

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 MICHAEL GRAHAM IN RESPECT OF LANDSCAPE ARCHITECTURE/URBAN DESIGN IN PREPARATION FOR EXPERT CONFERENCING

1. INTRODUCTION

- 1.1 My name is Michael Graham. I am a Landscape Architect and Director of Mansergh Graham Landscape Architects. I have been advising Ambury Properties Limited in relation to Landscape Architectural/Urban Design issues in respect of its submission seeking a rezoning of land at Ohinewai.
- 1.2 I prepared a visual and landscape assessment report with respect to the Ohinewai Proposal, dated December 2019, and made comment in respect to landscape and urban design matters pertaining to the development of the illustrative master plan. I am of the opinion that the proposed rezoning is appropriate for this location.
- 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 landscape architecture/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 any potential adverse landscape / visual / urban design effects associated with the implementation of the Ohinewai Structure Plan are so adverse or so contrary to relevant policy and planning instruments to justify the rezoning sought by APL to be declined.

Scope of statement

- 1.5 As a basis for expert conferencing, this statement will:
- (a) Identify what I see as being the key issues for determination in relation to landscape /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).
- 1.6 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

- 1.7 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 identified the key issues that need to be determined in relation to landscape / visual effects and urban design. The purpose of this section is to set out the issue and then my expert opinion in relation to the issues, and the reasons for my opinion.

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?

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

- a) The illustrative plan demonstrates that the anticipated outcome of development is consistent with the PDP Urban Design Guidelines for residential subdivision; connectivity and movement networks, neighbourhood character, residential block and street layout, open space and landscape treatment and low impact urban design.
- b) It promotes walkability, connectivity and accessibility in and around the development itself and connections to Ohinewai village and Lake Rotokawau. Street and lot layout as well as public open space (Wilderness Park) have been well thought out to address street frontages and public spaces, accommodate a variety of building density, with a mix of usable lot types.

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?

2.3 In my opinion, development of the Ohinewai Structure Plan area will integrate with surrounding land uses, for the following reasons:

- a) The location is consistent with the general spatial patterning in this part of the Waikato District. Along the SH1/NIMTL corridor, villages and towns are regularly spaced at approximately every 5-10 kms.
- b) Ohinewai is one such village and this rezoning expands the existing Ohinewai village to meet with adjacent development. Land on Lumsden Road adjoining the site is zoned Village in the PDP and developed for residential purposes.
- c) Similar to other settlements along the corridor, the development adjoins the major movement hub created by the Ohinewai grade separated interchange. In terms of connectivity, the area to be rezoned is located to utilise existing infrastructure, in particular the SH1/NIMTL corridor. The intended development within the rezoned area includes specific provision of a railway siding for the transport of materials and finished product.

- d) The rezoning area is located on rural land that has degraded ecological values. The proposed development plan supporting the rezoning includes significant areas of ecological planting as well as amenity open space and parkland. These act to enhance the existing ecological values and buffer the areas from undesirable encroachment from adventitious species.
- e) The illustrative master plan reflects the anticipated development of the proposed rezoning has been designed to be sympathetic to the natural and physical qualities and characteristics of the surrounding environment. The proposed restoration and amenity planting as part of the 'Wetland Park' and setback planting will provide a buffer between the proposed development and adjoining Lake Rotokawau and Lumsden and Tahuna Roads, as well as enhance the existing planting around Lake Rotokawau.
- f) The proposed area to be rezoned is in broad proximity to two identified outstanding natural features (Lake Waikare and the Waikato River). As regards the Waikato River, the combination of the undulating topography around the site, and the distance to the feature means that it will not be affected by the rezoning.
- g) As regards Lake Waikare, specifically the Lake Rotokawau fringe, the area of the Wetland Park including restoration planting proposed as part of the development will enhance the natural character and landscape values of this feature by extending the planting and connecting the Wetland Park to the Lake Rotokawau fringe ecologically and in landscape terms.

Connection to other communities

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

- 2.4 In my opinion, the Ohinewai Structure Plan area is sufficiently well-connected to other communities, for the following reasons:
- a) This is an appropriate urban design response by creating a community that is internally walkable and self-sufficient for basic services but also close enough to readily access more extensive community and commercial services in Huntly. It is located at an existing SH1 interchange facilitating ready access to road transport, and includes opportunities to establish walking and cycling and other local connections to Huntly using the existing transport network.
 - b) As stated previously the location is consistent with the general spatial patterning in this part of the Waikato District. Along the SH1/NIMTL

corridor, villages and towns are regularly spaced at approximately every 5-10 kms.

Integration with OLL proposal

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

2.5 In my opinion, the Ohinewai Structure Plan does provide for sufficient integration with the OLL land for the following reasons:

- a) The OLL proposal is adequately sized and located to appear as a logical extension of the Ohinewai structure plan and with modest consideration with regard road linkages and street treatments with respect to traffic calming and visual integration could function as an integrated component.
- b) I do not consider it is a necessary component to the Ohinewai Structure Plan.

Potential adverse effects

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

2.7 In my opinion, they do, for the following reasons:

- a) I consider that the building setbacks and planting requirement provisions proposed by BBO adequately address the potential adverse effects of the development from a landscape architectural and urban design perspective to appropriately integrate the development into the context.

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 why the rezoning of Ohinewai cannot be approved as proposed on the basis of landscape architecture/urban design.

Michael Graham

29 May 2020