recreation Reserve		
Primary Function	Informal Recreation/Amenity		

District Plan	There is no specific open space provision requirement for this reserve in the structure plan.
Concept	
Summary of Proposal	This proposed amenity reserve located at the tip of the island residential area (stages 11&12) is proposed by the applicant to provide all residents and visitors to the locality, access to the natural promontory vantage point that enjoys views of the Waikato River. The applicant is currently proposing that the staging of this reserve be split between stage 11 & 12, however as it is proposed to vest as one lot, it will need to be vested wholly in a single stage. The open space consists of a flat south eastern area with a steep bank that slopes down into the base of the adjoining gully to the west. Plan contains several specimen trees and largely grassed landscape.
Assessment	This proposed recreation reserve would provide a good area for informal recreation and contribute to the amenity of the surrounding environment while connecting its users to the Waikato River and the adjacent gully. The structure plan requires a certain level of service regarding neighbourhood reserves, and although this open space isn't being assessed as a neighbourhood park, it does provide a lot of similar outcomes and contributes to the overall open space network proposed.

Island Open Space South			
Lot number	Lot 1512	Stage	14
Area	0.8361 Ha		
Proposed Classification	Recreation Reserve		
Primary Function	Amenity		
District Plan	There is no specific open space provision requirement for this reserve in the structure plan.		

Concept	
Summary of Proposal	This proposed reserve is located at the southern tip of the central residential island area. It provides a similar function to lot 1509 where it enables the community to visually connect with the Waikato River, while also contributing to the amenity of the surrounding neighbourhood.
Assessment	The gently sloped reserve would provide a good informal recreation space for the adjoining residents and boost the amenity of the surrounding environment. There is excellent public frontage to the reserve and its location provides a widely encompassing connection to the adjacent gully. There appears to be a good balance of grassed and landscaped areas. This open space provides a lot of similar outcomes to the Neighbourhood reserves proposed and once developed and vested will contribute to the overall open space network proposed.

Both amenity reserves are considered to provide value to the surrounding residents while also connecting the community to the Waikato river offering unique vantage points.

Neighbourhood Parks

There are two main neighbourhood parks which provide for the range of informal recreation facilities and amenity space required in the Amberfield development.

<i>Knoll Park (Neighbourhood Reserve)</i>			
Lot number	Lot 1506	Stage	1
Area	1.71 Ha		
Proposed Classification	Recreation Reserve		
Primary Function	Neighbourhood		

District Plan	The Structure Plan requires the provision of Neighbourhood parks in Peacocke to service the surrounding catchment of residential lots.
Concept	 (Knoll park Concept)  (East-West Shelterbelt)
Summary of Proposal	Knoll Park is the Neighbourhood Reserve proposed for the northern section of the Amberfield development. The proposed open space is 1.71 Ha in area providing a varied landscape which consists of hillock landform, flat open spaces two playground areas, and areas of mature vegetation. The Neighbourhood Park surrounds a 0.338 Ha lot which contains a potential future café and sales office for the development. This is proposed to remain in the developer's private ownership. Covenants or consent notices are proposed to restrict the lot from being further subdivided for residential purposes, with the intent of this area retaining an open space/community café character and function.

	The applicant also proposes that lot 149 has a building height restriction placed on the title as a consent notice to ensure that the views of the Waikato River from the Knoll park aren't obstructed. Part of the Knoll Reserve and in the adjoining area to the west, there is an existing shelterbelt of trees which have been identified as having ecological importance and are proposed to be retained. These areas are also proposed to vest in Council.
Assessment	The Peacocke structure plan requires the provision of neighbourhood parks approximately 0.8ha in size to service pedestrian catchments of 500m walking distance. The intention of these open spaces is to complement the range of facilities provided by the larger active recreation sports parks in the growth cell and provide smaller scale focal points for the surrounding community. The structure plan aims to deliver neighbourhood parks that incorporate existing natural features and be sited in prominent locations where there is scope for passive surveillance, outlooks and accessibility. This neighbourhood open space is considered to meet the intended outcomes of the structure plan outlined above. Although the preference would be for the central space intended for a potential future café/office for the development be included in the park, the proposed layout is of a scale that can deliver on the desired outcomes of the structure plan. There was one submission received questioning the privately owned café space in the middle of the proposed knoll park area. The covenant proposed by the applicant to prevent the further subdivision and use of the land for residential purposes is supported to mitigate any potential erosion of the surrounding neighbourhood reserve character. The applicant provided a draft encumbrance document in their s92 response (Appendix K). An initial review by Council's Solicitor suggests that further work on the wording of the encumbrance is required and can be addressed by a condition of consent. There are several play elements that are shown in the concept plans for this open space which will require refinement through engineering design approval process. An 'east-west shelter belt' has been identified as having ecological importance and hence is proposed to be preserved and protected through vesting in Council as reserve land (where within Knoll Reserve) and in Council ownership for the remainder. Due to the identified ecological significance of the mature vegetation, there needs to be some consideration of the ongoing operational limitations around these trees particularly if any of the relevant trees develop safety issues. The section of the shelter belt on lots 167 & 168 is of interest with regard to the ongoing operational limitations. The current proposal has the southern boundary of lots 167 & 168 immediately adjacent to the existing shelterbelt. The Root protection zones (RPZ) for the shelter belt is likely to extend beyond the boundary into adjoining residential sections. This may not provide enough space to ensure the ongoing protection and maintenance of the shelterbelt with the potential for works within adjoining properties resulting in potential damage to the trees. Increasing the buffer of land between the shelter belt and the adjoining residential lots by capturing the RPZ of the relevant trees in Council ownership is a recommended outcome.

	Overall the Parks and Recreation Unit is supportive of the proposed neighbourhood park subject to conditions around ongoing operations and refinement through the engineering design clearance process.
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South Western Neighbourhood Park			
Lot number	Lot 1514	Stage	26
Area	1.21 Ha		
Proposed Classification	Recreation Reserve		
Primary Function	Neighbourhood		
District Plan	The Structure Plan requires the provision of Neighbourhood parks in Peacocke to service the surrounding catchment of residential lots.		
Concept			
Summary of Proposal	The South Western Neighbourhood Park consists of generally flat land provided to meet the required Neighbourhood Reserve provision requirement of the Peacocke Structure Plan. The site is located adjacent to the gully and runs alongside public road providing a completely public boundary interface. The shape of the proposed reserve is narrow for the most part with a central play space which widens to approximately 70m. There is also small kick a ball space to the north of the playground which narrows into a walkway and passive recreation area.		
Assessment	The structure plan aims to deliver neighbourhood parks that incorporate existing natural features and be sited in prominent locations where there is scope for passive surveillance, outlooks and accessibility. The provision target for neighbourhood parks is for residents to be within 500m walking distance. This neighbourhood open space is considered to meet the intended outcomes of the structure plan. Although the shape of the proposed reserve isn't necessarily typical of a reserve that provides for the neighbourhood park needs of		

	surrounding residents, there is adequate proposed provision of informal recreation space while connecting well with the adjoining gully and natural elements that give the Peacocke area its character. The Parks and Recreation Unit is supportive of the proposed neighbourhood park concept design subject to conditions around ongoing operations and refinement through the engineering design clearance process.
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The Neighbourhood reserves proposed by the Amberfield development are considered to adequately meet the structure plan provision aspirations for informal recreational space in a way that incorporates existing natural features and are in prominent locations with good passive surveillance and public accessibility. Council expectation is for these reserves to be developed and vested at the developers costs prior to release of 224c for the relevant stage.

Historic Reserve

Historic Reserve proposed within the southern area of the site over an existing archaeologically significant area.

Archaeological Reserve			
Lot number	Lot 1510	Stage	13
Area	1.59 Ha		
Proposed Classification	Historic Reserve		
Primary Function	Historic preservation		
District Plan	The Structure Plan does not have a specific open space requirement for historic reserves, however objective 3.4.1.15 requires the protection of historic and culturally significant sites and features.		
Concept			
Summary of Proposal	Comprises the 1.59 Ha proposed Archaeologically significant area to be vested as historic reserve. This area was identified through investigations by archaeologist Warren Gumbley, is intended to provide for the retention of a representative area of land to recognise the past agricultural land use by tangata whenua. This open space is proposed by the applicant to mitigate the effects of the development on the wider archaeological significance of the area. The selected		

	location makes a cultural connection to the Waikato River and the Pa located further to the south.
Assessment	From an open space provision perspective, the proposed historic reserve isn't considered necessary to achieving sufficient community access to recreational open space. This proposed reserve does however enable the ongoing protection of the historic and culturally significant site and its features which is an important priority for development in the Peacocke Structure Plan. The applicant has proposed drafting a historic reserve management plan as a condition of vesting the reserve in Council which intends to outline the management goals, policies and actions for the site, and the controls required to assist in appropriately managing the site. This is proposed to be prepared by the applicant in consultation with Nga Mana Toopu o Kirikiriroa, Te Ha o Te Whenua O Kirikiriroa and Waikato Tainui. Council's Parks and Recreation Unit must be a participant in the development of this plan and needs to reserve some discretion over its contents as the eventual asset owner. There needs to be some certainty that the operational realities and associated costs are appropriately considered in the development of a management plan. Suggest management plan preparation conditions require Parks and Recreation Unit involvement and approval.

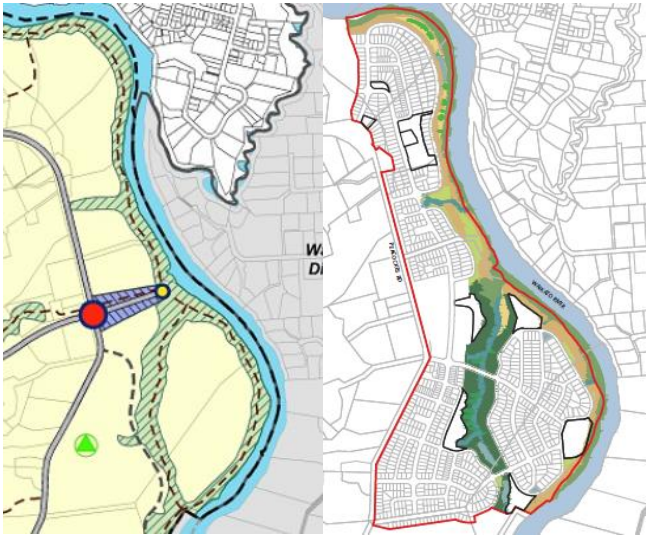
Gully & Esplanade Reserves

An area of approximately 10 Ha is proposed for the southern half of the development as part of the wider open space provision in the development area. The applicant has proposed to restore this gully with native vegetation.

Esplanade reserve is required to be vested along the Waikato River in accordance with the RMA and the District Plan. An area of 15.83ha of Esplanade reserve is being vested as part of the proposed development.

The gully and esplanade reserves will provide for a range of recreational opportunities and facilities including pedestrian/cycle connectivity throughout the proposed development and the various open spaces.

<i>Gully and Esplanade Reserves</i>			
Lot number	Lot 1510	Stages	3, 4, 5, 7, 9, 10, 11, 12, 13, 14, 19, 21, 28,
Gully Area	10.22 Ha		
Esplanade Reserve Area	15.83 Ha		
Total Area	26.05 Ha		
Proposed Classification	Recreation Reserve, Local Purpose (Esplanade) & (Amenity) Reserves.		
Primary Function	Local Purpose (Esplanade) Reserve, Local Purpose (Amenity) Reserve & Recreation Reserve		
District Plan	The District Plan requires the provision of Esplanade reserve in the Subdivision chapter, which reflect the provision requirements outlined in s230 of the RMA.		

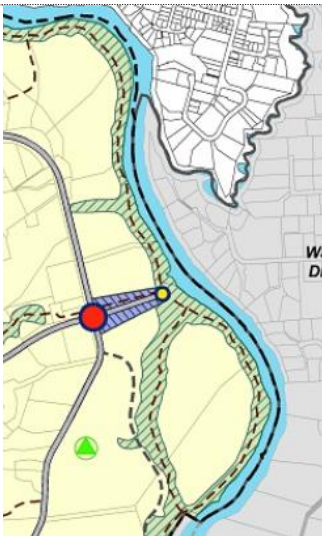
	The Peacocke Structure Plan also identifies a significant area of Future Reserve Overlay which largely reflect the existing gully form of the Peacocke area. The priorities outlined in the objective 3.4.1.1 and its associated policies aim to strengthen the natural and ecological environment within Peacocke through provision, protection, enhancement and ongoing management of the gully and other natural systems. (i.e. the River).
Concept	
Summary of Proposal	In addition to the specific reserve areas set aside for open space and informal recreation, the applicant has proposed substantial provision of open space as part of the southern gully system (10.22 ha) and the Waikato River Esplanade corridor (15.83 ha).
Assessment	The Peacocke Structure Plan outlines the anticipated areas of natural open space acquisition through a delineated future open space overlay. A general comparison of the future reserve overlay can be made with the proposed gully and esplanade reserve provision of the application below. 

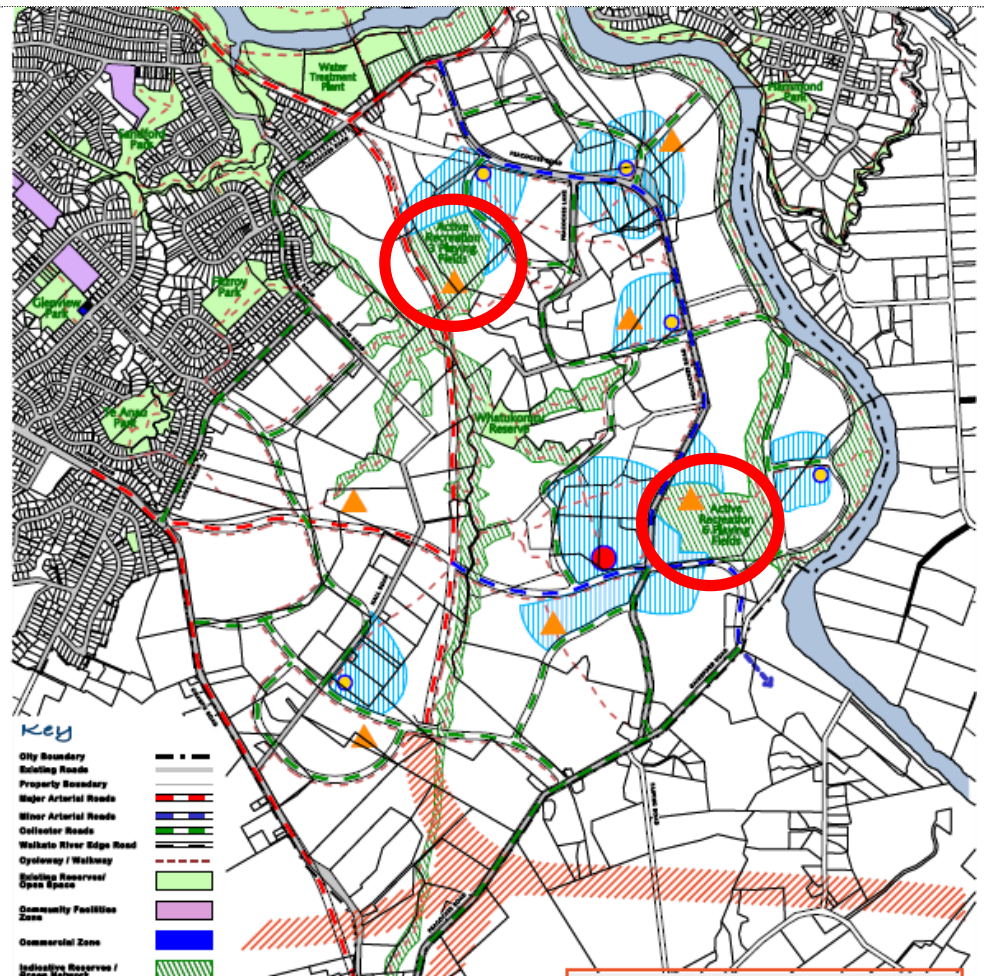
	The proposed provision of gully and esplanade reserve along the natural corridors of the development site are an accurate reflection of the intended future reserve overlay in the structure plan. Due to this clear correlation, the objectives and policies that relate to the preservation of the Peacocke Natural System (3.4.1.1, 3.4.1.2, & 3.2.1.3) are also largely achieved through the design. The width of the esplanade reserve is adequate to provide the various recreational and open space functions required from an esplanade reserve. The original application proposed a narrower section of esplanade along the northern banks of the Waikato River. The revised layout of the development that is subject to this assessment has been widened to accommodate the concerns of several submitters on the application. My understanding is that this is to better accommodate and respond to the ecological significance of the area, however this is being assessed by ecologists and is outside the scope of this particular assessment. There were a number of submissions from public which expressed concerns with the level of provision for esplanade reserve, and the ability to provide for the wider suite of functions anticipated in the RMA. My view is that the currently proposed layout adequately provides for the recreational elements of the esplanade reserve purpose (and now provides for a continuous walkway/cycleway within the majority of the Open Space area adjacent to the Waikato River). The applicant intends to relocate an existing 11kv WEL Energy line into road and part esplanade reserve as part of the proposed works. This will likely involve a terminal structure that may be sited within the esplanade reserve and any associated easements. The details of this work should be ironed out at engineering design clearance stage and a condition requiring as such should be included. There are several influencing factors around the extent and nature of the proposed provision of these spaces which include pedestrian/cycle connectivity, ecological protection and enhancement, stormwater and other civil infrastructure, and recreational open space and provision for amenity. For the purposes of this particular assessment the proposal has been reviewed only through the lens of open space provision for recreational use, provision of general amenity, and the connectivity between the various elements of the proposed open space network. Due to the complexity of the application and the site, the ecological and wider transportation elements of the application are being assessed externally of this memo.
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Active Recreation Reserve

The proposed application does not propose to provide any Active Recreation Reserve or Sports Park as part of the development.

Active Recreation (Sports Park)	
Lot number	Not provided for
Area	Not provided for
Proposed Classification	Not provided for

Primary Function	Active / Organised Recreation & Community Amenity.	
District Plan	The Structure Plan requires the provision of a Sports Park within the subject site.	
Indicative Location		Indicative Sports Park located within the subject site on the structure plan as green triangle.
Summary of Proposal	The proposed development does not include the provision of a sports park, failing to meet the active recreation open space component of the Peacocke Structure Plan. The application proposes in section 2.5 of the Assessment of Environmental Effects report that approximately 100 residential lots be developed in the area identified in the structure plan as sports park. It is suggested in the application that these lots, and the surrounding road network, have been designed to accommodate a future sports park of approximately 7ha, and that the development of a sports park will be further refined with council at later stages of the development. The applicant's position is that potentially making the land available for Council development as a sports park (if it is deemed necessary), satisfactorily addresses the Peacocke Structure Plan provisions.	
Assessment	<u>Background</u> Work undertaken by the Parks and Open Spaces Unit in 2006 that informed the sports park provision in the Peacocke structure plan area was based on replicating existing city-wide levels of service. This was calculated by considering the ratio of sports fields per population, which indicated that the level of provision was approximately 0.78 senior fields per 1000 population. The above data informed the provision of two sports parks clearly shown in the 2007 Notified and Decisions versions of the Peacocke Structure Plan.	



(Peacocke Structure Plan map – Decisions Version)

Assessment

Hamilton currently consists of 96 developed and bookable winter sports fields with a city-wide population of 161,000. This equates to a 0.6 field per 1000 population level of service across the city. The projected population of Peacocke is 18-20,000 (NIDEA Low Nov 2016 Populations Figures) meaning that 10-12 fields are required in Peacocke to uphold the existing level of service.

The land requirement for a single winter field equates to 1ha plus additional area for other aspects of the park. In most cases across the city, the overall land area requirement exceeds 2ha per sports field. A relevant and recent example of land area requirement for field numbers is Rototuna Sports Park which is 12ha and has capacity to provide for 5-6 fields (2:1).



(Rototuna Sports Park)

Based on Hamilton's existing level of service, the Peacocke area's projected 12 fields (for 20,000 population) requirement would require an approximate total area of 24ha.

The Peacocke structure plan identifies two indicative locations for sports parks. These locations have predominantly been informed by the availability of flat open space in an area dominated by rolling topography, and gully. The first sports park location is in the northern section of the structure plan, nearer to the existing urban suburbs, while the second reserve is proposed in the south eastern section, within the Amberfield site.

Through pre-lodgement consultation with the applicant, Council staff advised that a 7ha sports park would be a suitable provision in the Amberfield development. Open Spaces and Facilities are also currently preparing a notice of requirement for a northern sports park. The sports park provision requirements of the Peacocke Structure plan area will be met by these two parks.

Objective 3.4.1.11 identifies the need to locate large recreation areas on flat sites at the periphery of dense urban areas. Policy 3.4.1.11a envisions the location of formal sports pitches on slopes less than 1:50 while 3.4.1.11c suggests that formal sports fields should be located on collector or minor arterial routes to ensure the suitable use of the roading network and limit impact on surrounding neighbourhoods. The location for the sports park indicatively identified on the structure plan within the Amberfield site has been informed by the relevant social wellbeing objectives and policies. The Open Space framework included as part of the application identifies the area in which the applicant has suggested a sports park could be accommodated, and the location and configuration of the sports park as identified in the application would be considered to meet the relevant objectives and policies if it were being proposed as part of the application.

	Policy 3.3.1a necessitates general accordance with relevant structure plans when developing these areas of the city. Objective 3.3.2 also advises that new urban development is appropriately serviced and properly integrated to minimise City network impacts. Policy 3.3.2.c of this objective relates to the provision of social infrastructure. Sports parks are considered an important element of social infrastructure networks. The Council's Open Space Plan references the importance of providing for active and organised recreation opportunities through sports parks in individuals lives and within communities. This is narrowed down to its contribution to many long-term benefits including health, social environmental and cultural outcomes which future Peacocke residents could miss out on if not provided for. The approach proposed by the applicant to deliver the sports park in the Amberfield development outlined in section 2.5 of the Assessment of Environmental Effects provides no certainty that future Amberfield and wider Peacocke residents will have access to organised active recreation facilities (i.e. sports fields). It is Councils intention to secure adequate community infrastructure in the Peacocke area which include sports park provision. approval of a development which proposes extensive residential use of an area specifically identified for active recreation reserve would be contrary to the Objectives and Policies identified above, particularly when the location has been selected through lack of suitable alternatives. Due to the uncertainty of the proposed approach for delivering sports park in the application, it is considered necessary for the application to be amended so the residential lots proposed and designed to facilitate an eventual sports park, outlined in section 3.11.3 of the Assessment of Environmental Effects Report be replaced with a 7ha sports park. The current proposal is not considered to be consistent with the structure plan and my recommendation is that sports park should be secured as part of this consent application.
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Public Submissions

There were several submissions on the proposed application that were relevant to the provision of open space. A large proportion of the open space related submissions spoke to concerns around the lack of esplanade reserve provision. There was one submission which questioned the location of the privately-owned café/office space within the Knoll Park area, however the Knoll park has been assessed to provide ample recreational value in its currently proposed layout.

One submission regarding the lack of provision of sports facilities, courts and fields was also received.

Summary

Except for sports park provision, the overall open space provision proposed by the application achieves a high-quality outcome for the future community of the area and is anticipated to deliver on most open space components of the structure plan.

There are some recommendations and points of refinement through conditions of consent which will ensure that the proposed open spaces are developed and managed appropriately that need to be considered.

Notwithstanding the quality of most of the open spaces proposed, it is critical to the social wellbeing of future Peackocks and wider Hamilton residents that active recreation areas are provided at an

adequate level. The sports park outlined in the structure plan and discussed in the application must be delivered as part of this subdivision application.

Recommendations

Upon reviewing the application, the Parks and Recreation Unit recommends that the following be considered in the conditions of any decision to approve the proposed development.

Street Landscaping

The decision should include a standard set of street landscape conditions which apply to all proposed road reserves to vest as part of the development.

ALL STAGES

Street Landscaping

- 1. Landscape plans for the road reserves shall be submitted for approval by the Manager Parks and Open Spaces Unit (or nominee). The Landscape Plans shall be amended as required until stamped 'Accepted' by Open Spaces and Facilities. No works shall commence on site until the plans are accepted.*
- 2. The street landscaping shall be implemented in accordance with the approved street landscaping plan to the satisfaction of the Open Spaces and Facilities Manager (or nominee).*
- 3. The design, construction and maintenance of all landscaping and planting shall be in accordance with Section 7 of the Hamilton City Council Infrastructure Technical Specifications.*

Staged vesting of reserves

In order to ensure that the reserves network is vested in a progressive manner to reflect the surrounding residential progress of the site, the staging of reserves needs to be identified and conditioned as part of the decision. Reserves should be included in various stages in their entirety.

Reserve landscaping

Standard reserve landscaping conditions which apply to all proposed reserves to vest as part of the development.

Knoll Park River View Shaft

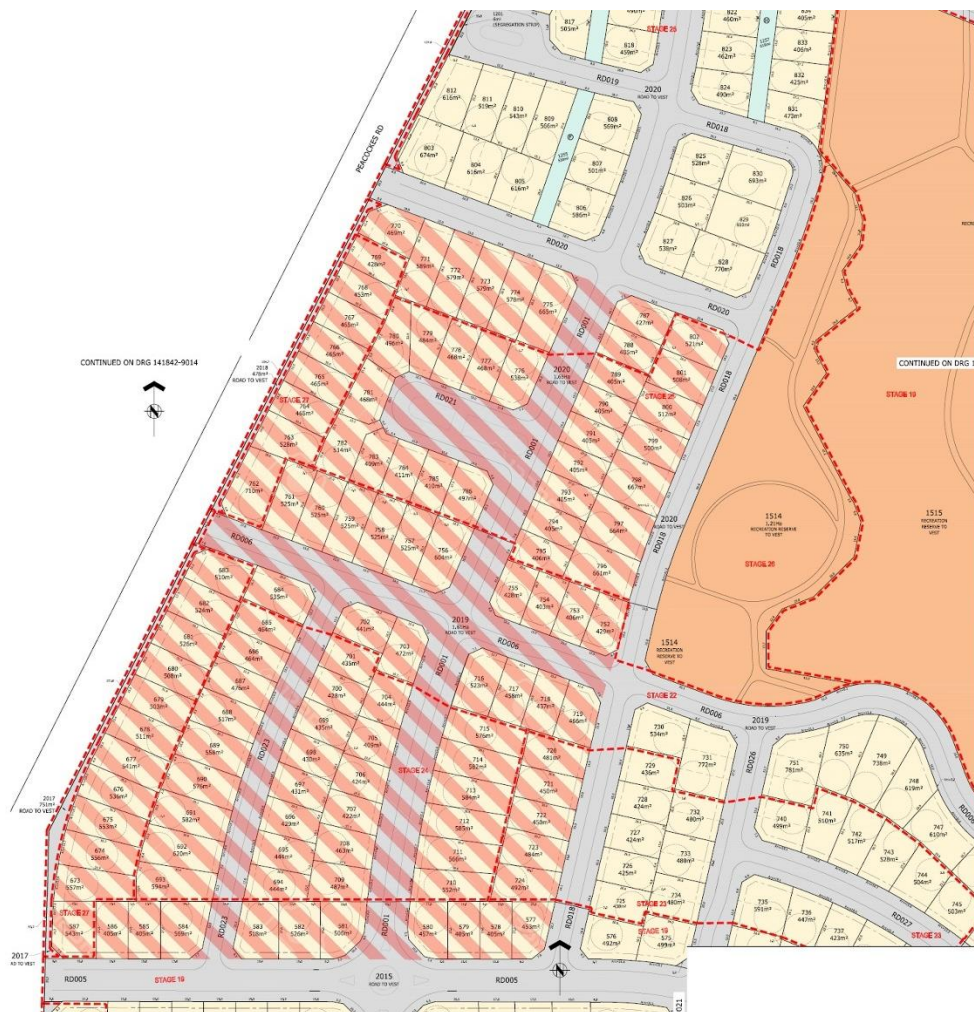
Building height restrictions proposed in the application adjacent to the knoll park to preserve view shafts of the Waikato River should be included as consent notices on the title of the adjoining lots.

Historic Reserve Management

Conditions requiring the establishment of a historic reserve management plan to ensure that the ongoing management of the propose historic reserve is sensitive to the archaeology in the identified area, should require Parks and Recreation Unit involvement and approval.

Vesting of Sports Park

The residential lots that are identified as being located on the required sports park area should be identified to vest as a single sports park. The below map shows the relevant residential lots and areas of road reserve.



The relevant residential lots and roads include:

- Residential lots 577-587, 673-724, & 752-802 (115 lots)
- Part of Road Reserves lots 2015, 2019, & 2020.

Stormwater facilities

The consent decision should ensure that any stormwater infrastructure proposed within areas identified for recreation or esplanade reserve be separated as L.P. Stormwater reserve and vested independently.

East-West Shelterbelt

The East-West Shelterbelt proposed in part of the Knoll park and in lots 167 & 168 is intended to secure retention, protection, and ongoing maintenance of the ecological shelterbelt identified as ecologically important. There is some concern from Open Spaces and Facilities that the area between the shelterbelt and the adjoining residential section to the south is not wide enough to ensure ongoing protection and maintenance of the trees. Recommend that lots 167 & 168 be widened to ensure the RPZ for the trees in the shelterbelt are completely within the boundaries of these lots.

Sean Stirling
Parks Planner, BPlan (hons)
Community Business and Planning Unit