

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

AND

IN THE MATTER of an application under section 88 of the
Act to **NAPIER CITY COUNCIL** (ref
RMA19006) by **DURHAM PROPERTY
INVESTMENTS LIMITED** to subdivide
and develop the Main Residential Zone
at 16 and 38 Willowbank Avenue, Te
Awa, Napier.

STATEMENT OF EVIDENCE OF GEMMA FRANCES GUILFORD

LANDSCAPE / URBAN DESIGN

1. INTRODUCTION

1.1 My full name is Gemma Frances Guilford. I am a Landscape Architect at Development Nous Limited based in Hastings, Hawkes Bay.

1.2 This evidence is given in respect of resource consent application RMS19006 ("Application") by Durham Property Investments Limited ("Applicant") to Napier City Council ("Council") for the development of 162 dwellings and a staged subdivision to form 181 residential lots, at 16 and 38 Willowbank Avenue, Napier ("Site").

1.3 Qualifications and experience

1.4 I have a Bachelor of Design in Landscape Architecture (2nd Class Honours) from Victoria University of Wellington. I am a member of the New Zealand Institute of Landscape Architects.

1.5 I have 14 years professional experience as a Landscape Architect, 4 years of which locally based, the remainder undertaken in Australia. My background includes a diverse range of projects involving structure planning, master planning, design and documentation of landscape for commercial developments, apartment buildings, brown-field redevelopment of urban precincts, large scale road infrastructure projects, Landscape Visual Impact Assessments and parks and gardens.

1.6 I have been involved in numerous in broad scale residential developments both in Australia and New Zealand, the largest being part of a team that developed a Master Planned Community with around 17,000 lots to be home to a population of 45,000 people in Yarrabilba, Queensland.

1.7 Since joining Development Nous Limited I have developed an in depth understanding of multi-disciplinary planning, design and construction practices and of New Zealand's environmental policies and regulatory processes.

1.8 In New Zealand I have worked with consulting teams on extensive Kainga Ora Homes and Communities projects from inception to completion in Hawkes Bay, Hamilton and Gisborne. I have also been a part of local structure planned residential communities such as the Brookvale Romanes precinct in Havelock North, Riverbend Road in Napier, and a number of rural farm parks which operate under a resident's association with communal park and landscape areas owned and managed by the association.

Involvement in the project

1.9 I became involved in the project in June 2018 where I assisted the project team prepare the concept master plan options for initial meetings with Napier City Council and subsequent iterations of the scheme to the current layout.

1.10 My ongoing role has also been to provide Landscape and Urban Design assessment and reporting to ensure general compliance of the landscape and urban design with the applicable planning and statutory framework as well as the landscape concept design included site analysis, lot layout, road design and layout, concept level parks and reserve design, preliminary fencing allocation and soft landscape design.

Site visits and background material

1.11 I have visited the site and its surrounds on a number of occasions to conduct site investigations for the landscape design from September 2018 to present. I am very familiar with the site and the surrounding area.

1.12 In preparing this evidence I have read:

- (a) The Development Nous Assessment of Environmental Effects (17 January 2019).
- (b) The Napier City Council Section 92 Letter (22 February 2019).
- (c) The Development Nous Section 92 Response (2 April 2019).
- (d) The Development Nous Clarification of Further Information Letter (15 March 2019).
- (e) The Development Nous Assessment of Environmental Effects Addendum (21 April 2020).
- (f) The two Napier City Council s95 reports.

- (g) The Napier City Council second Section 92 Letter (25 September 2020).
- (h) The Development Noun second Section 92 Response (21 January 2021).
- (i) The Napier City Council S42A Report for a Publicly Notified Resource Consent (RMS19006) and relevant evidence (05 May 2021).

Purpose and scope of evidence

1.13 The purpose of my evidence is to provide an assessment of Landscape and Urban Design.

1.14 My evidence is structured as follows:

- (a) Briefly describe the site (Section 3);
- (b) Briefly describe the proposal (Section 4);
- (c) Provide an overview of the planning/statutory framework relevant to my assessment (Section 5);
- (d) Assessment of landscape matters (Section 6);
- (e) Assessment of urban design matters (Section 7);
- (f) Comment on issues raised by the s42A report relevant to my area of expertise (Section 8); and
- (g) Provide a brief conclusion (Section 9).

1.15 A summary of my evidence is contained in Section 2.

1.16 My evidence should be read together with the evidence of:

- (a) Karl Carew – Surveying;
- (b) Matthew Holder – Planning;
- (c) Russell Nettlingham – Engineering/Servicing; and
- (d) Ian Constable – Traffic.

Expert Witness Code of Conduct

1.17 I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court’s 2014 Practice Note. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

1.18 I understand and accept that it is my overriding duty to assist the Independent Commissioner in matters which are within my expertise in Landscape Architecture.

2. **SUMMARY OF EVIDENCE**

- 2.1 The landscape and urban design plans and report information included within the resource consent application for the development of a 181-lot residential subdivision at 16 and 38 Willowbank Road, Te Awa Napier provide a general landscape assessment of the proposed development and concept level detail of communal realm and individual lot landscaping. The version provided at time of the second Section 92 response (21 January 2021) is resultant of numerous in-person design discussions and further suggested revision reached between the development team and Napier City Council.
- 2.2 To this end, I believe the current plan reflects a balanced approach to the competing needs of the Applicant and the Council, without adversely impacting on the character of the area or compromising the needs of future residents.
- 2.3 The concept level landscape design presented is generally in accordance with the relevant planning and statutory framework and I support the inclusion of consent conditions requiring more detailed design documentation of the landscape works be submitted for the approval of Council prior to development commencement (other than site formation works).
- 2.4 My design work reflects a design on a macro approach typical of a master planned approach, and while I consider more detailed design post consent on a micro level, this does not alter my opinion as to the appropriateness of the development design in its current form. In my experience it is a typical design approach to utilise conditions of consent to ensure developments are finished to an expected standard.
- 2.5 In my view the final design reflects a development that incorporates various considered inputs from all experts involved and presents a coherent and legible urban development that will provide a safe, pleasant and positive environment for future residents, with specific design features tailored for the intended occupants and will reflect positively on the receiving environment.

3. **SITE DESCRIPTION AND EXISTING ENVIRONMENT**

- 3.1 The development site comprises Lot 1 and 2 DP 14417, 13.8ha of agricultural land located in the suburb of Te Awa Napier, 3.7km south of Napier CBD, at 16 and 38 Willowbank Avenue. The site is bound by Willowbank Avenue to the west and Eriksen Road to the east. To the north and south, the site is bound by neighbouring rural / agricultural lots.
- 3.2 Eriksen Road provides the eastern frontage to the site and is classified as a Local Road with a designated traffic speed of 50km/hr. Willowbank Avenue runs along the western edge of the site and is classified as a Collector Road with a designated traffic speed of 100km/hr.

- 3.3 The site is zoned Main Residential within the City of Napier Operative District Plan ("District Plan") and is subject to the Te Awa Structure Plan (Appendix 29A - District Plan). The broader neighbourhood consists of Main Residential Zone to the east, west and north and Rural Zone land to the south west reaching beyond the Te Awa structure plan area. The Napier foreshore is around 500m to the east of the site.
- 3.4 Site topography could be generally termed as "flat". The site varies in level about 500mm over 300m, falling generally from west to east from RL 12.00 to RL 11.00 at its lowest.
- 3.5 The development site includes a stormwater designation (D172) that runs parallel with Willowbank Avenue along the western edge of the site, then doglegs east towards Eriksen Road connecting into the existing structure plan stormwater system east of the site. This designation is required to be a 40m wide drainage corridor to be vested to Council.

4. **DESCRIPTION OF PROPOSAL**

- 4.1 The proposal is for the greenfield development to create a freehold lifestyle village comprising approximately 181 residential lots. The scheme proposes larger lots to the Eriksen Road frontage (19 x 583m² to 710m²) with more compact designed lots internally (162 x lifestyle lots averaging 417m²).
- 4.2 The site does not have specific natural characteristics, which in my opinion required special consideration; it is not elevated, it is an area in transition from rural land use to suburban residential uses. That said, the site did have development constraints that required consideration, these being a linear stormwater designation along two boundaries, an inability to provide access directly from Willowbank Road, and a Structure Plan requirement with associated design outcomes. These factors influenced my design inputs and were matters incorporated into the two main development options I prepared for the site. One input reflects the existing structure plan requirement for the Drainage reserve along Willowbank Road and the other was consideration of an alternative location for the linear stormwater drainage reserve through the middle of the site. These informed the pre-application discussion with Council and were further refined following those discussions.
- 4.3 The layout of the proposed internal driveway network (roads retained in private ownership) provides local streets that are orientated generally in a north-south direction in keeping with Eriksen Road and Willowbank Avenue, and east-west cross block local roads to create a range of walkable suburban neighbourhood blocks within the development. All internal accessways will be encapsulated within a privately owned gated style development that enables a higher level of 'street' landscaping to be

implemented and maintained than could be reasonably anticipated in a vested road development.

- 4.4 The 40m wide stormwater designation located along the Willowbank Ave boundary has provided the development with an active interface connecting to the broader neighbourhood. The site drainage reserve comprises an area of 31,249m². The Te Awa Structure Plan design intention is that this drainage reserve will be profiled to form an open, mown grass lined, floodable channel. This area of land is to be vested to Council. The drainage reserve has the potential to incorporate recreational elements such as pathways, bench seats, rubbish bins and pedestrian lighting creating a public area for walking, cycling and passive recreation. However, such design elements will be the responsibility of the Council as ultimate owner and designating authority.
- 4.5 The scheme proposes Lot 301, 302, 303 and 304 to comprise a reserve to be vested in the Council. The larger reserve on the southern boundary provides 2059m² of open space to be utilised as a neighbourhood reserve, as indicated by the Te Awa Structure Plan. The smaller 194m² reserve lots will be utilised as drainage reserve to be vested in council. Reserves will be gated along the internal boundaries to enable public utilisation of the reserves.
- 4.6 With the proposed development being gated, it is important to consider the provision or design and consideration of fencing in relation to road frontages and the connection to the visual and physical broader community. In addition, of relevance, is the National Guidelines for Crime Prevention Through Environmental Design in New Zealand ("CPTED") and relevant general urban design principles. To address these principles various fencing and boundary planting typologies are proposed (these are addressed in detail at paragraph 5.15 below).
- 4.7 Homes have been laid out on individual lots to achieve the best overall design outcomes. The proposed layout seeks to reduce the number of rear lots, resulting in only 6 lots without internal street frontage within larger urban blocks requiring shared/ back block access. Built form on these sites ensure high levels of residential amenity and desirable living conditions for the future occupiers.
- 4.8 It is important to note that despite access gates being installed, the external boundaries of the Site along the Eriksen Road frontage are proposed to be either 1m high or a low planted boundary, with the fencing along the reserve boundary being semi-transparent for visual permeability with a planted buffer to soften the fence line. This is not a walled off subdivision with a hard visual barrier, such as tall brick or stone. Rather, the boundaries are intended to be visually permeable and will integrate into the surrounding area, while still providing a level of security for those residents residing in the development.

5. **PLANNING/STATUTORY FRAMEWORK**

5.1 The planning and statutory framework which relate to my evidence are:

- (a) The New Zealand Urban Design Protocol (Ministry for the Environment, March 2005);
- (b) The Napier City Council District Plan, including:
 - (i) Appendix 29A – Te Awa Structure Plan Design Outcomes;
 - (ii) District Plan Chapter 5 – Main Residential Zone – Objectives, Policies and Rules; and
 - (iii) District Plan Maps H8 and I7.

5.2 Other relevant documents that relate to my evidence, as previously mentioned, are:

- (a) The Napier City Council's Code of Practice for Subdivision and Urban Development; and
- (b) The National Guidelines for Crime Prevention Through Environmental Design in New Zealand ("CPTED").

City of Napier District Plan - objectives, policies and conditions

5.3 I have considered the relevant objectives, policies and conditions as relevant to my landscape and urban design assessment below.

Chapter 5 Main Residential Zone Conditions:

Condition 5.15 Density

5.4 Condition 5.15 provides that:

"1. There is no density condition; subject to compliance with the other conditions for all land uses elsewhere in the Main Residential Zone activity table and condition table.

2. A "concept plan" must be submitted to the Council which shows how a single dwelling unit or multi-unit development is able to fully comply with the conditions for permitted activities if the density is greater than one dwelling per 350m² of the net site area."

5.5 These density requirements are met on the following basis:

Total Area: 13.8ha

Reserve area:	2641m ² (4 lots)
40m Designation:	31,249m ² (stormwater swale)
Road Reserve:	28,352m ²
Total House Lots:	181 (excl. 4x reserve lots)
Total House Lot area:	75,519m ²
Average Lot Size:	417m ²
House Type:	36 Duplex Homes (159m ² floor area)
	126 Detached Homes (158m ² floor area)

- 5.6 This equates to 23.9 dwellings per hectare - which exceeds the structure plan minimum of 12 dwellings per hectare. However, the average lot size is 417m² based on the 75,519m² area of developed lots (excl. reserve/park area and roading). As an average, this complies with the density limit of 1 dwelling per 350m²..

Condition 5.16 Yards

- 5.7 Condition 5.16 provides that:
- (a) For Front Yards, any part of a building must not be erected closer than 3 metres to the road boundary, except that:
 - (i) Eaves, fascias, gutters, down pipes, chimneys and flues may encroach on the front yard by a distance of up to 1m measured horizontally.
 - (ii) Any part of a garage/carport must not be erected closer than 5m to the road boundary, so as to provide a vehicle standing bay.
 - (b) For Front Yard Landscaping:
 - (i) On all sites other than rear sites, 40% of the front yard must comprise landscaped permeable surface.
 - (c) For Other Yards:
 - (i) Any part of a building (including eaves and guttering) must not be erected closer than 1 metre to a side or rear site boundary (although written approval can be provided at building consent stage to remove this requirement).

- (ii) Any part of a building, fence or permanently fixed structure must not be erected closer than 6 metres from the top of the bank of any watercourse or open drain.

5.8 Based on the design and layout of the development:

- (a) The 19 lots of Stage 1 fronting Eriksen Road will be required to accord with the front boundary standard. However, as the internal access network will not be vested in Council as road, no lots within the residential village will have a front boundary (as defined by the City of Napier District Plan). The Development will exceed the 40% minimum landscaping requirement for the de facto front yards.
- (b) The side yard standard does not specifically provide for terrace or semi-detached housing, with no exemption provided within the condition for this form of development. Accordingly, while detached dwellings will all comply with the specified setback requirements for other (side) yards, the duplex units will not.
- (c) However, as this is part of a planned form of development within single ownership, the "with written approval of adjacent landowner" exclusion is applicable exempting the duplex unit infringement of side yard from requiring resource consent.

Condition 5.19 Site Coverage

5.9 Condition 5.19 provides that:

- (a) Site coverage (measured from gross building area) must not exceed 50% of the net site area.

5.10 The standard format of both the detached and duplex dwellings to be constructed within the village will have a roof area of 186m². The lots below 372m² in area will infringe the 50% site coverage standard. However, in my assessment those exceedances are insignificant and will not cause adverse effects either on the bulk and appearance of buildings, the resultant built density or the effect on the open space appearance of neighbourhood.

Condition 5.20 Landscaped Area and Condition 5.21 Open Space

5.11 These conditions provide for minimum amounts of landscaped area and open space requirements including:

- (a) All sites must have a landscaped area not less than 30% of the net site area.

- (b) Each dwelling unit must have an amount of open space on the building site of not less than 50% of the gross floor area of all buildings on the site, except that a minimum of 50m² per dwelling unit must be provided.
- (c) The maximum area of open space required to be provided on a building site is 100m² per dwelling unit.
- (d) Open space:
 - (i) May comprise more than one area.
 - (ii) May take the form of a deck or terrace but must be unobstructed by buildings, parking spaces, or vehicle manoeuvring areas.
 - (iii) Must be directly accessible from the dwelling unit to which it relates.
 - (iv) Must include at least one area capable of containing a 6m diameter circle and have a minimum dimension of 3m measured at right angles to the perimeter of the area.

5.12 These conditions are aimed at addressing potential adverse effects on the open space appearance of the neighbourhood and residential amenity. In this regard:

- (a) The lots comply with the generous open space standards.
- (b) The lots provide attractive living conditions for future occupiers. This is particularly so in the context of the target occupier market, where mobility impairments may be an issue and smaller garden areas (and less required maintenance) are attractive. It is also noted that the development has access to four open space / reserve areas within the development and the large, designated reserve land immediately beyond the site provide additional open space.

Condition 5.25 Fencing

5.13 This condition provides that any fence erected within front, side and rear yards must not exceed 2 metres in height.

5.14 All proposed fencing will not exceed 2m in height and has been designed in accordance with the relevant CPTED and urban design principles. In this regard, the landscape concept plans propose the following fencing typologies:

- (a) Provision of 1.8m high butted paling fence proposed to the northern most boundary and highly trafficked areas such as the main entry road and the northern entry/exit road and parking area.

- (b) Maximum 1.0m high fence or low planted boundary is proposed to the Eriksen Road frontage to ensure active frontage to the broader community and passive surveillance both to and from dwellings fronting this road.
- (c) 1.8m high semi-transparent fence for passive surveillance fencing will be provided to lots fronting open space to allow for passive surveillance and provide a pleasant outlook for owners. This also provides a development that does not “turn its back” on the broader community.
- (d) Planted buffer to soften long fence lines and provide further separation from roadway - this planting is to be visually permeable to retain visual connection between the development and adjacent open space and roadways. Planting is to be low shrubs and groundcovers with clear trunked trees to allow passive surveillance.

5.15 As previously noted, this is not a hard walled gated development. A variety of permeable and “soft” fencing is proposed, through controls in respect of fence heights, fencing materials used and planting. This enables the proposed development to integrate into the surrounding environment.

Condition 5.30 Trees

5.16 The proposed development does not affect any notable trees with the proposed development and introduces additional trees and landscaping which represents a positive outcome.

Chapter 4 – Residential Objectives, Policies etc.

5.17 The urban design and landscape assessment I prepared considered the objectives and policies for residential development. This included consideration of various relevant objectives and policies as set out below.

Objective 4.2 - To enable the diverse housing needs and preferences of the City’s residents to be met while ensuring that the adverse effects on the environment of residential land use, development and subdivision are avoided, remedied or mitigated.

5.18 The relevant policies are:

- (a) Policy 4.2.2 – Ensure intensive forms of housing development such as papakainga housing and multi-unit development do not adversely affect the surrounding environment (with particular regard given to protecting privacy and amenity of surrounding rural properties, residential areas and nearby rural areas, maintaining the character of surrounding residential areas, providing for integrated development and appropriate design outcomes); and

(b) Policy 4.2.3 - Manage land uses and subdivision to ensure any adverse effects on outstanding natural features and significant landscapes are avoided, remedied or mitigated.

5.19 My consideration extended to the fact the greenfield Site is within an identified urban growth area for the City that has been the subject of a detailed structure planning exercise to confirm residential capacity and servicing. The development will provide a valuable contribution to the available residential land supply to serve the pressured market.

5.20 The Site does not have sensitive boundaries and will not impact on the existing living conditions of other properties, however fencing and boundary treatments have been considered during the design process to ensure that the development integrates into the broader community and does not affect the existing and continuing neighbouring land uses.

5.21 The development includes upgrade of Eriksen Road in accordance with the Te Awa Structure Plan and ensures the grain and design of the residential interface with Eriksen Road integrates into the existing grain of the neighbourhood.

5.22 Reserves and open space have been designed with dual capacity to function as a drainage reserves and parklands, providing recreational area for residents and the broader community. The open space areas have the potential to incorporate elements such as pathways, bench seats, rubbish bins and pedestrian lighting creating a public area for walking, cycling and passive recreation.

5.23 The design and layout of the development and specifically the residential buildings ensures maximisation of sunlight and daylight access, and provides adequate outdoor space, both public and private, and ample on-site parking and manoeuvring.

Objective 4.4 - To ensure that all developments and structures within the City's residential character areas maintain, enhance and are sympathetic to the dominant natural and physical features which contribute to the amenity and character of those areas.

5.24 The greenfield Site is not within an identified housing character area (as referenced in the associated policies). The strip of development will provide for a coordinated frontage to Eriksen Road that is consistent with the surrounding context of the area.

Objective 4.5 - To maintain and enhance those qualities and characteristics that contribute to the wellbeing of the City's residents and the amenity of the residential zones.

5.25 The relevant policies are:

- (a) Policy 4.5.7 - Control residential development so it is designed and located in a way that takes into account the type of development, likely occupants and provides sufficient outdoor space, that is of a usable shape for recreation, provides sunlight access to the outdoor space area and for privacy of outdoor space);
- (b) Policy 4.5.8 - Ensure residential development that increases the density of buildings and/or population within an area, provide for or contribute to, the provision of public reserves and/or the establishment of appropriate community facilities, sufficient to maintain the health, safety and wellbeing of local residents.
- (c) Policy 4.5.9 - Avoid, remedy or mitigate the adverse effects of residential and rural activities on one another by requiring a separation distance between the residential and main rural zones where any new greenfield residential subdivision occurs.

5.26 The development proposes extensive open space area that connects to the broader recreational network including pedestrian and bicycle connection to shared pathways along Marine Parade, and the Marewa Walkway just north of the site. In my opinion, connection to these networks would add value and wellbeing to the lifestyle of residents in the area.

5.27 The location of the drainage designation adjacent Willowbank Avenue also helps to offset the visual impact of development and offsets the proposed dwellings from the Collector Road.

Objective 4.7 - To maintain and enhance residential amenity through the retention and planting of trees within the residential environment.

5.28 The relevant policies are:

- (a) Policy 4.7.1 - Encourage land use and development to minimise the need to remove significant stands of trees or native vegetation (particularly on Napier Hill), or significant individual tree specimens.
- (b) Policy 4.7.2 - Ensure buildings are designed and located and land uses carried out in a manner that minimises coverage of or damage to the root systems of significant stands of trees or native vegetation, or significant individual tree specimens.
- (c) Policy 4.7.3 - Encourage the planting of trees, especially mature trees, within residential areas to mitigate the effects of urban intensification, urban-fringe development and any loss of existing significant vegetation.

- 5.29 The proposed development is consistent with this objective and supporting policies. Existing vegetation within the development site is minimal consisting of mature trees located mainly along fence lines as buffer/ screen planting and within gardens lining the curtilage of the existing residence on the northernmost corner of Lot 1 DP 14417. Existing productive vegetation within the site will be cleared as part of the site formation. This vegetation is of limited ecological value and the loss of this from the site will cause negligible adverse effects.
- 5.30 The landscape concept design proposes a street and reserve tree 'planting character' framework to create specific character zones for wayfinding and amenity within the street network. Final planting plans are to be provided at detail design for Council approval prior to implementation.

Te Awa Structure Plan – Design Outcomes

- 5.31 An integral component of my approach to the design was consideration of the Structure Plan Outcomes for the Te Awa as they relate to landscape and urban design discipline. These matters were addressed in the AEE at pages 9-14 and the Council's reporting officer has confirmed that she concurs with that assessment. With that in mind, I briefly address the relevant design outcomes from the Te Awa Structure Plan as relevant to landscape and urban design matters.

Design Outcome 1 - Development will generally be of a low to moderate density. Subdivision and density requirements for permitted activities will be those applied in the Main Residential zone provided a minimum of 12 dwellings per hectare (net of roads and reserves) is generally achieved and the maximum density does not exceed 1 dwelling per 350m².

- 5.32 As stated above the specified density is met by the proposed scheme and this design outcome is met.

Design Outcome 6 - Provide a north to south "sub-spine" street running between Willowbank Avenue and Eriksen Road. The open drainage network (indicatively shown on the Te Awa Structure Plan Map) should be an integrated feature of this where practicable, and other local street networks.

- 5.33 A single north-south Minor Local Road has been provided within the layout. This "sub-spine" road connects to seven east-west running Local Roads provided to create a range of walkable suburban blocks within the development. It is proposed that all internal roads will be encapsulated within a gated style development, a concept which I support from an urban design perspective.

- 5.34 The stormwater designation corridor will provide off road, north south and east west pedestrian and cyclist routes which can be readily connected to future phases of Structure Plan development.

Design Outcome 7 - Local streets shall be orientated north-south where possible. Urban blocks shall be designed within the range of 60 to 100m to 90 by 170m. The collector street network providing the structure of the transport network shall intersect via single lane roundabouts. The use of on-street traffic calming using cycle lanes and on-street carparking and berm design, together with future provision for public transport infrastructure on collector streets, shall be considered fundamental design elements of the street cross section.

- 5.35 The proposed road layout provides for an internal access driveway network that is orientated generally in a north-south direction. The main access ways follow the block layout which is orientated in a northeast-southwest direction – parallel with lot boundaries and following the direction of both Eriksen Road and Willowbank Avenue.

- 5.36 The accessway profiles internally are as follows:

- (a) 17.0m wide corridor (NCC Major Local Road) – 8.0m wide accessways are to meander 1.5m along centreline, to act as a traffic calming device and to provide landscaped buildouts and provide added amenity within the longer runs of roadway
- (b) 13.5m wide corridor (NCC Minor Local Road) – 6.0m wide road accessways are to meander 1.5m along centreline, to act as a traffic calming device. Roads to terminate at 16.0m diameter cul-de-sac heads.
- (c) 13.5m wide corridor (NCC Minor Local Road) - 4.8m wide accessways to lots on the western side of the development. No through roads.
- (d) Minimum 1.4m wide pedestrian footpaths to 1 side of every road.
- (e) Pedestrian connection to shared pathways within designated drainage reserve.
- (f) Landscaped berm areas including street trees.

- 5.37 I consider these profiles are appropriate from an urban design perspective.

- 5.38 Design Outcome 8 - Subdivision design shall seek to activate the street frontage through the orientation of dwellings to face the street and overlook public open space (where applicable) to enable passive surveillance and improved street amenity outcomes.

- 5.39 The 40m wide stormwater/ drainage designation located along the Willowbank Avenue boundary of the site has provided the development with one active interface with the broader neighbourhood, being Eriksen Road.
- 5.40 Larger lots (583m² to 710m²) have been located fronting Eriksen to reflect the existing urban grain located within the Te Awa/ South Napier area including new development opposite the site. The Eriksen Road interface will provide road profiles and pedestrian connection in accordance with Council standard and design outcomes noted in the Structure Plan and previously in this report.
- 5.41 The orientation of dwellings and the use of multiple fencing typologies further enables passive surveillance and improved street amenity outcomes.
- 5.42 *Design Outcome 9 - Provide for the consistent landscaping treatment of streets and reserves (including the Serpentine Pond environments and open drainage channels) that contribute to urban amenity and landscape values and retains and enhances vistas through the Te Awa Development area.*
- 5.43 Landscaping of streetscapes will be provided to meet council standards and will include tree planting where services allow (predominantly to northern berms) and planting in prominent locations such as entries and in buildouts and traffic calming devices.
- Design Outcome 10 - A consistent generously landscaped buffer strip of 3m will be provided along the western extent of the Te Awa Development area (fronting Willowbank Avenue) in accordance with the Te Awa Structure Plan Map (the 3m buffer is indicatively shown on the western boundary of the Te Awa Development area to the north and south of the open drain channel). This Design Outcome requires that 75% of the buffer setback is densely planted at the time of development with specimens that will reach 3-5m at maturity.*
- 5.44 This is a matter for Council's consideration of treatment of the structure plan swale.
- 5.45 My indicative design proposes a planted buffer will be incorporated along the drainage designation adjacent to Willowbank Avenue providing separation from the roadway and to soften the long fence line.
- 5.46 This planting is to be visually permeable to retain visual connection and passive surveillance between the development, open space and roadways. Planting is to be low shrubs and groundcovers with clear trunked trees to allow visibility below crown. Trees will be installed in large container sizes to meet the mature height parameters.
- 5.47 *Design Outcome 11 - Off road pedestrian and cycle linkages (indicatively shown on the Te Awa Structure Plan Map) which link open spaces to each other, to the street network*

and the Serpentine stormwater pond shall be wide, open and safe and connect to one another.

- 5.48 This is a matter for Council's consideration of treatment of the structure plan swale.
- 5.49 My indicative design for the swale provided an allowance for a 3.0m wide shared pathway within the 40m wide drainage designation connecting the broader recreation networks.
- 5.50 All other pathways proposed with the development are minimum 1.4m wide provided to one side of every accessway.
- 5.51 A pedestrian pathway is proposed to the Eriksen Road frontage as part of the structure plan road formation that will match the existing adjacent existing pedestrian network.

Design Outcome 12 - Road upgrading shall proceed in conjunction with staging of development within the Te Awa Development area. The road upgrading is shown indicatively on the Te Awa Structure Plan Map.

- 5.52 The following works, that I support, are required:
- (a) Eriksen Road requires a 10m carriageway with cycle lanes, footpaths, car park / landscape berm areas, pedestrian footpaths and verge.
 - (b) Eriksen Road will be designed and upgraded with single lane roundabouts at all major intersections (see below) with 120° deflection designed into the roundabout design to assist in reducing traffic speeds along this length of road.
 - (c) Street design shall provide for consistent landscaping treatment that contributes to urban amenity and landscape.

5.53 It is understood Eriksen Road is to be upgraded as noted above.

5.54 Design Outcome 13 - No additional collector streets are necessary within the Te Awa Development area. Internal streets shall generally comply with Napier City Council standards and design for local streets, except where Council may wish to promote with a developer innovative and attractive solutions that enhance residential amenity, safety and sense of place. Therefore, Council will look favourably on alternative subdivision concepts that achieve safe, pedestrian and cycle friendly streets and discourage through traffic.

5.55 The relevant profiles in the development are set out at paragraph 5.36 above.

6. **ASSESSMENT OF LANDSCAPE MATTERS**

Landscape design philosophy and approach:

- 6.1 This project aimed to seamlessly integrate into the existing local character by tying in streetscape character, planting species and applying similar architectural typologies and built form, particularly on edges interfacing existing residential areas. I believe this has been achieved.
- 6.2 As previously noted, I consider the development presents a coherent and legible urban development that will provide a safe, pleasant and positive environment for future residents, with specific design features tailored for the intended occupancy group and will reflect positively on the receiving environment. The development will blend seamlessly into the wider area, fitting neatly into the urban fringe.

Proposed soft landscaping:

- 6.3 The proposed soft landscape shown within the submitted landscape concept design document (Landscape Plan, Revision M 21/01/2021) shows an indicative planting palette. A copy is provided at **Appendix 1**.
- 6.4 This palette provides for:
- (a) A mix of mainly native species with a small number of hardy and low maintenance exotic species included that are known to be successful in the Hawkes Bay climate; and
 - (b) A mix of deciduous and evergreen tree species that will provide seasonal variation and interest with deciduous species providing summer shade and winter sun in accordance with the seasons.
- 6.5 A 'Planting Character' overlay diagram has also been submitted to show the intent of a street tree planting hierarchy that establishes the higher order streetscapes with boulevard style planting and understory planting to tree pits and build outs, and the lower order streets allow different tree species planted with less structure and minimal understory planting.
- 6.6 This, in my opinion, provides the residences with differing species and character along circulation corridors to provide an extra sense of place and wayfinding. The private ownership of the internal streets enables a higher level of planting specification to be applied to the development, with confidence of effective ongoing maintenance.
- 6.7 The planting character of the reserves and open space proposes larger specimen trees to provide a continuation of the character of the existing drainage lines within the broader community - species are to be mainly natives with some flowering exotics for seasonal interest.

- 6.8 The drainage designation to the west of the site is to be provided with a planted buffer adjacent the residential lot boundary which will include trees and groundcover understory planting to provide separation for residents and buffering from busy road. This planting is to be visually permeable to retain visual connection and passive surveillance between the development, open space and roadways.

Proposed hard landscaping:

- 6.9 Proposed hardscaping finishes have not been detailed at this stage of the design. These matters will be addressed at detailed design stage. Hardscaping will be designed in accordance with Napier City Council's Code of Practice for Subdivision and Landscape Development.

Assessment of landscape effects:

- 6.10 I consider that the development of the greenfield site will have less than minor potential adverse landscape effects on the immediate and contextual environment.
- 6.11 The proposed soft landscape design will ensure that the proposed built form will be soften and integrate into the landscape. The compact housing design will provide good internal and external living conditions for future occupiers.
- 6.12 The extensive landscaping throughout the site and within the drainage designation corridor will, in my opinion, ensure that the development does not dominate the contextual landscape.

7. ASSESSMENT OF URBAN DESIGN MATTERS

Key design objectives:

- 7.1 The New Zealand Urban Design Protocol provides a platform to make New Zealand towns and cities more successful through quality urban design. The Urban Design Protocol identifies seven essential design qualities that are collectively called the "Seven C's". They are: *Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration*. I consider the proposed development gives effect to the design qualities as set out below.

Context - "Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city."

- 7.2 The site is located adjacent to an existing fully urbanised area on the southern edge of Napier. This area includes a number of residential subdivisions of a similar urban design character to the proposed, including subdivisions currently under construction to the east of Eriksen Road.

- 7.3 The proposed development aims to seamlessly integrate into the existing local character by tying in streetscape character, planting species, and applying similar architectural typologies, particularly on edges interfacing existing residential areas. The development will blend seamlessly into the wider area, fitting neatly into the urban fringe.

Connections - "Good connections enhance choice, support social cohesion, makes place lively and safe, and facilitate contact among people. Quality urban design recognises how all networks – streets, railways, walking and cycling routes, services, infrastructure, and communication networks – connect and support healthy neighbourhoods, towns and cities."

- 7.4 The proposed streetscape layouts aim to connect cohesively to the broader network linking with the established neighbouring developments creating great walkable communities. A series of concept layouts have been explored to create a neighbourhood that maximises the number of homes with street frontage, limiting rear block and shared access sites.

- 7.5 Internal access for both pedestrians and vehicles around the site will be straightforward, safe and attractive. There are plenty of options for recreational activities with pedestrian flows not compromised by vehicle movements.

- 7.6 The proposed drainage designation along Willowbank Ave will provide a continuation of the existing open space network within the area such as The Marewa Walk starting at Geddis Ave, Te Awa Park, and the linear open space adjacent Chambers Street. The drainage designation is envisaged to incorporate meandering pathways and an open swale drain with large specimen trees and an expanse of grassed open space providing clear continuation of the existing open space network.

- 7.7 Vehicle circulation is simple and easily navigated. The accessway corridors have been kept to a minimum within the site to provide a slow speed environment with permeable edges and meandering roads to provide added amenity and interest.

- 7.8 The introduction of home zone style speed control devices at strategic locations is considered important. This will identify crossing points which link to areas of open space within the development. Pedestrian access throughout the site is considered important along with a strong desire to provide linkages to the wider area. Connections will be emphasised by appropriate hard and soft landscape embellishment.

Custodianship - "Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure and aims to hand on places to the next generation in as good or better condition."

- 7.9 I believe that the subject site is appropriate for the type of development proposed and the development is of a quality consistent with other similar successful developments undertaken by the Applicant.
- 7.10 Road widths are kept to a minimum reducing runoff, managing speed and providing a pedestrian friendly environment.
- 7.11 The lots backing onto the drainage reserve will provide residents with a sense of stewardship and sense of place and will provide opportunity for passive surveillance for a safer community.
- 7.12 As the proposed custodianship of site will be via a Residents' Society, ensuring the site will be maintained to a consistent and high standard (as is evident from other similar developments I have been involved with previously). Landscaping will be included within the streetscape and each unit by the applicant to ensure that each lot is provided with landscaping, giving a cohesive appearance to the whole development. Consistency in landscape design provides ease of maintenance and a tidy and comfortable living environment for future residents.

Overall assessment of urban design effects:

- 7.13 I consider that the design and layout of the proposed development represents an appropriate and desirable development from an urban design perspective.
- 7.14 Further to my explanation of the key design objectives and the design qualities set out in the New Zealand Urban Design Protocol, I consider that:
- (a) The bulk and location of the proposed development and the building typologies utilised (being a combination of one level, single and duplex dwellings) serve to maintain and preserve residential amenity and ensure privacy despite the minor yard infringements previously identified.
 - (b) The preservation and enhancement of internal and external amenity is provided for via variable outlooks, differing fencing typologies and through a comprehensive landscape and planting plan proposed for both private and common areas.
 - (c) The design and layout of the development provides appropriate provision of sun, access, amenity and servicing and the development will be of a quality consistent with other similar successful developments undertaken by the Applicant.
 - (d) In terms of transport, car parking and servicing, the proposed development provides safe and efficient car parking, vehicle access and manoeuvrability

within the internal accessways (with public transport nodes understood to be extended along Eriksen Road in future). The Te Awa Structure Plan also proposes a small Suburban Commercial node which was to be located in Stage 3 of the Structure Plan Development. A commercial development has been approved under resource consent within stage 4.

- (e) Any potential effects on neighbouring properties can be mitigated by way of the external fencing typologies proposed. I also understand that concerns regarding any reverse sensitivity concerns arising from the proximity of the proposed residential urban develop to adjacent rural/agricultural activities are to be further addressed by property specific 'no complaints' covenants.

7.15 Overall, I consider the design approach offers significant benefits whilst effectively addressing any potential adverse environmental effects from the development. In that regard, the proposed development anticipates a grain and density of built form in keeping with the District Plan requirements for residential development and is complementary to the growing palette of built form within the neighbouring Te Awa and South Napier areas.

8. **ISSUES RAISED BY OFFICER'S REPORT**

8.1 I comment on three specific matters arising as a result of the report below.

Officers Report, Section 1.3 Reserves, Page 7, final paragraph:

8.2 The report suggests a condition of consent is to be included to defer final detail design of concept form landscape plans should resource consent be granted.

8.3 This is standard practice for development of this type and a condition of consent is supported. Detailed landscape plans for this project would include construction level detail of fencing and soft landscaping design for both the reserves and associated road berms for the approval of Council.

NCC Section 42a Report, Section 8.0 Section 104 Assessment, subsection 8.1. Actual and Potential effects (Section 104(1)(a)), Page 25, Design Outcome 8.

8.4 The report suggests that the buffer plantings immediately adjacent to the fencing bounding the drainage reserves is not considered to meet the intent of passive surveillance of the adjacent reserves land, that proposed planting is able to be negotiated by way of formalisation of a planting plan, and that this should be provided for by way of consent condition.

- 8.5 The landscape plans included within the Resource Consent application are concept level only and a condition of consent requiring the formalisation of a planting plan is supported.

NCC Section 42a Report, Section 8.0 Section 104 Assessment, subsection 8.1. Actual and Potential effects (Section 104(1)(a)), Page 26, Design Outcome 9 and 10

- 8.6 The report notes that the landscape design of the reserves to be vested to Council shows only concept level information and that provided that a condition of consent is included requiring provision of, and approval of a finalised landscaping plan/detail for the reserves area; it is considered that the proposal is able to meet the intention of Design Outcome 10. As above a condition of consent to achieve this is supported.

9. **CONCLUSIONS**

- 9.1 In summary, it is my professional opinion that the proposal:

- (a) Will achieve a quality and style of development consistent with the City of Napier District Plan and the landscape and urban design outcomes that it seeks to achieve; and
- (b) Provides for a high quality, desirable residential development.

- 9.2 On the basis of my professional assessment, I consider that:

- (a) Overall, potential adverse landscape and urban design effects will be less than minor;
- (b) Any adverse effects arising have been avoided, remedied or mitigated through the detailed and comprehensive design proposal;
- (c) Further, all issues raised by the Officer's Report relevant to landscape and urban design can be closed out through the inclusion of consent conditions requiring detail design documentation of the landscape works be submitted for the approval of Council prior to development commencement (other than site formation works);
- (d) Positive landscape and urban design outcomes will be achieved, particularly through the layout and building design, supported by the landscaping and planting proposed, and through the lack of hard walled external boundaries such as brick or stone;

- (e) There is no basis for resource consent to be declined from a landscape and urban design perspective.

Gemma Guilford
Landscape Architect (Development Nous Limited)

14 May 2021

APPENDIX 1 - LANDSCAPE PLANS, REVISION M 21/01/2021



LOT PLAN

TOTAL LOTS = 182

**Layout in accordance with NCC Te Awa Structure Plan -
40m wide drainage line to western boundary**

0 20 40 60 80 100m



Eriksen Road Lifestyle Village, Te Awa - LANDSCAPE CONCEPT DESIGN

21/01/2021 Revision M [H20180069]





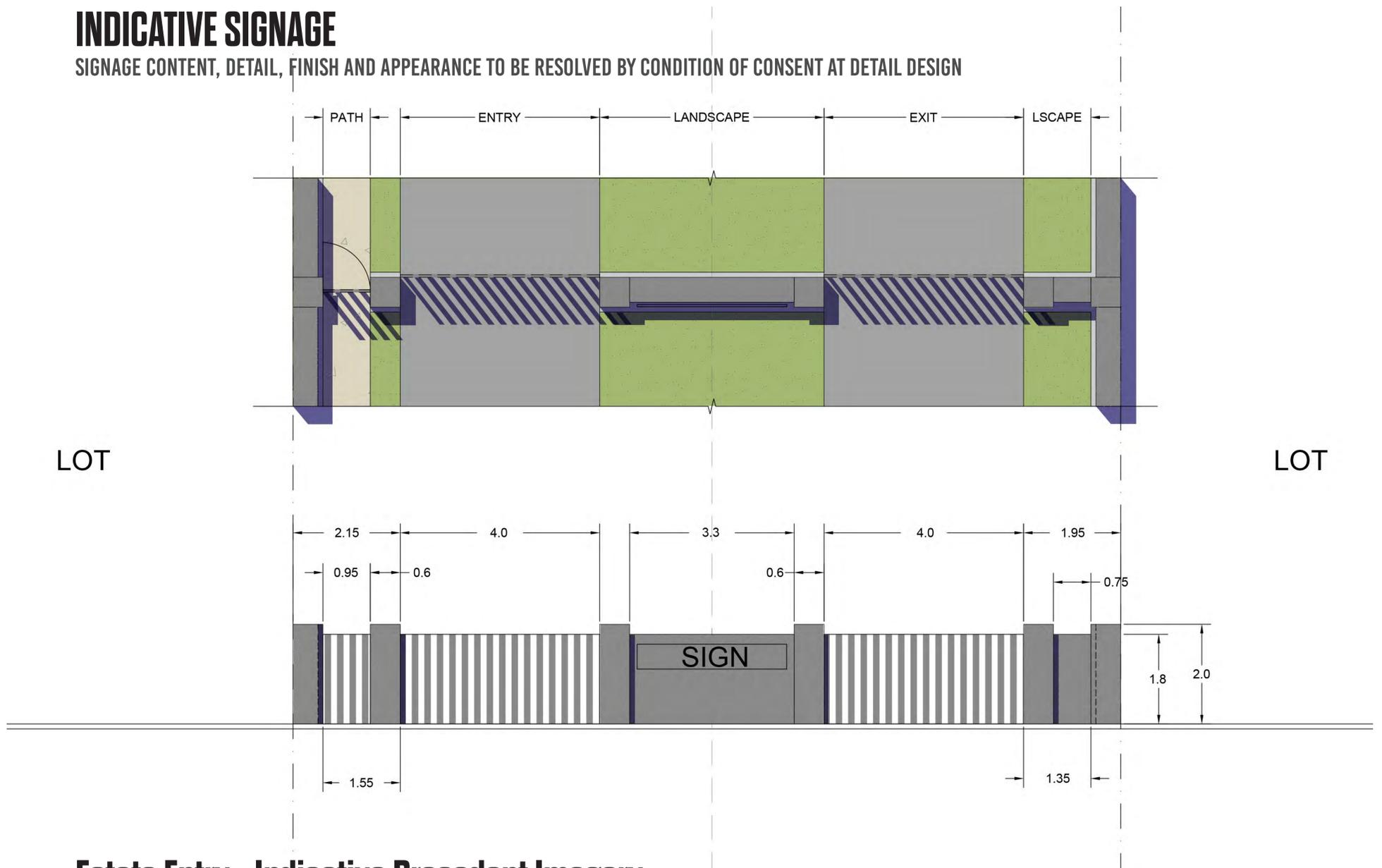
21/01/2021 Revision M [H20180069]

Eriksen Road Lifestyle Village, Te Awa - **LANDSCAPE CONCEPT DESIGN**

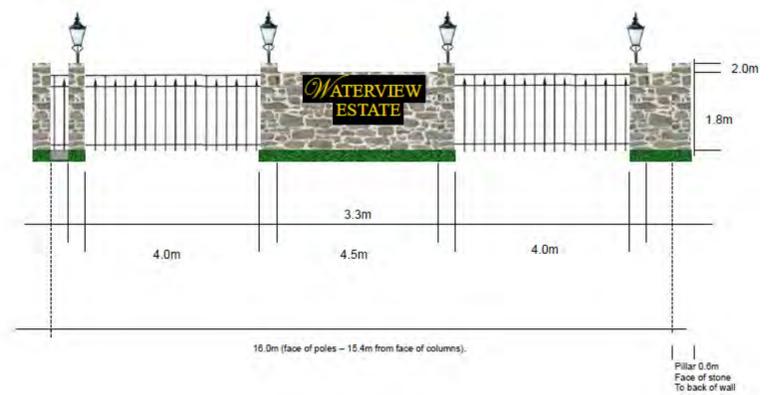
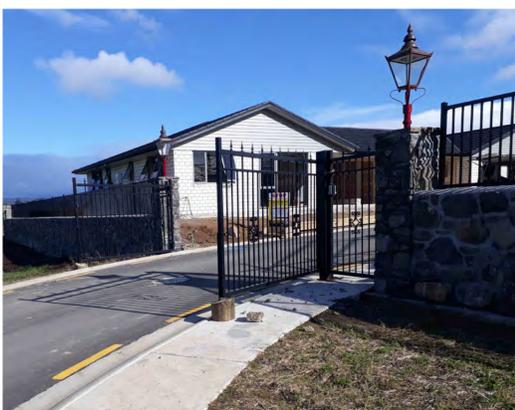


INDICATIVE SIGNAGE

SIGNAGE CONTENT, DETAIL, FINISH AND APPEARANCE TO BE RESOLVED BY CONDITION OF CONSENT AT DETAIL DESIGN



Estate Entry - Indicative Precedent Imagery



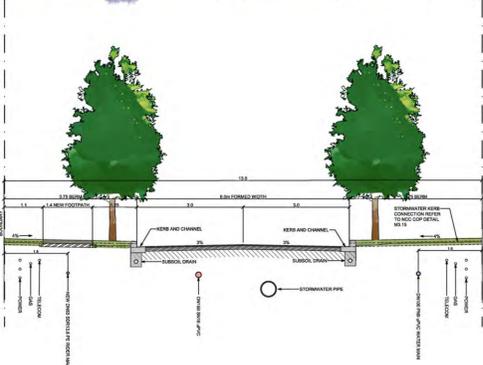
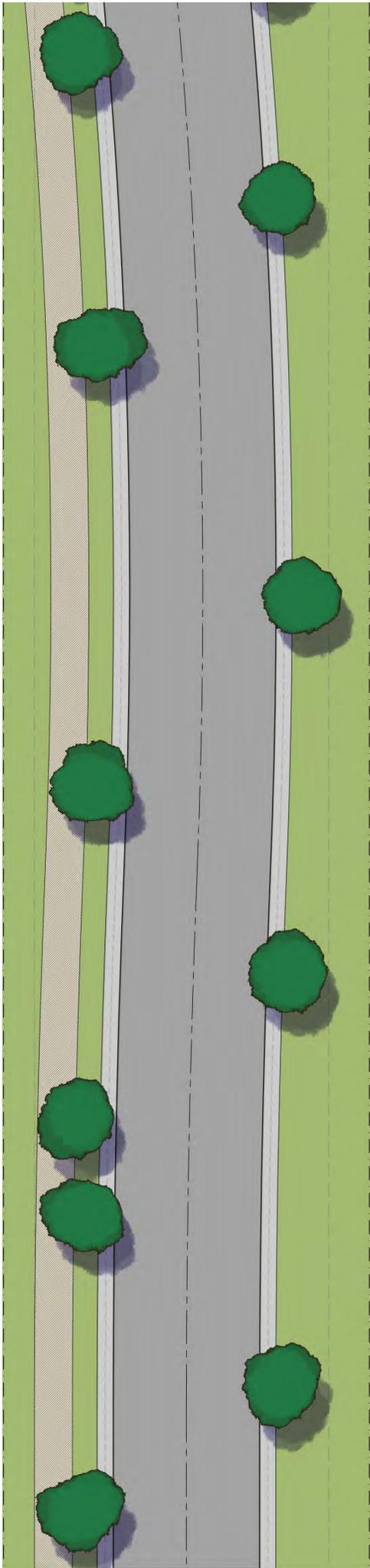
INDICATIVE LIGHTING



21/01/2021 Revision M [H20180069]

Eriksen Road Lifestyle Village, Te Awa - **LANDSCAPE CONCEPT DESIGN**





Road Corridor Profile
13.5m wide corridor with 1.5m meander



Indicative Fencing Diagram

LEGEND

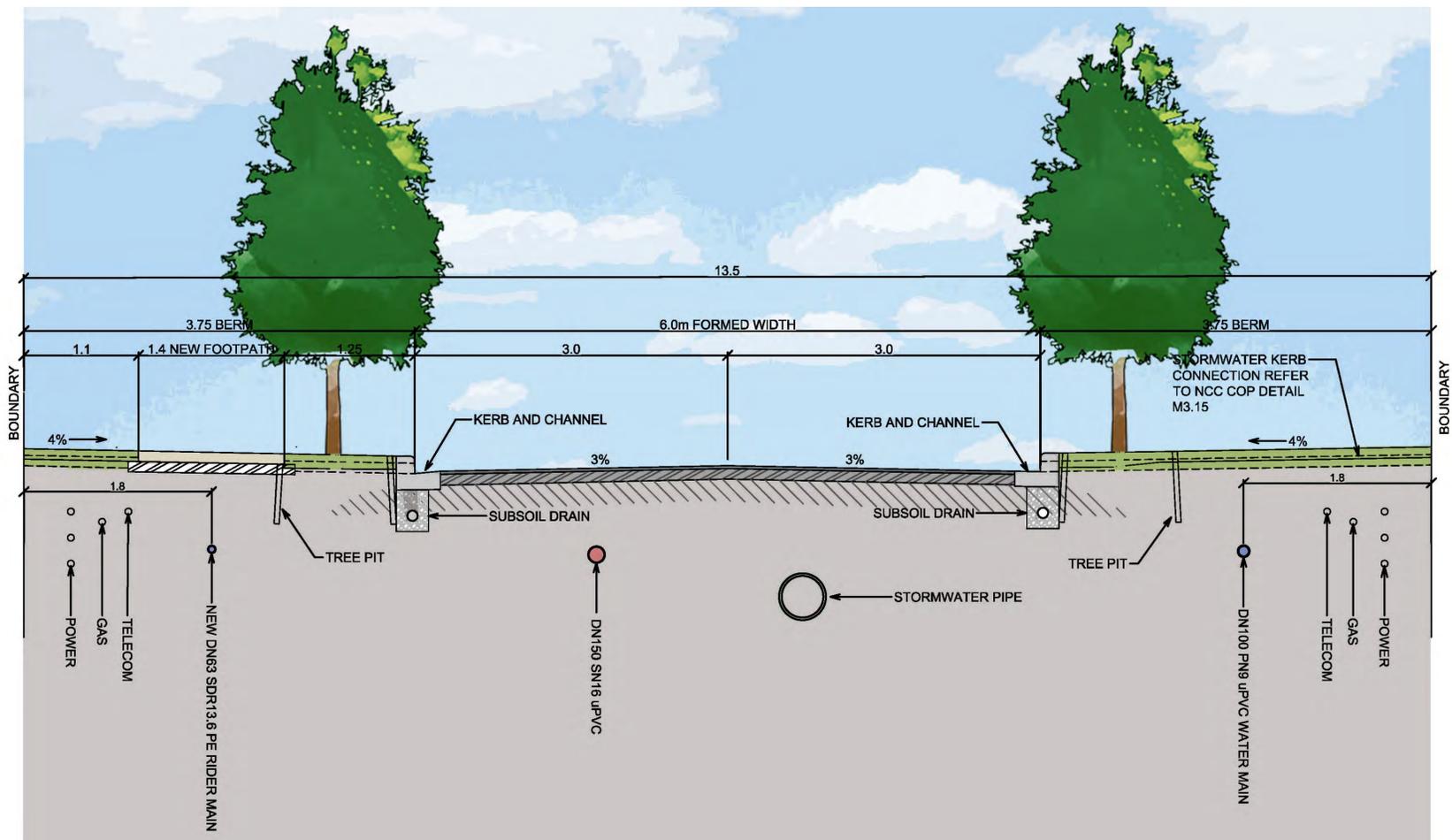
- 1.8m high Butted Paling (or approved equivalent)
- max. 1.0m high fence or low planted boundary
- 1.8m high semi-transparent fence for passive surveillance
- Semi-transparent pedestrian gate with key or swipe access
- Pedestrian bridge across open swale
- Planted buffer to soften long fence line and provide further separation from roadway - to be semi transparent to retain visual connection i.e. low shrubs and ground covers with clear trunk trees

21/01/2021 Revision M [H20180069]



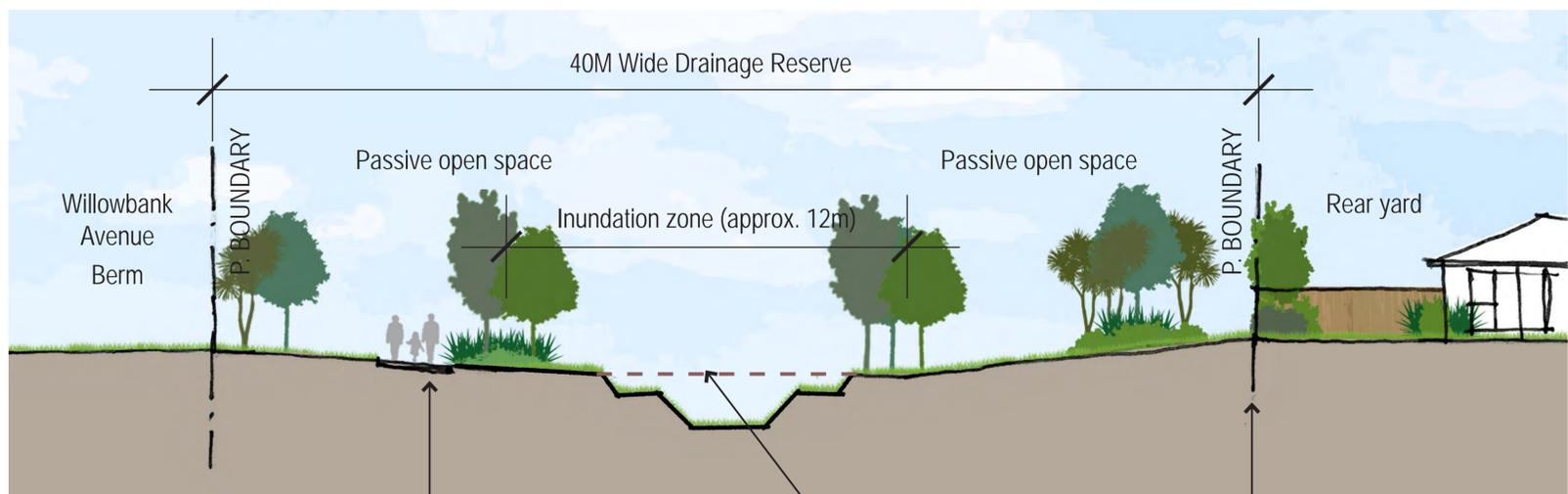
Indicative cross section - road corridor

Not to scale



Indicative cross section - drainage reserve

Not to scale



Meandering shared pathway 3.0m wide with potential breakout and seating opportunities

Potential bridge crossing points to connect pedestrians from development

Open style fences to rear boundaries interfacing open space



21/01/2021 Revision M [H20180069]

Eriksen Road Lifestyle Village, Te Awa - LANDSCAPE CONCEPT DESIGN



PLANTING CHARACTER

Indicative only - to be finalised at Detail Design phase



- ERIKSEN ROAD PALETTE - Street trees to Eriksen Road edge to tie into council approved character and tie in with adjacent developments
- ENTRY PALETTE/ ENTRY CHARACTER - To include specimen trees and a dense understory that creates a specific character for the development with the palette continuing out along roads adjacent entries with understory planting to street trees to be more prevalent along these street (trees in mulch only to other minor streets)
- MAJOR ROAD - Road to have different tree species for ease of wayfinding. Boulevard to include planted buildouts and understory planting to street trees.
- MINOR ROADS - Trees in mulch with less understory planting. Species to differ from main circulation to provide sense of place/ wayfinding for residents
- PRIVATE ROADS - Trees in mulch with less understory planting. Species to differ from main circulation to provide sense of place/ wayfinding for residents
- PARKLAND PALETTE - Larger specimen trees within parklands to tie character to existing drainage lines within the broader community - species to be mainly natives with some flowering exotics for seasonal interest.
Parkland entering the project site to tie in with specific character of the development through the use of feature trees found in entry palette.
- BUFFER - Trees and groundcover understory planting to provide separation for residents and buffering from busy road. Mix of native species to be loosely planted to allow for visual permeability along fence line.

21/01/2021 Revision M [H20180069]

Eriksen Road Lifestyle Village, Te Awa - LANDSCAPE CONCEPT DESIGN





North indicative only

21/01/2021 Revision M [H20180069]

Eriksen Road Lifestyle Village, Te Awa - LANDSCAPE CONCEPT DESIGN





Single units - Typical Landscape Concept Plan

North indicative only

timber open paling fence to rear boundary for some privacy to outdoor living area - hedge to continue within lot along fence line

PLANTING PALETTE

Indicative planting palette only - to be finalised at Detail Design phase

CODE	BOTANICAL NAME	COMMON NAME				
STREET TREES						
1. ALE exe	Alectryon excelsus	Titoki		01		
2. COR lae	Corynocarpus laevigatus	Karaka		02		
3. HED arb	Hedycarya arborea	Porokaiwhiri		03		
4. HOH ang	Hoheria angustifolia	Lacebark		04		
5. MET mis	Metrosideros 'Mistral'	Pohutakawa				
6. MET MP	Metrosideros 'Maori Princess'	Pohutakawa				
7. VIT luc	Vitex lucens	Puriri				
SPECIMEN TREES - FOR PARKLANDS/ OPEN SPACE + FEATURE AREAS						
8. COR aus	Cordyline australis	Cabbage tree		05		
9. KNI exc	Knightia excelsa	Rewarewa		06		
10.MAG gra	Magnolia grandiflora	Magnolia		07		
11.NOT sol	Nothofagus solandri	Black Beech				
12.POD tot	Podocarpus totara	Totara		08		
ORNAMENTAL TREES - FOR UNIT GARDENS						
13.COR kou	Cornus kousa	Kousa Dogwood		09		
14.MIC bub	Michelia 'Bubbles'	False Magnolia		10		
15.PRU aco	Prunus 'Acolade'	Flowering Cherry		11		
16.PSE cra	Pseudopanax crassifolius	Lancewood		12		
17.SOP tet	Sophora tetraptera	Kowhai		13		
SHRUBS - HEDGE SPECIES						
18.COR GG	Corokia virgata 'Geentys Green'	Corokia		14		
19.GRI whe	Griselinia littoralis 'Whenuapai'	Broadleaf		15		
20.MET tah	Metrosideros collina 'Tahiti'	Pohutukawa		16		
21.OLE pan	Olearia paniculata	Akiraho		17		
GROUNDCOVERS						
22.APO sim	Apodasmia similis	Oioi		18		
23.ART cir	Arthropodium cirratum	Renga Renga		19		
24.AST fra	Astelia fragrans	Bush Flax		20		
25.CAL sol	Calystegia soldanella	False Bindweed		21		
26.CAR vir	Carex virgata	Carex		22		
27.CHI fla	Chionochloa flavicans	Dwarf Toitoi		23		
28.COP PK	Coprosma 'Poor Knights'	Coprosma		24		
29.DIA nig	Dianella nigra	Turutu Blueberry		25		
30.HEB WD	Hebe 'Wiri Dawn'	Dwarf Hebe		26		
31.HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe		27		
32.LIB for	Libertia spp.	Libertia		28		
33.LOM LW	Lomandra cylindrica 'Lime Wave'	Mat Rush		29		
34.PHO GD	Phormium 'Green Dwarf'	Flax		30		
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21/01/2021 Revision M [H20180069]