

BEFORE THE HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a request by Te Kapiti Trust to change the Manawatū District Plan under Clause 21 of Schedule 1 of the Resource Management Act 1991 (Private Plan Change 1)

**SECTION 42A TECHNICAL REPORT OF CARL JOHNSTONE
ON BEHALF OF MANAWATŪ DISTRICT COUNCIL**

PARKS & RECREATION

28 APRIL 2023

TABLE OF CONTENTS

A. EXECUTIVE SUMMARY	3
B. INTRODUCTION.....	3
C. CODE OF CONDUCT	3
D. SCOPE	4
E. BACKGROUND.....	4
F. EVALUATION OF PLAN CHANGE PROPOSAL	4
G. CONCLUSIONS.....	6

A. EXECUTIVE SUMMARY

1. The key conclusions of my technical section 42A report are:
 - (a) There will be sufficient provision of open space areas within the Proposed Plan Change area.
 - (b) The open space areas will be a positive addition to the recreational facilities available within the Rongotea Village.
 - (c) No funding within the Long Term Plan currently exists for future recreational/open space facilities in Rongotea but it is acknowledged that this Plan Change Proposal will be a catalyst for change in this respect.

B. INTRODUCTION

2. My name is Carl Johnstone. I am the Community Assets Manager for Manawatu District Council.
3. I have 22 years' experience in the area of Parks and Property.
4. I have undertaken an assessment on behalf of Manawatū District Council (**the Council**) in relation to the request by Te Kapiti Trust to rezone 21.88 ha of land from Rural 2 Zone to Village Zone, with an area set aside for public open space, and an adjacent 10.48 ha to remain as Rural 2 zone (the "**Plan Change Proposal**"). The Plan Change Proposal involves the introduction of the Rongotea South Structure Plan (the "**Structure Plan**").
5. My role has included providing advice on the proposed provision of additional open space land within the Proposed Plan Change Area. I have also provided advice on the forward program for open spaces for MDC as it relates to Rongotea and this proposal.

C. CODE OF CONDUCT

6. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I confirm that I have stated the reasons for my opinions I express in this report, considered all the material facts that I am aware of that might alter or detract from those opinions, and that the report and the issues I have addressed are within my area of expertise.

7. Statements expressed in this report are made within the scope of my expertise, except where I rely on the technical advice I have referred to in this report.
8. I have all the information necessary to assess the application within the scope of my expertise and am not aware of any gaps in the information or my knowledge.

D. SCOPE

9. My evidence has addressed the provision of open space land within the proposed structure plan for the Proposed Plan Change area.
10. In preparing this report, I have reviewed the following information:
 - (a) The private plan change application, including, in particular, the Urban Design Framework completed by The Property Group Ltd (TPG).
11. In addition to my own observations, I rely on the evidence of Daniel Batley, Planning Consultant, who has provided evidence on behalf of MDC.

E. BACKGROUND

12. For the purposes of this report, I adopt the site description and plan change proposal summary contained within Council's Reporting Officer (Mr Daniel Batley) section 42A report. For brevity I do not intend to repeat this here.

F. EVALUATION OF PLAN CHANGE PROPOSAL

13. In reviewing the application, I consider the key question related to the provision of open green space area within the proposed development area, is whether they adequately provide for the area and wider village.
14. I note that the Urban Design Framework completed by TPG, provides an assessment of the current open and recreation provision within Rongotea and then assesses the addition of the structure plan and subsequent open space areas as part of the proposal. In particular, I refer to the section entitled – Local Character and Community, of the report, supplied as Appendix B to the plan change application.
15. In regard to the proposed open space areas, as shown on the proposed structure plan, I note that these areas are not to be rezoned 'Open Space' as part of this application.

My understanding is that this is to enable a greater level of flexibility for the exact size and extent of the open space areas, when the area is developed through future subdivision applications.

16. Having assessed the proposal, I consider the proposed open space areas to be a positive contribution to the open space and recreation provision within Rongotea Village. It is noted that a walkway/cycleway is proposed to be located within the area to create a loop connection from the existing urban expanse, through the development site, and out to Banks Road. This is considered to provide positive outcomes with regard to the pedestrian and cycle connectivity within the Village.
17. It is noted that there is no current funding allocations or projects for the provision of additional open space within Rongotea. This is due to the existing area being adequately serviced from a parks and recreation perspective. In this regard, it is further noted that the Plan Change Proposal is somewhat of a catalyst for the need to provide additional facilities in the Rongotea Area. As outlined above, the area highlighted on the structure plan is considered to be commensurate to the area proposed for rezoning to enable more housing.
18. I acknowledge that the provision of these areas is to be managed through the proposed planning provisions and future subdivision application processes. It is through this process where the exact size, extent and form of these areas can be refined and ownership structures can be established moving forward.
19. Whilst no funding or projects currently exist in the Long Term Plan, there is no reason to prevent future planning to be undertaken to inform future iterations of Council's Long Term Plan to account for the proposed areas.
20. This proposed structure plan will protect these areas for the future and along with the proposed provisions, ensure that there is adequate open space provision through any future development. I consider the proposed planning framework to sufficiently provide for the provision of open spaces through future consent applications.

G. CONCLUSIONS

21. Based on the assessment completed by the applicant, and their representatives, and the assessment above, I do not consider there to be any reason to decline the application from an parks and recreation perspective.

Carl Johnstone

28 April 2023