

Before the Hearings Panel

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter Hearing 25: Zone Extents for the Proposed District Plan (the 'PDP')

**Summary Statement of Anthony David Vile on behalf of Thorntree Orchards,
Cindy and Tony Young and Parkmere Farms**

Dated 12 May 2021

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Overview of key conclusions of my evidence

1. This statement provides a summary of the key points of my primary statement dated 17 February 2021.
2. The Submitters are all landowners within an area that is defined by State Highway 1, Avon Road and State Highway 2 ('Pokeno East'). This roughly triangular area of land comprises some 63ha and is split between 24 different landowners. Avon Road is book ended by historical development and heritage buildings, with a heritage church building and cemetery located on the western extent and the St Mary on the Hill Church and Pokeno Domain at the eastern extent. The heritage buildings create landmark gateway opportunities when entering Pokeno East and along with the mature Oak trees within the domain, and create a special character that should be retained as part of any future urbanisation.
3. I undertook a detailed site analysis of Pokeno East and the wider context in preparation of the Indicative Masterplan. My analysis was based on an established best practice set of urban design principles and metrics that can be used to inform whether an area is suitable for being developed for urban use; they included:
 - a. Context
 - b. Connection
 - c. Character
 - d. Site suitability
 - e. Sustainability
4. My analysis identified a number of constraints to development within Pokeno East, that we were able to see as opportunities to enable future urban development that achieves good urban design outcomes and a high-quality urban environment.
5. I then identified eight key design principles that I used to inform and guide the

development of the indicative Masterplan for Pokeno East:

- a. Future development is considered with respect to ecological and landscape features as well as the positive amenity characteristics of each.
 - b. Promote a unique sense of place through the retention of mature trees and enhancement of site features and unique characteristics.
 - c. Create a clear but flexible “urban” structure that can evolve over time to enable various development typologies and meet future market demand.
 - d. Protect sites from potential adverse environmental conditions while opening to northern orientation.
 - e. Utilise buffer zones adjacent to highways and transmission lines and transitions to existing rural zoned land.
 - f. Create physical and visual links to the wider landscape.
 - g. Utilise site-specific character features to create a unique place.
 - h. Create and enhance good connections within the site and between adjacent neighbourhoods, and in particular, to Pokeno West and Pokeno Town Centre.
6. The indicative Masterplan illustrates the potential and possibility of Pokeno East for urbanisation. It illustrates one possible outcome based on assumptions around future demand that offers a point of difference based on the unique characteristics of the place. Critical to that will be the maintenance of some of the existing character of the area with special regards to the design treatment of the public realm, streets and landscape, whilst achieving a residential outcome which meets the strategic growth goals.
7. I identified the opportunity of a community hub at the eastern extent of Pokeno East in the vicinity of St Marys on the Hill that has the potential to accommodate lots of a scale that enable residential typologies to achieve a

more compact village character. This also complements and is supported by the existing social infrastructure that exists on the opposite side of Avon Road, centred on the Pokeno Domain, tennis courts and dog park. More widely, I adopted a development block depth of 30m with flexibility of lots be scaled in width to suit a range of residential typologies and lifestyle choices.

8. The indicative Masterplan as an outcome of my urban design analysis is supportive of Pokeno East being urbanised. Accordingly, I would also expect that various infrastructure upgrades would need to take place that include upgrading the existing road network to accommodate additional pedestrian and cycle linkages to the Pokeno Town Centre. Building location, architectural treatment and site design guidelines have the potential to further make Pokeno East a natural extension of the existing urban environment of Pokeno West while creating a gentle transition to the surrounding rural area.

Anthony Vile

Date: 12 May 2021