

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

AND

IN THE MATTER of a submission by **AMBURY PROPERTIES LIMITED** in respect of the **PROPOSED WAIKATO DISTRICT PLAN** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

SUMMARY STATEMENT OF JONATHAN BROEKHUYSEN IN RESPECT OF URBAN DESIGN IN PREPARATION FOR EXPERT CONFERENCING

1. INTRODUCTION

- 1.1 My name is Jonathan Broekhuysen. I am Landscape Architect and Director at Adapt Studio Limited as a sole practitioner. I have been advising Ambury Properties Limited in relation to urban design issues on its submission seeking a rezoning of land at Ohinewai.
- 1.2 I have been involved with the Ohinewai Proposal as the project urban designer tasked with developing the Sleepyhead Estate Master Plan, and the Sleepyhead Estate Structure, and have also authored the Urban Design Statement.
- 1.3 I will be presenting expert evidence at the hearing of the Ohinewai submissions. That evidence is due in July 2020. In the meantime, this statement has been prepared in preparation for expert conferencing in relation to urban design that has been scheduled for 18 June 2020, in compliance with the direction from the Hearing Panel that APL is to provide a summary of its position on the topics that are to be the subject of expert conferencing.

Key relevant planning matters

- 1.4 The key planning matters relevant to this statement relate to whether the urban design effects of the implementation of the Ohinewai Structure Plan (OSP) represent best practice, are appropriate for the circumstances having regard to the existing pattern of development and infrastructure, and guidance provided by relevant planning instruments, particularly the provisions of the Proposed Waikato District Plan.

Scope of statement

- 1.5 This summary statement references and should be read in conjunction with the below updated drawings which were circulated on 21 May 2020:

- (a) Illustrative Masterplan drawing dated 06 May 2020, Revision N.
- (b) Sleepyhead Estate Structure Plan drawing dated 07 May 2020, Revision H.
- (c) Sleepyhead Estate Business Area Structure Plan drawing dated 07 May 2020, Revision C.
- (d) Sleepyhead Estate Zoning Plan drawing dated 01 May 2020, Revision D.

- 1.6 As a basis for expert conferencing, this statement will:

- (a) Identify what I see as being the key issues for determination in relation to urban design and set out my expert opinion on that issue and the reasons for my views (Section 2); and
- (b) Set out my core conclusions (Section 3).

- 1.7 For clarity, the key issues that I address in this statement are those that I understand are not agreed, based on the section 42A report and / or correspondence or discussions with further submitters.

Expert Witness Code of Conduct

- 1.8 I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Consolidated Practice Note (2014) and I agree to comply with it. I can confirm that the issues addressed in this statement are within my area of expertise and that in preparing my statement I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2. **KEY ISSUES RELEVANT TO URBAN DESIGN AND MY OPINION ON THESE ISSUES**

2.1 I have worked with Mr Olliver and others to identify the key issues that need to be determined in relation to urban design. The purpose of this section is to set out the issue and then my expert opinion in relation to that issues, and the reasons for my opinion.

Urbanisation

Is the Ohinewai Structure Plan area suitable for urbanisation from an urban design perspective, taking into account both current and likely future development?

2.2 In my opinion, the land that is the subject of the Ohinewai rezoning is suitable for urbanisation for the following reasons:

- (a) The site is strategically located within the 'Golden Triangle' with strong links to Auckland, Hamilton and Tauranga. Sleepyhead Estate will act as an industrial hub for Huntly and will provide much needed social and economic support for the district and deliver high quality, healthy and financially accessible homes.
- (b) The Hamilton to Auckland Corridor Plan (H2A) identifies the Huntly / Ohinewai area as one of the eleven main future housing and employment growth clusters along the corridor.
- (c) The WDC-commissioned Waikato Blueprint and the Waikato 2070 Growth Strategy identify Ohinewai East as being suitable for residential and employment activities.
- (d) The location of Sleepyhead Estate is connected and adjacent to the existing settlement of Ohinewai and is 2.5km from Huntly's urban limits. The development of Sleepyhead Estate will build on the existing Ohinewai settlement and act as a catalyst for change in this area.
- (e) Ohinewai is one of many small to medium sized settlements along the State Highway corridor between Auckland and Hamilton. These settlements are typically located at motorway off ramps or in locations which are easily accessed from the State Highway. These include Pokeno, Mercer, Meremere and Te Kauwhata to the north and Huntly and Taupiri to the South. These settlements are typically 5-10km apart. On this basis, the expansion of Ohinewai would be

consistent with the overall character of small to medium-sized settlements along State Highway 1 between Auckland and Hamilton and consistent with the long-term growth of this corridor.

- (f) Submissions have been received by Ohinewai Lands Ltd and Shand Properties Ltd to re-zone or identify their landholdings for additional urban growth in and around Ohinewai. This indicates a wider intention to develop in and around the existing Ohinewai settlement.

Residential density

Is the proposed residential density appropriate in this location and is it required to promote housing affordability?

- 2.3 In my opinion, the proposed residential density is appropriate, for the following reasons:

- (a) The proposed maximum residential yield of 1,100 (noting a range of 900-1,100 homes is likely) at an average lot size of 300m² would result in a net density of 33 dwellings per hectare (d/ha) as illustrated in the illustrative Masterplan. When this yield is calculated by using the 97 hectares of proposed residential zone as illustrated on the Zoning plan the gross density is approximately 11 d/ha. This density is more in line with the typical density you would expect in this area. This dislocation between net and gross densities is primarily due to the high level of open space being proposed across the project, approximately 55 hectares in total.
- (b) Residential development has been proposed on the land which is the least geotechnically constrained, and consequently the most economically viable to remediate and develop.
- (c) The balance of land, which is more geotechnically constrained, is proposed as open space for either recreational purposes, stormwater function, habitat creation or a combination of the three. This combination of higher net densities and lower gross density on the basis of a higher than "normal" open space provision will reduce the development cost (and subsequent cost per lot), promote financially accessible housing and increase the overall amenity for both people living here and the wider community who can visit the publicly accessible open space network.

- (d) Developing at higher densities, while leaving larger areas for open space, also reduces infrastructure requirements and consequential cost - Less length of road, less length of pipes in the ground, less hard areas / less roof area (outcome of two storey homes) resulting in less stormwater infrastructure, all of which will help to reduce development cost and contribute to housing affordability.
- (e) The structure plan includes a minimum 15m wide buffer strip around the full perimeter of the development site to further reduce the perception of density when viewed from the peripheral public road network.
- (f) Developing at higher densities provides the opportunity for economies of scale and increases the chance of on-site pre-fabrication, or larger blocks of land, or multi-unit buildings being developed at once which is a more cost-effective way to develop.
- (g) The Comfort Group, and Ambury Properties Limited, as the land development arm, are committed to providing quality and financially accessible housing for their employees and the wider public. In addition, to the abovementioned physical considerations to provide financially accessible housing, there are multiple affordable housing schemes emerging in New Zealand which could further assist as case studies to be implemented at Sleepyhead Estate. This development is unique in that there will be a long-standing custodian involved in the form of the Comfort Group and their factory. Developing at a higher than typical density offers the ability to create tight knit communities and it is a combination of lower lot prices and housing affordability schemes which offer the best chance of the housing at Sleepyhead Estate being financially accessible.

Internal urban design elements

Is the layout of land uses and internal urban design elements shown in the Ohinewai Structure Plan and the Masterplan appropriate?

- 2.4 In my opinion, the layout of the different land uses, and internal urban design elements shown in the Ohinewai Structure Plan and Masterplan are appropriate for the following reasons:

- (a) The masterplan has been developed using a design led process. The road network, open space corridors, and land use pattern has been designed to respond / address the site constraints and utilise the sites

opportunities. Having the Sleepyhead factory, a regionally significant employer, as an anchor industrial operator will ensure that investment is made into the area.

- (b) The Comfort Group factory is located where it can easily access rail and install a dedicated rail siding.
- (c) The industrial area is located to the south of the factory to build on the anchor factory tenant, also access the rail siding and to create an industrial hub.
- (d) The business area is located where it has good prominence, access to the Expressway and relates to the existing Ohinewai settlement. Residential land is situated to the east to have a direct relationship with the large areas of proposed open space and the existing DOC reserve around Lake Rotokawau. The open space network is used to create amenity, buffer sensitive land uses from each other and is located where land is challenging / prohibitively costly to develop.

Commercial/community hub

Does the updated masterplan neighbourhood centre design and the updated structure plan provide an appropriately centralised commercial/community hub?

- 2.5 In my opinion, the updated masterplan neighbourhood centre design and the updated structure plan provide an appropriately centralised commercial/community hub for the following reasons:

- (a) The neighbourhood centre has been located between the Discount Factory outlets (DFO), the industrial hub and the residential area and on the south side of the main central open space. It will be readily accessible from both the residential area and employment area and will form a central community gathering place and heart to Sleepyhead Estate.
- (b) The design of the neighbourhood centre will be controlled by the requirement to be in accordance with the Business Area Structure Plan.

Integration with surrounding land uses

Will development of the Ohinewai Structure Plan area integrate with surrounding land uses, and particularly with the existing village area?

2.6 In my opinion, the OSP area will integrate with surrounding land uses, for the following reasons:

- (a) Tahuna Road will connect the new development directly with the existing settlement at Ohinewai for motor vehicles.
- (b) The existing Expressway interchange, with its combination of on, and off-ramps, separate bridges over the Expressway and rail line makes this a difficult alignment to deliver improved pedestrian and cycle facilities. For this reason, a dedicated shared path and pedestrian / cycle bridge is proposed to the south of the interchange which would connect to the existing Ohinewai Primary School and to the existing settlement at Ohinewai. This bridge would span over the rail line and Expressway more easily and would not require multiple crossing points across the various carriageways that meet the interchange.
- (c) The business area is located on the corner closest to the existing Ohinewai West settlement resulting in easy access for existing and future residents.
- (d) There is no planned community hall in the Sleepyhead Estate masterplan and the residents will help support the existing community hall at Ohinewai.

Connection to other communities

Is the Ohinewai Structure Plan area sufficiently well-connected to other communities, particularly Huntly?

2.7 In my opinion, the OSP area is sufficiently well connected to other communities, for the following reasons:

- (a) The OSP is directly connected to Huntly via the Expressway and there is a proposal for a more local connection to be made along Ohinewai South Road. Ohinewai is only 2.5km from the urban limits of Huntly, so the current separation between the two communities will reduce as Huntly grows to the north.
- (b) The Waikato River is a logical corridor to allow for pedestrians and cyclists to travel between Sleepyhead Estate and Huntly. The proposed Expressway pedestrian bridge as described in 2.13(b) above and a walkway along the river would provide a high level of pedestrian and cycle connectivity to Huntly.

- (c) Sleepyhead Estate is well connected to more distant communities via the Expressway and interchange which is in close proximity to the site.

Integration with OLL proposal

Does the Ohinewai Structure Plan provide for sufficient integration with the OLL land?

2.8 In my opinion, the OSP provides for sufficient integration with the OLL land for the following reasons:

- (a) The location of the main roundabout on Tahuna Road is positioned to allow for a fourth road connection south into the OLL landholding.
- (b) The location of the business area and neighbourhood centre will be readily accessible to any future development on the OLL landholding.

Potential adverse effects

Do the proposed plan provisions developed by BBO adequately enable community and commercial activities and address any potential adverse effects?

2.9 In my opinion, the proposed plan provisions achieve those objectives, for the following reasons:

- (a) The sitewide Structure Plan and the Business Area Structure Plan will, in combination, ensure that the fundamental development pattern of the masterplan is delivered.
- (b) The Plan Change adopts the residential zone provisions from the WDC Proposed District Plan (WDC PDP). The existing residential zone provisions require a high level of interrogation on design quality for lots under 450m² and for multi-unit development. As most homes proposed will be on lots under 450m², the resource consenting requirements under a discretionary activity status will control design quality and further promote good outcomes and minimise adverse effects.
- (c) The Business zone will be required to meet the WDC Town Centre Guidelines and in combination with having to be in general accordance with the Business Area Structure Plan, will help to deliver

good design outcomes and minimise any adverse effects from poor design.

- (d) The site is required to have a minimum 15m wide buffer strip around its perimeter which will assist in mitigating adverse effects by separating the development from adjoining rural land uses and providing a setback from existing public roads.

3. **CONCLUSION**

- 3.1 For the reasons outlined above, and as a result of my broader analysis, there is in my professional opinion no reason on the basis of urban design why the rezoning of Ohinewai cannot be approved as proposed.

Jonathan Broekhuysen

29 May 2020