

**593 Change 43: Open Space Provisions and Greenway Width****■ SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 10

<b>C43.1782.5</b>	<b>Wakatu Incorporation</b>	<b>Zone Maps</b>	On Zone Maps 52 and 116, reduce Open Space Zone/greenway width to a maximum of 25 metres and negotiate and compensate for any additional width to service land outside the extent of Plan Change 43 through the subdivision consent process.
<b>C43.1782.6</b>	<b>Wakatu Incorporation</b>	<b>6.9.1</b>	Address the true costs and benefits of widening greenways.
<b>C43.3608.3</b>	<b>Motueka Community Board</b>	<b>Area Map 118</b>	Provide a reserve in area between Queen Victoria St, King Edward St, Open Space Zone and the indicative road.
<b>Oppose</b>	FC43.1782.8		
<b>C43.3807.2</b>	<b>Trewavas, Adrian</b>	<b>Zone Map 118</b>	Rezone the area north of 130 - 142 King Edward St for open space reserve, including play area, walkway and cycleway, as well as stormwater greenway.
<b>Oppose</b>	FC43.1782.18		
<b>C43.3812.2</b>	<b>Saville, Ross &amp; Sue</b>	<b>Zone Map 118</b>	Rezone the area north of 130 - 142 King Edward St for open space reserve, including play area, walkway and cycleway as well as stormwater greenway.
<b>Oppose</b>	FC43.1782.21		

**■ ASSESSMENT**

## 1.0 INTRODUCTION

- 1.1 Plan Change 43 includes two significant greenways which are primarily for stormwater management, but they also having some recreational amenity function. The width of these features shown on the notified planning maps for Plan Change 43 is 30 metres. It is intended to use open channels to convey stormwater to a wetland area shown as an indicative stormwater retention area in the south east of the plan change area, from where the stormwater flows to Woodlands Drain via a series of culverts under High Street and Monahan Street (yet to be formed).
- 1.2 In addition on the Area Maps affected by Plan Change 43 there are three indicative reserves to provide for recreation in each of the new blocks of Deferred Residential zoning. Also a small area of Open Space Zone has been included to service the Compact Density Residential Area west of Grey Street. The Community Services Department has provided a map which shows each of these three indicative reserves with a 500m radius to provide an indication of levels of service for reserves at Motueka West. An informal recreation area at the south east corner of the Motueka Aerodrome is also marked as it is referred to in several submissions.

## 2.0 SUBMISSIONS

- 2.1 S1782.5 has submitted that the width of the two greenway/ open space zones is excessive and should be no more than 25 metres wide. It considers that 25 metres is sufficient to provide stormwater capacity for the Motueka West development. The submitter's view is that any extra width for the aerodrome development or recreational amenity should not be a cost falling on the submitter. The Section 32 analysis did not address the difference in width as some of the submitter's own plans had shown a 30 metre width greenway with batter slopes 1 in 3 and 1 in 4 for the stormwater channels ( p15 Motueka West Structure Plan and Grey Street Residential Development - Stormwater Management Strategy Wood and Partners March 2009).
- 2.2 The Engineering Services and Community Development Departments were asked for their comments. The Engineering Services Department consider there is sufficient justification for retaining an additional 5m for stormwater purposes ( as reflected in the change of greenway width from 25m to 30m in the notified plan change). A report is attached with the hearing agenda (including a report from MWH).
- 2.3 Three submitters S3608.3, S3807.2 and S3812.2 have asked for an additional open space reserve to be provided north of 130-142 King Edward Street. The submitters consider the additional open space reserve could replace the informal recreation area on the southeast corner of the Motueka Aerodrome site. The Community Development Department has commented that if the proposed deferred light industrial zoning remains there is less need for another reserve. However if a decision is made to zone the area on the eastern corner of Queen Victoria Street and College Street intersection as residential then another indicative reserve to the north of King Edward Street could be considered. The further submitter FC43.1782 opposes any loss of future industrial land.

## ■ RECOMMENDATIONS AND REASONS

### **Recommendation 593.1**

C43.1782.5	Wakatu Incorporation	Disallow
C43.1782.6	Wakatu Incorporation	Allow In Part

#### **Plan Amendments**

Topic : Zone Maps

No Plan amendments to reduce the Open Space /greenway width to 25 m.

#### **Reasons**

1. The Council's Engineering Standards 2013 have a requirement that batter side slopes in open stormwater channels are less steep than the 1 vertical to 2 horizontal slope in a 25 metre wide corridor proposed by the submitter. There is also a need for adequate width for a maintenance access berm and a roughness assumption that allows for some planting to mitigate visual effects of the channels.
2. These requirements and changing assumptions with respect to sea level rise and climate change support retention of the 30 metre width of the stormwater greenways to enable them to be sustainably managed over a long timeframe.

### **Recommendation 593.2**

C43.3608.3	Motueka Community Board	Allow In Part
<i>Disallow</i>	FC43.1782.8	
C43.3807.2	Trewavas, Adrian	Allow In Part
<i>Disallow</i>	FC43.1782.18	
C43.3812.2	Saville, Ross & Sue	Allow In Part
<i>Disallow</i>	FC43.1782.21	

#### **Plan Amendments**

Topic : Area Map 118

Provide an open space buffer on the north side of the dwellings if the residential zoning is retained on 130 - 142 King Edward Street.

#### **Reasons**

1. The need for an additional reserve on the north side of King Edward Street relates to the proximity of residential zoning and levels of service whereby dwellings are within 500 metres of a reserve.
2. The existing recreation area on the Motueka aerodrome land is informal and separated by a distributor road from dwellings at Motueka West.