IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 28** to the Nelson Resource Management Plan

JOINT WITNESS STATEMENT (JWS) IN RELATION TO:

RECREATION and OPEN SPACE

13 May 2022

Expert Conferencing Held on: 13 May 2022

Venue: On line and in person

Independent Facilitator: Marlene Oliver

1 Attendance:

1.1 The list of participants is included in the schedule at the end of this Statement.
Note: Planners were invited to attend.

2 Basis of Attendance and Environment Court Practice Note 2014

2.1 All participants agree to the following:

(a) The Environment Court Practice Note 2014 provides relevant guidance and protocols for the expert conferencing session;
(b) They will comply with the relevant provisions of the Environment Court Practice Note 2014;
(c) They will make themselves available to appear before the Hearing Panel;
(d) This statement is to be filed with the Hearing Panel and posted on the Council's website.

3 Matters considered at Conferencing – Agenda and Outcomes

A joint site visit by the recreation experts was held on 28 May 2022. The recreation and open space experts considered eight issues which they identified via review of submissions and their individual analysis.

3.1 What would the impact of rezoning be on recreation participation in the Maitai Valley?

Both recreation experts agreed that the main potential impact on recreation participation within the Maitai Valley from the rezoning will result from an increased local population using existing and proposed recreation opportunities in the Maitai Valley (and the wider Nelson area) with increased demand for, in particular, walking, dog walking, running,

cycling, mountain biking and swimming; and the impact of increased vehicle traffic between Ralphine Way towards the Maitai Camp, the start of the Coppermine Trail and the Dam.

Both recreation experts agreed that additional demand on local recreation areas would result from any population growth in Nelson City, and that the rezoning includes the provision of additional open space recreation assets within the PPC28 area including a new neighbourhood reserve, walking, cycling, dog walking and running opportunities. The increase in recreation demand may require the hardening of some local recreation assets – by, for example, adding wooden steps to access the water at local swimming holes where natural banks are becoming unstable, and the provision of a shared path along the true right of the Maitai River to the Maitai Camp, and the start of the Coppermine Trail at Groom Creek.– This work would likely also be required to address general regional population growth. Andrew Petheram believed that the development of PPC28 area could be expected to intensify recreation demand sooner and a greater rate. Both noted that the current development of the Maitai Valley mountain biking hub was an example of the popularity of the setting and the ongoing response by Council to increase levels of service locally.

Both recreation experts agreed that Maitai Valley Road below Gibbs Bridge is sufficiently wide to allow for treatments suited to minimising conflict between cars and other road users, and that there were ample opportunities to develop off-road cycle and walkways within the open space or road corridor within the Maitai Valley in particular, and on Nile Street.

3.2 Are the areas proposed to be set aside as open space adequate, including the widths of esplanade reserves?

Both recreation experts agreed that Council as future manager of public open space land must seek a balance between providing an adequate supply of open space while not creating an unacceptable ongoing maintenance cost problem. Rob Greenaway noted that he was unable to assess whether the long-term cost of asset management to Council would be appropriate, but Andrew Petheram considered the scale of open space and likely costs were acceptable but that no additional public land over and above that proposed within the PPC28 area would be wanted. Both agreed that the public open space provisions, including proposed esplanade widths of 40m minimum, are appropriate considering the scale and location of development proposed and relationship with neighbouring existing public open space. Proposed Policy RE6.1 directs that development of the Maitahi Bayview area shall generally provide for "Recreational opportunities to meet the needs of current and future residents."

3.3 What impact would PPC28 have on the nearby swimming holes and are PPC28 and NRMP provisions sufficient to address effects?

Both recreation experts agreed the swimming holes in the Maitai River – including Dennes, Sunday, Black and Girlies Holes (noting only Dennes, Black and Girlies are downstream of the proposed development area) – are significant regional recreation assets, and that maintaining high water quality for contact recreation in the Maitai River is essential.

The experts note that the NRMP *AP28.4 Classification of Nelson water bodies* describes the section of the Maitai River between Riverside and Almond Tree Ford as a 'moderate' quality Class C water suited to secondary contact recreation (not primary) but with a 'first

priority' for improvement.

The experts note that *Section X.9 Ecological outcomes and freshwater* of the proposed Plan Change make reference to the implementation of the NPS-FM and NES 2020 and includes provisions for implementing various means to maintain and enhance water quality in Kaka Stream.

Both recreation experts agreed that the degree to which implementation of these standards will maintain and enhance water quality in the Maitai River is beyond their expertise but agreed that the existing and proposed provisions require that existing recreation amenity for swimming is maintained and enhanced.

3.4 Is there a need for further setbacks from Dennes Hole?

The recreation experts referred to a *Maitahi Development Dennes Hole Interface* Plan prepared by Rough Milne Mitchell Landscape Architects (a copy is attached). This describes a setback from the Dennes Hole reserve land of 80m.

Both recreation experts agreed the proposed setback was appropriate, particularly considering the possible treatment of this setback area as shown in the *Maitahi Development Dennes Hole Interface* Plan.

3.5 Are the indicative paths and tracks within the PPC28 area appropriately located to link pedestrians and cyclists with existing public land?

During their site visit the experts viewed path and track linkages between the proposed development area and Branford Park, the Dennes Hole area, Botanical Hill and Sir Stanley Whitehead Reserve.

Both recreation experts agreed that the proposed linkages shown in the Structure Plan are appropriately located. Both also agreed that a path linking the Sir Stanley Whitehead Walkway at its existing northern end with the Bayview area below and north of the ridgeline with views to the sea would be an appropriate addition. Both also referred to the *Maitahi Development Dennes Hole Interface* Plan to indicate the potential development opportunities at Dennes Hole and agreed that such a treatment for public access would be appropriate.

3.6 Are the locations of the proposed walk and cycle ways within the PPC28 area appropriate (includes gradients etc)?

Both recreation experts agreed that the area subject to the rezoning application includes a variety of landforms which will require the use of a range of standards for walk and cycle ways, and that these standards are defined in the *Nelson Tasman Land Development Manual* (7 April 2022, Table 10.3). At resource consenting stage it would be expected that Council would approve the use of a range of walk and cycle way standards suitable for the local topography. Otherwise, the Structure Plan and the *Maitahi Development Dennes Hole Interface* Plan detail an appropriate network of walk and cycle ways.

4 PARTICIPANTS TO JOINT WITNESS STATEMENT

4.1 The participants to this Joint Witness Statement, as listed below, confirm that:

(a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and

(b) They agree to the introduction of the *Maitahi Development Dennes Hole Interface* Plan prepared by Rough Milne Mitchell Landscape Architects; and
(c) They have read Appendix 3 of the Environment Court's Practice Note 2014 and agree to comply with it; and
(d) The matters addressed in this statement are within their area of expertise; and
(e) As this session was held online, in the interests of efficiency, it was agreed that each expert would verbally confirm their position to the Facilitator and this is recorded in the schedule below.

Confirmed 13 May 2022

EXPERT'S NAME	PARTY	EXPERT'S CONFIRMATION REFER PARA 4.1
Rob Greenaway (Recn)	Applicant	Yes
Andrew Petheram (Recn)	S42A NCC	Yes
Mark Lile (P)	Applicant	Yes
Gina Sweetman (P)	S42A NCC	Yes

Maitahi Development
Dennes Hole Interface

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz

RMM

Introduction

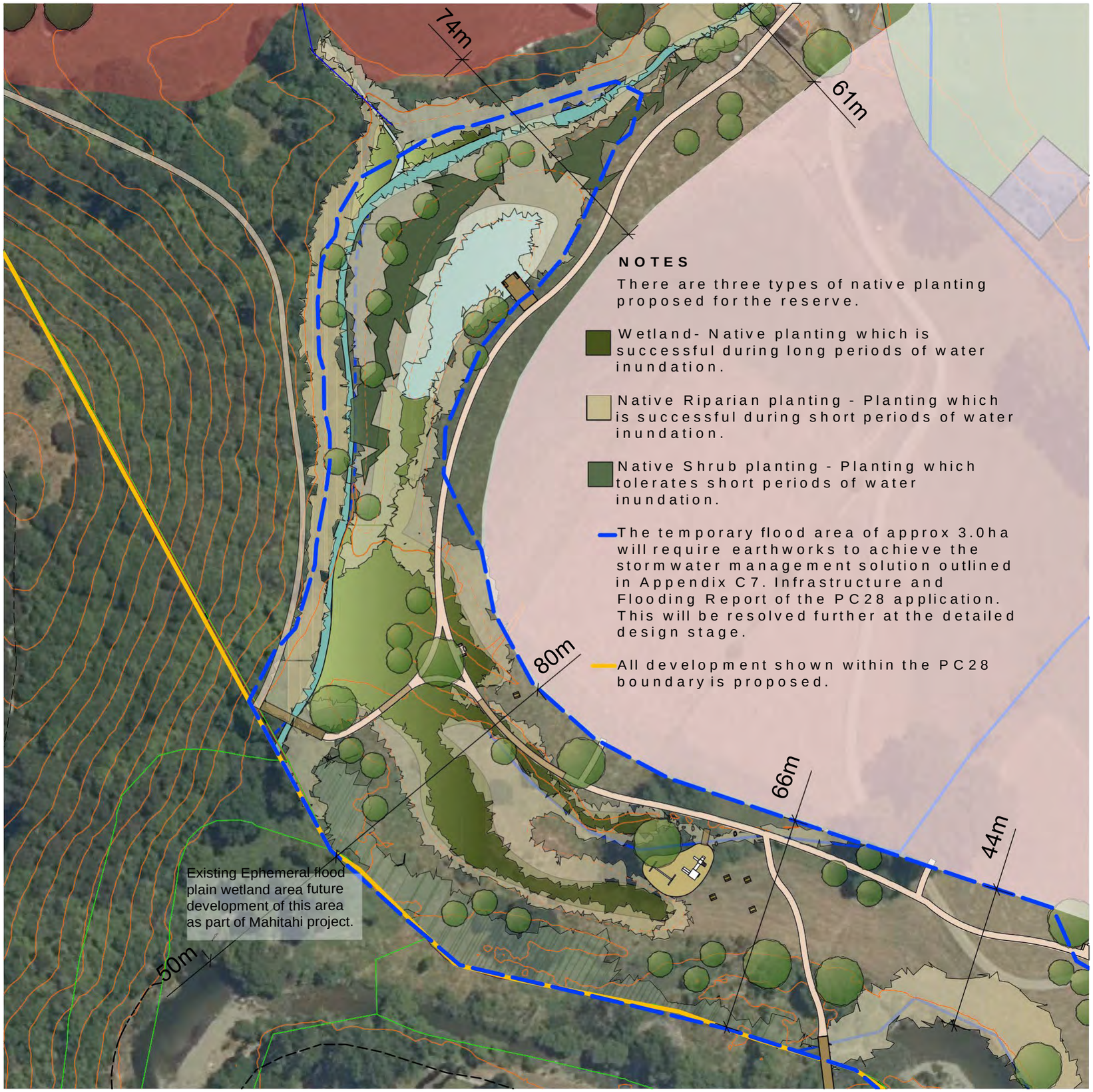
A Visualisation of development reserve

Rough Milne Mitchell (RMM) as part of the project design team have been investigating potential options for the development of a reserve along the Kaka stream and where it meets with the Maitai river. The design focuses on improving the ecological function and values of the site while also introducing stromwater treatment wetlands for the proposed adjacent development and is informed by the existing ecological attributes if the area including the ephemeral flood plain.

Development and Dennes Hole Interface Plan

LEGEND

- Water
- Existing Planting
- Native Shrub Planting
- Grassed Area
- Native Riparian Planting
- Wetland
- Timber Boardwalk
- Proposed Tree
- Existing Tree
- Proposed Path
- Existing Water Course
- Picnic Table
- Development Boundary
- Site Boundary
- Existing Contour
- Proposed Contour
- Existing Track
- Temporary Flood Area
- Lot Boundary



NOTES

There are three types of native planting proposed for the reserve.

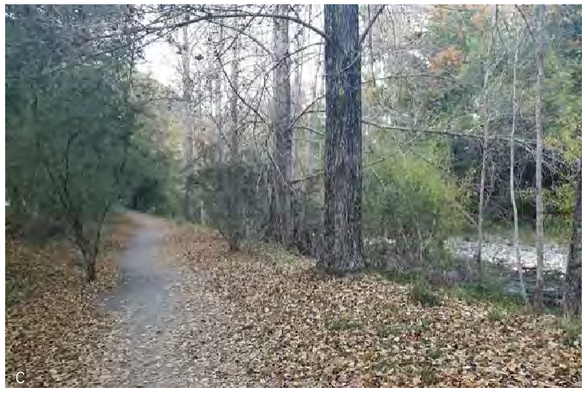
- Wetland- Native planting which is successful during long periods of water inundation.
- Native Riparian planting - Planting which is successful during short periods of water inundation.
- Native Shrub planting - Planting which tolerates short periods of water inundation.
- The temporary flood area of approx 3.0ha will require earthworks to achieve the stormwater management solution outlined in Appendix C7. Infrastructure and Flooding Report of the PC28 application. This will be resolved further at the detailed design stage.
- All development shown within the PC28 boundary is proposed.

Scale 1:1250

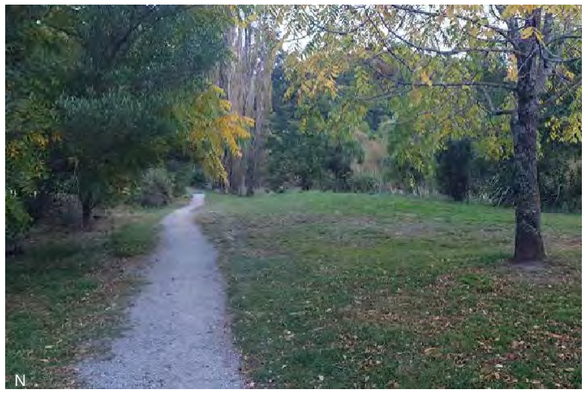
0 50 100 m

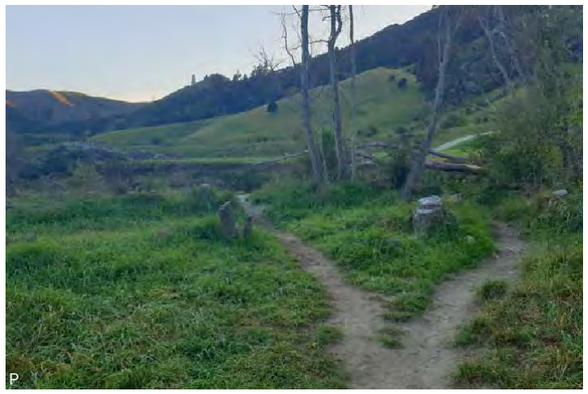
Photo Locations

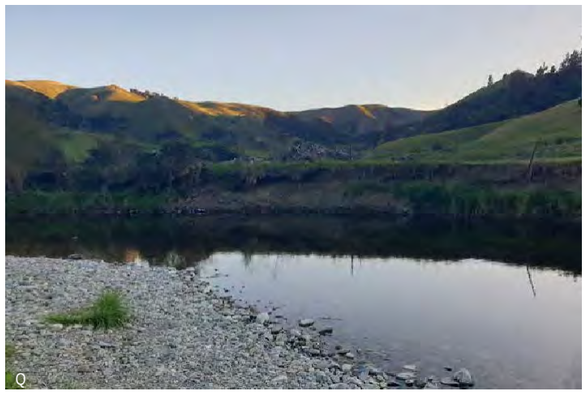
Site Photos



Site Photos







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