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BEFORE THE TASMAN DISTRICT COUNCIL

IN THE MATTER OF The Resource Management Act 1991

IN THE MATTER OF An application for resource consent RM190790

BY The Integrity Care Group Limited
(the Applicant)

**STATEMENT OF DESIGN EVIDENCE OF LUKE JAMES PORTER
ON BEHALF OF THE APPLICANT**

FEBRUARY 2021

CANOPY LANDSCAPE ARCHITECTS
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QUALIFICATIONS AND EXPERIENCE

1. My name is Luke James Porter. I live in Nelson and I have been a director of Canopy NZ Limited (Canopy) since 2010. Before working with Canopy, I lived and worked in Queenstown, where I was self-employed as Formium Landscape Architecture. Prior to starting Formium, I worked for Baxter Design Group (Queenstown) and several other highly regarded landscape architecture firms in a number of cities such as Green and Dale (Melbourne), Stephen Pate Landscape Architects (Brisbane), Derek Lovejoy (London) and Megan Wraight (Christchurch).
2. I have a Bachelor of Landscape Architecture (Hons) from Lincoln University and I am a Registered member of the New Zealand Institute of Landscape Architects (NZILA).
3. My work involves residential design, urban design and master planning. I have been a member of design teams on a broad range of projects including small residential sites, urban parks and streetscapes and large-scale residential master planning and community design. My project experience is based locally in Nelson, nationally throughout New Zealand and internationally within Australia, Malaysia, the UAE, Turkey and the United Kingdom. I have worked on both Council-led and private design teams. I have provided landscape assessments where required and have participated in a number of public consultation processes.
4. In 2005 I completed a CPTED course in Queenstown run by the Sydney Police. The course comprehensively teaches techniques for crime prevention through environmental design.
5. I have been involved in the design of Olive Estate Lifestyle Village since its inception, and prepared the original masterplan that was lodged in 2013. I presented design evidence in support of the application, which was granted resource consent in March 2014. I have continued to work on the developed design and detailed design for the village, preparing all of the required documentation for the construction of the landscape around villas and reserve areas.
6. The vision for Olive Estate expressed to the Council at the time of the hearing of the initial consent in terms of open space has been achieved and it can be clearly seen when visiting.

CODE OF CONDUCT

7. Whilst not required for this hearing I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2014 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
8. I give evidence as an urban design expert witness for Olive Estate. My evidence should be read in conjunction with that of Mrs Liz Gavin who has covered landscape and visual amenity matters for the applicant.

BACKGROUND

9. I have been engaged by the Integrity Care Group Limited (Olive Estate Lifestyle Village) to provide design evidence that follows on from the urban design assessment submitted with resource consent application RM190790, dated 28 June 2019. The application for Olive Estate was considered by the Urban Design Panel (UDP) while in concept form prior to resource consent being applied for. The UDP suggested changes that were incorporated before submission to the Council, dated 26 March 2019. Overall, the UDP were supportive of the design for the Hill Street Block.
10. The application was lodged with Tasman District Council (TDC) on 28 June 2019. While the TDC were considering the application we held a consultation meeting with neighbours on September 19, 2019. The meeting enabled the presentation of the master plan, and a chance for neighbours to ask questions regarding Olive Estate Lifestyle Village and the proposed extension. Questions that were specifically asked during the meeting included:
 - i. Hill Street access. Why Hill Street was connecting to Fairrose Drive;
 - ii. Hill Street safety and vehicle capacity;
 - iii. Vehicle access via Brenda Lawson Way;

- iv. Sight distances from Brenda Lawson Way;
- v. Parking;
- vi. Details regarding the reason for the Care Facility and the running of the facility.

While considering the application, the Council required several requests for further information (RFI's). An updated application was provided on 8 March 2020 that responded to the questions and comments from the community consultation meeting and the RFI's received from the TDC. The application has since been publicly notified and public submissions have been received. Following public submissions, (and in response to those submissions) additional design updates have been undertaken, which are described below under the heading 'Changes to the Application'. The updated plans were re-submitted to TDC on 6 October 2020. My evidence will respond to design changes in the application, the public submissions received and the Councils' Section 42a report that relate to design issues.

SCOPE OF EVIDENCE

- 11. My evidence is laid out as follows:
 - i. Key features of the report included in the application;
 - ii. Changes to the application;
 - iii. Assessment of application with regard to the changes;
 - iv. Comment on submissions;
 - v. Comment on section 42a Report;
 - vi. Comment on conditions; and
 - vii. Conclusion.

KEY FEATURES IN THE APPLICATION

- 12. There are two parts to the proposal (refer to Masterplan Set Plans 014-019¹):
 - i. The existing consented site (RM120928) ("the initial consent"): the consented Care Facility building has been replaced by a greenway featuring a swale and

¹ Refer to Plan Set Volume: Masterplan Set Plan 014-019

cycle/walking trail, 25 villas and 12 terrace houses. The road network also connects into the proposed Hill Street Block to provide access through the entire site.

- ii. The proposed Hill Street Block development (“the present application”) will include a newly designed Care Facility, open green space (including 2500m² of public accessible area subject to easement in gross or a covenant), 2.5m shared pathways, 36 villas and 11 terrace houses. Allowance for RV parking has also been included in the western corner of the site.

CARE FACILITY RELOCATION

13. Olive Estate purchased the adjacent land to the Village known as the ‘Hill Street Block Development’² following the previous consent for the Care Facility building. The purchase of this land has enabled a redesign of the Village and relocation of the Care Facility to Hill Street. Under the previous consent, the facility was located at the ‘back’ of the development and was never intended to be located centrally within the Village. The change in location means a shorter trip for vehicles from Hill Street, meaning fewer vehicles are required to travel through Olive Estate to get to the facility, including staff, visitors, patients, ambulances and hearses.
14. The topography of the Hill Street block is also favourable for a building of the facility’s size as it can be built “into” the landform and merged into the surrounding undulating landform. The relocation of the Care Facility has resulted in a redesign of the layout, form and bulk to better suit its new location and to reduce its overall impact on the receiving environment. The design breaks the facility into three pavilions and proposes a smaller building which has reduced effects compared to the previous versions bulk and scale. The new design also addresses the Hill Street streetscape by providing permeable fencing, screens and a mix of vegetation to enhance amenity.
15. The original vision for the Olive Estate was a Village in a park like setting that celebrates retirement by enabling active communities through recreation and community bonding.

² Refer to Plan Set Volume: Masterplan Set Plan 014

Integration with the surrounding community was integral to the master plan design, to ensure a good connection with the surrounding residents of the adjacent residential areas. Integration has been encouraged through the use of subtle signage, no use of gates, reserve spaces and pocket parks, a small playground that is used by the public and the inclusion of a commercial activity, the Lake House café, that encourages public activity within the village.

16. The Care Facility is an important part of the village. This facility allows residents to move through the aging process and into dependent care without having to leave the village. In this way spouses can maintain close contact. The location of the care facility is an important part of the master plan design. Accessibility to the facility is important, its relocation to Hill Street provides easy serviceability. The location of the building at the top end of the site balances the commercial scaled Lake House at the bottom of the existing development. Both buildings are important for the village and yet neither define the village, their position towards the outside of the village helping to integrate them into the surrounding residential community. Pedestrian and cycle ways connect the two ends of the village creating recreational opportunities for residents and visitors to either of the buildings.
17. The zoning rules relating to the project site allow building up to 7.5 meters in height in this location. The scale of the care facility, and the architectural design including façade variation and relief, have resulted in an effect that would be similar to an intensive residential development on this site. The roof line of the building was increased in height to 10.56m in a small area (the crows nest) as a result of recommendation of the UDP. ‘The unbroken horizontal roofline of the rest home block contributes to perception of great length, and should a part of this block extend higher, then the visual mass of the building would be broken down.’³
18. This feature of the building breaches the maximum height rules specified in the rules of the zone. The purpose of the increase in height creating variation of built form on Hill Street. Please refer to the evidence of Mrs Gavin makes an assessment of the effects of the building height breach in her evidence.

³ Refer to Urban Design meeting report, 4 April 2019, page 2, 08.

19. The two-storey terraced Care Facility will contain⁴:
- i. a dining room for Olive Estate residents with outdoor dining in addition to several sitting rooms;
 - ii. a 70 bed care facility with rest home, dementia and hospital level long term aged residential care beds; and
 - iii. 20 apartments with either an outdoor terrace or balcony for those who prefer a smaller living footprint within the village. An underground garage will also be provided for parking within this portion of the facility.
20. The proposal has landscape design features such as seating areas scattered throughout the Village and a cycle/walking trail that follows the central swale. The swale transverses the Village from Hill Street through to the Lakehouse and functions as a secondary stormwater management solution. This feature was designed to help connect the upper and lower parts of the site, associated pathways and nodal points encourage movement through the village. Extensive planting has been provided along the internal roads to create a street hierarchy as well as numerous gardens and open green spaces available for public use. These provide additional amenity within the site as well as adding character to the Village.
21. The Urban Design Panel (UDP) were supportive of the expansion of Olive Estate into the Hill Street block. They were also supportive of the new location of the care facility being positioned to the outside of the village on Hill Street thereby creating a separation between the care facility and the village proper. The plan set initially presented to the urban design panel⁵ differs from that used in this application which has introduced a number of changes recommended by the UDP. Recommendations from the UDP included:
- i. Relocate the entrance to the apartment block from Fairrose Drive to the north of the building. This recommendation was made to create northwest facing living opportunities on the ground floor of the apartment block;

⁴ Refer to Plan Set Volume: Architectural Set Plans Sk 8 - 14

⁵ Refer to Evidence Graphic Attachment A: page 010-011.

- ii. The UDP promoted an area of increased height of the dementia wing of the Care Facility. This resulted in the introduction of the 'crows nest' as mentioned in the application. The purpose of this was to create variation in the built form of the Care Facility adding interest and architectural variety to the Hill Street facing façade; and
 - iii. Relocate the proposed open green space located on the northern boundary of the Hill Street block to be positioned adjacent to Fairrose Drive for easier public access.
22. Overall, the proposal is entirely consistent with the existing consented 8ha Village. It continues the theme of a village in a park like setting including a slow road environment, tree lined streets and a mix of housing types set amongst a network of open greens spaces and pocket parks. The site's location is in a high growth area and enables a comprehensive development, so from an urban design perspective the extension of the village and Care Facility have been designed to acknowledge the above. The UDP agreed with this giving positive feedback for the expansion of the village into the Hill Street block.

CHANGES TO THE APPLICATION

23. Following RFI's from TDC and public submissions, the following changes to the design concept and urban design have been made and are highlighted on Masterplan Set Plans 017 and 019.
24. **Removal of the pedestrian pathway along the Care Facility stormwater channel (Refer to I. on plan 019).**
- i. The pedestrian pathway originally proposed alongside the stormwater channel at the north-western side of the Care Facility and adjacent to properties on Fawdan and Brenda Lawson Way has been removed.
25. **Removal of the proposed vehicle access from Brenda Lawson Way and updated landscaping along the adjacent properties (Refer to II. on plan 019).**

- i. The access road from Brenda Lawson Way to the Care Facility and residence garage has been removed. Access to the Care Facility is now provided from Fairrose Drive and the garage entrance is accessed from within the Care Facility's carpark.
- ii. The main catalyst for this change was to respond to the concerns expressed by submitters on Brenda Lawson Way. The removal of the proposed service vehicle access and driveway will remove the potential noise source from service vehicles and cars accessing the serviced apartments in the Care Facility. As a result, the proposed acoustic fence will also be removed and retaining walls along the dementia ward gardens will be at a lower height.
- iii. This change enables the area at the rear of the Care Facility to be established as a planted landscaped garden area, as outlined below. This change also responds to the traffic safety and other concerns expressed by submitters relating to the new intersection that was proposed on Brenda Lawson Way in close proximity to Hill Street. No changes are now proposed to the existing road network in that location.
- iv. The removal of the service access drive at the rear of the facility provides an opportunity for large green areas between the north-east end of the Care Facility and the properties on 3 and 5 Brenda Lawson Way to be planted in gardens and lawns. The community deck and lawn areas have also been reduced in size, which has increased the distance between the adjacent neighbours boundary fence and the facility (set-backs ranging between 14.3 metres and 24.5 metres). Screen planting and a gentler sloping bank will provide an area for planting that creates a visual buffer and more separation from the residents on 3 and 5 Brenda Lawson Way. This will provide the neighbours with a high amenity outlook. It is also worth noting the permitted baseline for building setbacks in the Residential Zone is illustrated on **Masterplan Set Plan 031**⁶. The external boundaries setbacks provided around the Care Facility are considerably more than required within the Residential Zone.

⁶ Refer to Plan Set Volume: Masterplan Set Plan 031 – Private Space Plan

26. New dedicated service access and driveway from Fairrose Drive and new parking layout with single entry/exit point to Care Facility car park (Refer to III. on plan 019).

- i. The carpark for the Care Facility has been redesigned and now provides a shared entry and exit point accessed from Fairrose Drive. The parking bays are all now at 90 degrees and all angle parking has been which has increased the number of parking bays from 28 to 30. A new access ramp to the residence garage is also provided from within the carpark.
- ii. All servicing of the Care Facility will now be directly from the Fairrose Drive extension via a dedicated access drive to the servicing area in the western-most building wing.
- iii. A new access ramp will be provided down to the basement level for service vehicles to access the servicing area and for cars to access the basement car parking area for the serviced apartments. There will be some other day to day servicing and deliveries by courier vans etc in the car park area.
- iv. Minor building changes will be required to install new service entry doors and to remove the service entrance doors on the Brenda Lawson Way side of the building.

27. Parallel carparking on Fairrose Drive (Refer to IV. on plan 019).

- i. The on-street parking on Fairrose Drive (near the Care Facility) has been amended to parallel parking from 90 degree parking bays, which has decreased the parking bays from 23 to 14. This is in response to comments made by Council's traffic engineer from our consultation prior to notification, which expressed a preference for parallel parking.
- ii. Please note these street-side car parks are not required parking in terms of the District Plan standards. The parking provided on the Care Facility site will meet the required level of on-site parking.
- iii. The width of Fairrose Drive has also been decreased to 6m rather than 7m. The extra space gained from the changes above has allowed for an increased width of the shared cycle and pedestrian path from 1.5m to 2.5m. The shared path has

also been extended along Fairrose Drive with a raised crossing at the intersection with Iris Drive. The parking reconfiguration will also mean that the retaining walls adjacent to the shared pathway can be decreased in height.

28. Fairrose Drive (Refer to 4. on plan 017).

- i. Where Fairrose Drive meets the adjacent subdivision to the west of the Village, the proposed road and footpath are to be configured to tie into the existing road and footpath. A raised rumble-strip is to be added as a traffic calming measure and stormwater control feature.

ASSESSMENT OF EFFECTS WITH REGARD OF DESIGN CHANGES

29. The changes to the application resulted from public submissions and discussions with the Council throughout the application process over the past year. All amendments to the design were made to reduce adverse effects on adjacent properties (namely Brenda Lawson Way and Fawdan Way dwellings) and positively contribute to the surrounding Hill Street streetscape as well as nearby residents.

30. Removal of the pedestrian pathway along stormwater channel

- i. The removal of the pedestrian pathway along the stormwater channel between the Care Facility and the adjacent neighbours on Fawdan Way will provide more privacy for those living in the apartments as well as the residents of Fawdan Way. This will remove any concerns associated with people walking close to the adjacent properties and help maintain a sense of privacy between residents. Refer to **Masterplan Set Plans 020 – 021** for proposed riparian and boundary planting.

31. Removal of the proposed vehicle access from Brenda Lawson Way and updated landscaping along adjacent properties

- i. The removal of the proposed vehicle access from Brenda Lawson Way to the Care Facility will greatly reduce the anticipated effects on the adjacent residential properties. In place of the vehicle access and 1.8m acoustic screens, a gently sloped bank will be planted with trees and other plants to provide sufficient screening of the Care Facility as well as added privacy. As shown on **Masterplan Set Plans 023, 026-028**, the proposed planting is anticipated to provide partial to full screening over time as the vegetation establishes. While the Hill Street Block is currently undeveloped, it is zoned Residential and under that zoning, dwellings can be built to a height of 7.5m within 1.5-3m of the property boundary. The amenity of the adjacent residents living at 3 and 5 Brenda Lawson Way will positively increase due to the extensive planting and sloped gradient of the landscape being proposed when compared to what could be built as of right under the Residential zoning. The distance of the proposed planted slope between 3 and 5 Brenda Lawson Way and the Care Facility ranges between

14.3m – 24.5m⁷, which is a considerable difference in building setback to what could be implemented under the TRMP. The Care Facility is setback between 8m – 15.8m⁸ from the shared boundaries with 21 and 28 Fawdan Way, again this is more than what is required by the TRMP.

32. New dedicated service access and driveway from Fairrose Drive and new parking layout with single entry/exit point to Care Facility car park

- i. This design amendment will internalise vehicle movements needed to service the Care Facility and access to the serviced apartments. Access to the facility will be located at one entry/exit point for easy access. The residents on Brenda Lawson Way will no longer have additional traffic and noise associated with vehicles on their street as all parking and access is now located on the opposite side of the facility than was previously proposed.

33. Parallel carparking on Fairrose Drive

- i. This design amendment has positively contributed to the Village by increasing the shared cycle and pedestrian path from 1.5m to 2.5m and by extending it along Fairrose Drive. A raised crossing at the intersection of Iris Drive and Fairrose Drive will also increase the safety and wayfinding of the shared path.

34. Fairrose Drive

- i. The added raised threshold on the Fairrose Drive Iris Drive intersection (where it connects to the adjacent subdivision) continues the successful traffic calming approach used in the existing Olive Estate village. This feature will provide traffic-calming measures to signal a change in developments as well encourage a slow speed environment.
- ii. The threshold will also create an opportunity for residents to safely cross the road in this location, continuing to follow the 2.5 meter shared path provided. This design amendment is considered to positively contribute to both the Village and adjacent subdivision.

⁷ Refer to Plan Set Volume: Masterplan Set Plan 018

⁸ Refer to Plan Set Volume: Masterplan Set Plan 018.

35. Overall, the design changes described above have taken submitters concerns into account and provided a positive outcome.

COMMENTS ON SUBMISSIONS

36. I have read all submissions received and grouped similar design concept and urban design submission matters into the headings below. Also, please refer to the evidence of Mrs Elizabeth Jane Gavin, which covers landscape and amenity issues. Overall, a total of 76 submissions were received: 14 in support, 60 in opposition and 2 are neutral on the application.

REQUEST FOR PUBLIC RESERVE

37. Of the 47 submitters⁹ that have requested a public reserve to be provided in the Hill Street Block to the standards set out in the TRMP, only 19 of these live near the site, 6 live within the wider Richmond area and the remaining 22 live within the wider Tasman District or elsewhere¹⁰.

38. Olive Estate provides an extensive green network throughout the village for both residents and some for public use. Private outdoor spaces are provided around all of the individual villas, terrace houses and carriage houses. As illustrated on **Masterplan Set Plan 030**, 2,500m² has been allocated for public use across the site (and will be subject to easement in gross or a covenant), including the Hill Street Block. This public space consists of open, green space and a shared cycle/pedestrian walkway accessible from Fairrose Drive. The Village development as a whole is set within a park-like setting and features community vegetable gardens, fruit trees, seating, a petanque court and water activities along the stormwater channel which features throughout the development. The proposed 2,500m² greenspace available for public use will be demarcated through landscape treatment including specific plant placement, seating and screen fences to protect the privacy of residents in the apartments. The stormwater channel will also create a natural buffer between public and private space near the Care Facility. Signage will be provided to clearly indicate public access further ensuring the space feels accessible to the general public.

⁹ Submitter # 3, 5, 6, 10, 13, 16, 17, 20, 21, 23, 24, 26, 27, 28, 30, 31, 32, 33, 38, 40, 43-62, 66, 69, 70, 72, 74, 76.

¹⁰ Refer to TDC's Agenda, Section 42a Report, Attachment 4, Public Notification and Submissions, page 186.

39. The landscape design for the reserves were awarded gold in the 2019 registered master landscapers Landscapes of Distinction. The parks and walkways within the Village are well used by the residents and locals. I acknowledge the wider community forms an important part of the Village fabric.
40. Integrity Care group has proposed an easement in gross or a covenant to contain the 2,500m² green space being provided for the public to guarantee public access is secured without having to vest in Council. This space has been provided with the intention of making it accessible to the public. The location of the proposed green space is easily accessible from Fairrose Drive and has parallel parking provided. The space is linked with a shared cycle/walking path to transverse the Village as needed and can be signposted to encourage access.
41. Within a one-kilometre radius from Olive Estate, there are approximately 17 reserves, walkways or public open spaces¹¹ all offering different levels of amenity and recreation. From the most basic lawn areas through to street furniture, walkways, native plantings and a playground, most recreational needs have been covered within the immediate context of the Village. However, what Olive Estate is providing is above and beyond what is found within the surrounding Council reserves for both residents and public use. Evidence of public use of the reserve areas and specifically the playground and lake area can be seen daily achieving the goal of integration with the surrounding residential community.
42. As seen in the photos included in **Attachment A**¹², the existing green spaces and recreation spaces throughout Olive Estate have been designed and built to a very high quality, providing a much higher level of amenity than the surrounding Council reserves¹³. The reason for this is Olive Estate has the means to manage and maintain the greenspace to a very high degree.
43. This is not an application involving a traditional residential subdivision. It is an application for an aged care village. I consider it worth noting there is already a playground, greenspaces and a lake area within the village. In addition to this, the

¹¹ Refer to Evidence Graphic Attachment A pages 06-09.

¹² Refer to Evidence Graphic Attachment A pages 03-05.

¹³ Refer to Evidence Graphic Attachment A pages 06-09.

application proposes an additional 10,550m² of greenspace, including lineal linkages and pocket parks giving a total of 1.9ha over the extended site.

44. Internationally there is a move away from isolated pocket parks towards active areas which reflect the communities modern and healthy recreational activities.

CARE FACILITY (LOCATION, BULK, SCALE, HEIGHT)

45. Submitters¹⁴ have objected to the Care Facility's location due to its bulk, scale and height within a residential location.
46. As noted previously in my evidence under heading 'Key Features of the Report: Care Facility Relocation', the reasoning for the re-location of the Care Facility has been described in depth.
47. Other witnesses describe the Care Facilities design, location and amenity effects.

SERVICE ACCESS ON BRENDA LAWSON WAY

48. Following discussions with TDC and submissions¹⁵ received opposing o the service access on Brenda Lawson Way to the Care Facility, that access has been removed and all access to the facility is provided from Fairose Drive within the Village. The removal of the service access has eliminated the need for 1.8m acoustic screens and retaining walls in excess of 3m. The deck and lawn area attached to the central portion of the facility has been reduced in size to provide additional separation between the facility and residential dwellings on Brenda Lawson Way.
49. By removing the Brenda Lawson service access, a large landscaped area of nearly 14.3m -24.5m wide is now available to be planted in trees and shrubs to provide privacy, screening and amenity for the adjacent residents on Brenda Lawson Way. I note that there is a timber fence approximately 1.8m high that runs almost the shared length of this boundary already which contributes to visual separation and privacy¹⁶. When comparing the width and combined space along the shared boundaries to what could

¹⁴ Submitter # 17, 19, 21, 23, 31, 36, 42, and 65.

¹⁵ Submitter # 7, 8, 10, 11, 12, 13, 15, 16, 17, 20, 23, 30, 31, 36, 37, 40, 42, 67, 72.

¹⁶ Refer to Evidence Graphic Attachment A (Ms Gavin) Viewpoint 7 page 013.

occur in either a traditional residential subdivision or one of increased density under the comprehensive development criteria, the amenity created is notable.

PARKING

50. Several submitters¹⁷ have concerns about where staff and visitors for the Care Facility will park. The TRMP requires 193 carparks and 205 have been provided for within the site. As stated in TDC's Section 42a report¹⁸, "vehicles with current registration and WOF can park on roads where appropriate. The application shows that ALL required car parking for the care facility residents and staff can be accommodated on site with 30 carparks provided."
51. Overall, sufficient car parking has been provided which will eliminate any need for off site parking within surrounding residential streets.

COMMENTS ON SECTION 42a REPORT

STAGING

52. A staging plan was included in the Masterplan Set¹⁹ for indicative purposes only and to assist with an understanding as to how the development might progress. I do not consider the precise manner in which the development is staged will have any implications for the effects I have assessed on amenity of neighbouring properties. I do not therefore consider conditions on staging are necessary.

PUBLIC RESERVE SPACE

¹⁷ Submitter # 10, 11, 12, 17, 19, 20, 22, 23, 29, 37, 38.

¹⁸ Refer to TDC's Section 42a Report, Attachment 7, Parking on adjacent roads, page 223.

¹⁹ Refer to Plan Set Volume: Masterplan Set Plan 029.

53. In Mrs Lancashire’s summary of key issues of the ‘Non-provision of a public reserve’, paragraph 13.15²⁰ states “*the Council would not have control over the appearance or maintenance of the open spaces and as such they may not appear or feel publicly accessible to some members of the community.*” I do not agree with that and note Ms Nimmo’s statement that the current facilities are well used by the wider community. It should be noted here that, the space allocated on the plans is shown what could be provided for and caters for public access. Detailed design has not begun and as such there is an opportunity to consult with the Council as part of an initial developed design phase. Landscape treatment will be used to demarcate the public space through specific plant placement, seating and screen fences. Signage will also enable a clear message that the 2,500m² green space²¹ is provided for public access.
54. The totalling of the green space by TDC has been miscalculated. A summary is provided below for easy reference²². The correct figure is 19050m² (1.90 hectares), not the 8,600m² referred to in the s 42A report.
55. The Open Green Space Plan shown on **Masterplan Set Plan 030**, highlights 3 different areas that are independent of each other, with no overlaps or double ups. They consist of:
- i. Existing Green Space that Olive Estate provides: 'Original Consented Development Open Green Space' = **8,500m²**
 - ii. Proposed Hill Street Block Development:
 - i. 'Proposed Development Open Green Space' = **8,050m²** (Proposed with no public access intended) Please note: this does not include the 2,500m²
 - ii. 'Olive Estate Open Green Space subject to easement in gross' = **2,500m²** (Proposed with public access intended)
 - iii. Total Hill Street Block proposed Open Green Space = **10, 550m²**

²⁰ Refer to TDC’s Section 42a Report, Attachment 1, Summary of key issues, paragraph 13.15, page 68.

²¹ Refer to Evidence Graphic Attachment A page 03.

²² Refer to Evidence Graphic Attachment A page 03.

56. Total Olive Estate green space = **19,050 m²** (when completed as per existing plans and proposed Hill Street plans)
57. It is not just the size or the ownership of the greenspace which is important. It is how it is provided and what its purpose is. From an urban design perspective what is proposed with a mix of active spaces (cycleway, walkway, high quality greenspace) is more attractive, interesting and usable than would be a rectangle of grass alone. Comparison of the existing space at Olive Estate with the nearby Council reserves in terms of creativity and usability tells the whole story. We understand that the Council has finite resources in terms of development, maintenance and management of reserve spaces. What is being offered at Olive Estate clearly goes beyond what could realistically be achieved in a typical neighbourhood reserve.

CONCLUSION

58. The purpose of the Design Guide in the TRMP is to create a quality residential environment through careful design which is an iterative process involving many skills. As outlined below:
- i. "Creating a place where people can live comfortably, and particularly where this is more closely together, requires attention to overall layout and details. Accordingly, this design guide sets out some specific matters for attention."²³*
59. Consideration has been given to the scale and bulk of the larger Care Facility building, boundary treatments and how the development is perceived from neighbouring properties. Mitigation methods have been built into the design such as providing a variety of fencing options, placing trees and landscaping along the boundaries, staggering built form along these boundaries and by utilising the topography of Hill Street setting the larger Care Facility building into the landform and below the height of the road. The landscape and visual assessment and landscape evidence prepared by Canopy considers the effect of the development on the existing suburban fabric.

²³ TRMP PART II Appendix 2 page 1

60. Safety and passive surveillance has been a consideration in the layout of the development, as has a high level of amenity for members of the public visiting and for those that reside within Olive Estate Lifestyle Village.

61. The design process of creating an integrated and comprehensive development for Olive Estate has considered the principles of good urban design as outlined in Council's Urban Design Guide²⁴. The outcome is a development of high amenity value that is in keeping with the principles of this document. The future community will be set within a park like setting, with a clear road hierarchy, an excellent pedestrian network and individual neighbourhoods that have their own identities while being part of a wider community.

Dated this 9th day of February 2021

A handwritten signature in black ink, appearing to read 'L. J. Porter', written over a horizontal line.

Luke James Porter

²⁴ TRMP PART II Appendix 2 page 1