

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: File Number / Trim Number
DATE: 25 November 2024
MEMO TO: Andrew Willis
FROM: Jon Read (WDC Greenspace Planner)
SUBJECT: Ohoka Plan Change

Waimakariri District Council Level of Service - Neighbourhood Park Provision

The proposed Ohoka development is a large-scale urbanisation and triggers formal urban/suburban levels of service for greenspace provision. This primarily requires neighbourhood parks as well as recreation/ecological linkages. The two serve different functions and meet different needs. Linkages provide important off-road green corridors and connectivity. When associated with waterways, they often occupy no-build setbacks, so make logical off-road corridors. The Middle Branch of the Ohoka Stream formally triggers full 20m wide esplanade reserves under the Waimakariri District Plan.

Neighbourhood parks are destinations. They are critical for community gatherings, social interaction, and play. They are also important in providing genuine open space relief to break up and soften the density of urban development. To meet Council's formally adopted commitments to the community, the following guideline is the defining standard.

Waimakariri District Council's level of service requirement for neighbourhood park access in urban and suburban areas is...Most residents to be within 500m, or a 10-minute walk of a neighbourhood park; and 1.0ha of park space to be provided per 1,000 residents (approx. 420 dwellings at 2.4 residents per dwelling). In addition, the minimum viable size for a neighbourhood park is 0.3ha

If Council were to allow any reduction in onsite neighbourhood park provision - to effectively provide for more residential lots - this would only compound any discrepancy (shortfall) in required levels of service.

If spatial access requirements are met (distance to a park), the land area requirement can be composed of either Local parks (average size 0.5ha.) and/or Community catchment parks (up to 1.5ha.). This may only require two neighbourhood parks instead of three within the development. Also, having neighbourhood parks integrated with the green linkage/esplanade network could make their provision more cost-effective for the development and maximise the amenity value for residents. The proposed (Draft) ODP already shows some areas extending beyond esplanade width that could contribute to this if enlarged.

The nearby Ohoka Domain should not be used to advocate a reduction in the neighbourhood park requirements triggered by the proposed urban development. The Domain's character and primary function is to service the existing local community, it's semi-rural and rural catchment and occasional visitors from further afield e.g. market days. New residents will use the Domain but should not be in any way dependent on it for their day-to-day community recreation and open space needs. Any future urbanisation of the area needs to mitigate its own intensification impacts within the development site. Note also, that while the Domain land parcel is

approximately 6.1ha in size, the Domain itself occupies only 2.3ha. The remainder has been dedicated to a long-term indigenous forest and wetland restoration project.