

To:	Rebecca Sutton – Senior Planner		
Cc:	Debra Stewart – Asset Strategy Manager, Paul O’Shaughnessy – Principle Resource Consents Planner, Retha du Preez – Development and Standards Team Leader, Jalesh Devkota – Development Engineer, Dave Curson – Transportation Development Engineer, Gary Scofield – 3 Waters Strategic Planning Team Leader, Sophie Elliott – Major Developments Lead		
Date:	27 April 2021	File Ref:	TBC
Subject:	RMS19006 – 16 WILLOWBANK AVENUE SUBDIVISION – PARKS AND RESERVES ASSET MANAGER COMMENTS AND DRAFT CONDITIONS		

Parks and Reserves Assessment

The application relates to a site assembled from two adjoining properties within the Te Awa Structure Plan with a combined area of 13.8ha. This application follows application RMS19006 that proposes a wider scheme of development across the full site and which is understood to be currently the subject of required public notification.

The development is for a medium density residential freehold development in a gated community for approximately 188 homes (19 of which are fronting Erikson Drive and not inside the gates).

The structure plan for this property showed the need to provide a 40m wide draining reserve (Outcome 14) along the southern and western boundaries of the subject site. The Te Awa Structure Plan also identified the need for a public neighbourhood reserve on the southern end of the property, connected by a central ‘north to south walkway’ (see structure plan appended).

Through pre-meetings and further information requests, these main ‘reserve’ parcels have been amended and for the most part provided by the development. There has been a loss of the ‘central walkway’ however this was discussed with the Transportation Team Leader – Robbin Malley, and myself and agreed that the pathway proposed around the drainage reserve, and link pathways into the development will still achieve the overall outcome of off road connectivity for pedestrians and cyclists.

The neighbourhood reserve provided is below the lower limit of what we would usually accept (3,000m² minimum neighbourhood reserve size recommended by NZRA), however in this case given the reserve does front a large drainage reserve which has some recreation use and value, we accepted this smaller than usual neighbourhood reserve.

It is intended that the consent holder establish/develop the reserve with grass, barriers, trees, seating, shade footpaths, bin(s), and other park furniture and facilities as part of them vesting this reserve network.

A neighbourhood playground is not considered necessary in this location as a new playground has been built in Waimakariri Drive approximately 500m from the centre of the site, and is considered walkable for the residents.

There is some concern around fencing style between the reserve and residence interface, and public access for the residents’ to access the reserve spaces. These issues have been ‘in principle’ resolved in that the proposal is to require open style fencing and multiple pedestrian gateways.

There are detailed design matters that will need to be carefully addressed in the conditions of consent (if granted) and detailed designed stage to have our approval, especially in regard to landscaping, barriers, footpaths and fencing design. However in my opinion these matters can be conditioned and resolved through the Engineering Approval process.

Assessment of the Relevant Structure Plan Outcomes

The following are the relevant Outcomes from the Te Awa Structure Plan section of the Napier District Plan;

Urban Amenity Design Outcomes

Design Outcome 8:

Subdivision design shall seek to activate the street frontage through the orientation of dwellings to face the street and overlook public open space (where applicable) to enable passive surveillance and improved street amenity outcomes.

Assessment:

The development will have a high number of the sites and properties overlooking the reserve, however they have also proposed a 'buffer planting' on the reserve as part of the proposed 'Landscaping Concept Design' (Eriksen Road Lifestyle Village, Te Awa – Landscape Concept Design, 21/01/2021 Revision M). Any such buffer planting along the fence line in the reserve will not achieve this outcome.

As way of detailed design and as a condition of consent we will be suggesting prohibiting any screening buffer landscaping along the reserve boundary to ensure we can promote passive surveillance of this reserve. This is the case with our other reserves in the area.

Design Outcome 9:

Provide for the consistent landscaping treatment of streets and reserves (including the Serpentine Pond environments and open drainage channels) that contribute to urban amenity and landscape values and retains and enhances vistas through the Te Awa Development area.

Assessment:

Substantial work has been put in to develop the serpentine drain, cowshed drain and the detention pond to establish native vegetation to provide water filtration, increase amenity outcomes and encourage wildlife. As part of the detailed design we would require the consent holder to provide a similar level of landscaping treatment in the new drainage and neighbourhood reserve.

It is recommended that this is to be managed by way of landscaping designed and implementation condition to the approval of the Napier City Council Parks, Reserves and Sportsgrounds Team Leader or Nominee.

Design Outcome 10:

A consistent generously landscaped buffer strip of 3m will be provided along the western extent of the Te Awa Development area (fronting Willowbank Avenue) in accordance with the Te Awa Structure Plan Map (the 3m buffer is indicatively shown on the western boundary of the Te Awa Development area to the north and south of the open drain channel). This Design Outcome requires that 75% of the buffer setback is densely planted at the time of development with specimens that will reach 3-5m at maturity.

Assessment:

This requirement has not been shown on the landscaping concept design provided by the applicant (Eriksen Road Lifestyle Village, Te Awa – Landscape Concept Design, 21/01/2021 Revision M).

It is a clear requirement of the structure plan and no waiver of such requirement has been specifically applied for from my reading of the application. On this basis it is

considered appropriate to condition this landscaping requirement to ensure the outcome is achieved. The final landscaping plan and implementation will be subject to NCC approval.

This will be a condition of the consents.

Design Outcome 11:

Off road pedestrian and cycle linkages (indicatively shown on the Te Awa Structure Plan Map) which link open spaces to each other, to the street network and the Serpentine stormwater pond shall be wide, open and safe and connect to one another.

As identified in my comments above, the development is not proposing the central pedestrian and cycle link through the site, but is proposing a rout around the exterior of the development which will achieve the same pedestrian and cycleway outcome. The final design and construction, including how the path will link to any design pathways or link to Willowbank Drive, is recommended as a condition of consent, and to be finalised though the Engineering Approval Process.

The NCC Engineering Code of Practice (ECoP) being a section of the Napier District Plan, also has clear requirement around the clear need for (*Objective: 23.1*) and development of reserves (*Performance Criteria: 23.2*) which need to be met. These matters will be conditioned and assessed as part of the Detailed Design of the reserves and reviewed through the Engineering Approval process. All design and development of the public open spaces will be at the cost of the consent holder.

Summary

The proposed development is not strictly in accordance with the reserve and walkway provisions of the structure plan, in particular the central walkway is being offset into the drainage reserve, and the public reserve space is smaller than the structure plan would have intended.

However on balance, and taking into consideration the large drainage reserve and alternative pedestrian and cycle linkages around the site, as the Parks and Reserves Team Leader I am generally comfortable with the public spaces proposed by the development subject to detailed design and development of theses public spaces to council standards and approvals. This will be managed by way of Conditions of Consent and thought councils Engineering Approval process. All cost to develop these reserves need to be covered by the developer.

Recommended Conditions of Consent (if granted)

The following are my initial recommended draft conditions of consent, if granted, based on the proposal in its current form. These conditions will need to take into consideration any Staging impacts.

Vesting of Reserves

1. Lot 305, 306, 307, 308, 302, 303, 304 shall be vested to Napier City Council as **Local Purpose – Drainage Reserve**
2. Lot 301 shall be vested and developed as part of Stage 2 and be vested **Recreation Reserve – Reserve Act**

Development of Reserves and Open Spaces

3. All reserves (Drainage and Recreation) shall have a *Landscaping and Development Plan* undertaken by a suitably qualified person and in collaboration with the Napier City Council Parks, Reserves and Sportsgrounds Team Leader (or nominee). This design shall include, but is not limited to:
 - a. Specimen trees in the reserve areas and low level planting in the proposed drain edges. **Note:** *contrary to Landscaping Concept Design in the application,*

there shall be no 'buffer planting' along the reserve edge of the residential dwellings as this compromises passive surveillance of the reserve.

- b. A landscaped buffer strip of 3m will be provided along the western extent of the Te Awa Development area (fronting Willowbank Avenue) in accordance with the Te Awa Structure Plan Map and Outcome 10.
- c. All necessary park furniture and equipment, including, but not limited to:
 - i. Seating
 - ii. Tables
 - iii. Shade structure
 - iv. Rubbish bins
 - v. Drinking fountain

Note: *NCC has specific park furniture to ensure consistency and ease of maintenance and renewal. All park furniture needs to be confirmed and agreed to by the Napier City Council Parks, Reserves and Sportsgrounds Team Leader (or nominee).*

- d. All boundary fencing shall be shown including style and visual permeability and shall include access gates in the reserve on Lots 301, 302, 303, and 304
- e. Timber vehicle barriers included for all frontage with public roads (Eriksen Road and Willowbank Avenue)
- f. All footpaths and walkways proposed into the reserves including;
 - i. the main pedestrian and cycleway around the drainage reserve
 - ii. A clear connection and pram crossings across Eriksen Road to link pathway to the existing pathway in the Te Awa detention pond area
 - iii. How the northern end of the pathway will connect with Willowbank Avenue to provide a link for pedestrians and cycles
 - iv. Footpaths linking through Lots 301, 302, 303, and 304, across to the pathway in the Drainage Reserve (Lots 305-308). **Note:** this is to link the residents' to the pathway network

The final design shall be approved through the Engineering Approval Process by the Napier City Council Parks, Reserves and Sportsgrounds Team Leader (or nominee) prior to construction commencing.

4. All parks and reserves shall be developed in accordance with the approved *Landscaping and Development Plan* to the satisfaction of the Napier City Council Parks, Reserves and Sportsgrounds Team Leader (or nominee).
5. No contaminated soil can be used or deposited in the reserve. Soil testing will be required to confirm the reserve soil is in compliance with NESCS prior to the vesting of any reserve.
6. As-built plans and asset valuations shall be provided for each reserve vested to Napier City Council to the satisfaction of the Napier City Council Parks, Reserves and Sportsgrounds Team Leader (or nominee).

Fencing Conditions

7. Fencing along any boundary of any reserve (Drainage or Recreation reserve), and the northern boundary of the development (Adjoining Lot 1 DP 6396) which will back a future walkway link as identified in Te Awa Structure Plan, shall be of an open style or pool style fencing with a minimum visual permeability of 50% and a maximum height of 1.8m, or a solid fence with a maximum height of 1.2m, and shall be consistent with the adjoining fencing to the satisfaction to the Parks, Reserves and Sportsgrounds Team Leader (or equivalent).

This fencing is to be constructed by the consent holder prior to 224c certification and shall be maintained by way of **consent notice** on all relevant Lots to ensure the passive surveillance of the reserve and continuity of fence outcome is met in perpetuity.

8. Fencing covenants shall be created over all lots adjoin any reserve Lot to exempt Napier City Council from any contribution towards fencing that allotment, being the owner of the Adjacent reserve (Lots 301-308). All covenants shall be prepared by the City solicitor at the applicant's expense. Evidence of your instruction to the city solicitor to prepare this covenant shall be provided to the Council at time of Section 224c Certification.

Street Trees

9. That **street trees** shall be planted along the Eriksen Road frontage (at each stage 1A, 1B and 1C – for the entire length if suitable separation from services) and thought out the internal roading network in accordance with the approved plan and best horticultural/arboriculture practice as follows: (species and plan to be approved by Napier City Council Team Leader, Parks, Reserves, Sportsgrounds prior planting).
 - a. Trees shall be planted in tree pits (root directors) or with root barriers to avoid impacts on services
 - b. Trees shall be planted during the planting season (autumn to early spring).
 - c. Trees shall be grown in PB95 planter bags or larger.
 - d. Trees shall be well rooted to fill the bag.
 - e. Trees shall have a bare trunk to a minimum height of 1.2 metres from the top of the bag.
 - f. Trees shall be well branched from the 1.2 metre height with a central leader (where appropriate to the species).
 - g. Trees shall be a minimum of 3 metres in height (where applicable to the species chosen).
 - h. Trees shall be free of pests, diseases and weeds.
 - i. Trees shall have a minimum trunk diameter of 30mm at a height of 1.2m.
 - j. Branches with 'included bark' shall be removed.
 - k. All pruning shall be carried out following National Target Pruning standards.
 - l. Trees shall be watered thoroughly before planting.
 - m. As-built plans detailing location, species and irrigation shall be submitted to Council.
 - n. Trees shall be staked and tied to the satisfaction of NCC Council's Parks Asset Planner / Team Leader Parks, Reserves and Sportsgrounds
10. That as-built plans and documents (including RAMM information) showing the construction of all road engineering works including street lighting, **street planting**, road markings and signage, and footpaths in accordance with the requirements the Napier City Council Engineering Code of Practice, shall be submitted to Council once construction is completed and shall be certified as a complete and correct record by a Chartered Professional Engineer.
11. A *Landscaping Maintenance Plan and Program* shall be prepared and enacted for all landscaping and tree planting within the development (i.e. all private roads) to ensure the trees are sufficiently maintained in perpetuity. This should include, but is not limited to:
 - a. Pruning and staking of trees
 - b. Replacement of dead trees or plants
 - c. Maintenance of garden beds
 - d. Maintenance of street berms
 - e. Watering of trees and garden beds
 - f. Outline who is responsible for administration (i.e. the Body Corporate)
 - g. Outline how the maintenance will be financed
 - h. Measures to ensure the maintenance is undertaken in perpetuity
 - i. Penalties that apply under the Body Corporate if the condition is not met.

The *Landscaping Maintenance Plan and Program* is to be approved by the NCC Parks, Reserves and Sportsgrounds Team Leader (or nominee) and will need to be an ongoing requirement on tied to the Body Corporate (or other managing entity) managing the site.



Jason Tickner

Team Leader – Parks Reserves and Sportsgrounds (MNZPI)

jason.tickner@napier.govt.nz

Appendix A – Te Awa Structure Plan Maps



