

Submission – Ōmokoroa Country Club Limited

Summary of key subdivision points for PC92 Hearing

Introduction

My name is Daryl Scott, Director of Scott Partners 2001 Limited, a Landscape Consultancy business in Tauranga and Director of Ōmokoroa Country Club a proposed Retirement Village in Omokoroa. I have practiced as a Landscape Architect for 20 years. I hold the qualification of a Bachelor of Landscape Architecture and a Bachelor of Resource Studies (Environmental Policy and Planning) both obtained from Lincoln University.

I am a local resident of Pahōia with my four children attending Ōmokoroa No.1 School. I am heavily involved in the Ōmokoroa community with school events, boat club, sporting events, local fundraising, assisting the local golf club and various other professional and personal matters.

I confirm that I have read the JWS and the full S42A Report.

The following statement is in support of the submission of Ōmokoroa Country Club and in my capacity as an expert and a member of the community.

Omokoroa Development Context

Over the past 20 years, Ōmokoroa has evolved from a quiet seaside settlement into a substantial township. This additional pressure has come at a significant cost of rapidly declining Urban Design and Landscape amenity outcomes. This decline is evident in the attached photos showing subdivisions over different periods.

Omokoroa Subdivision developed approximately 2025.

Includes, landscaping wide streets and open green spaces.



Omokoroa Subdivision developed approximately 2012.

No street tree planting, still wide spacious streets.



Omokoroa Subdivision x 2 developed approximately 2018 – 2022

No street trees, narrow streets, cluttered, poorly maintained.



Community Perception and Opinion

In my experience there is an overwhelming collective opinion that the recent developments in Ōmokoroa in the past 5 years are of an unacceptably low quality with a distinct lack of urban design and landscape consideration. I have not met a resident that is not of this opinion. It is very clearly represented in the media and at council open evenings. I could obtain 300 signatures in a week confirming this statement. Several communications with the Chairman of the Ōmokoroa Community Board support this statement of mine as is represented in the attached letter. Schools are complaining of the glaringly obvious reduction in community attachment from both parents and children, violence has risen significantly which is also well documented, streetscapes and buildings are poorly designed with a distinct lack of urban design and landscape amenity consideration and they are very poorly maintained. It is astounding the lack of vision and care from council as shown by the recently approved developments. Council need to get themselves sorted.

Quality environments enhance the social, economic and cultural well being of the communities as well as reduce violence and law breaking by creating a sense of place and ownership. This is well documented in the Ministry for the Environment papers.

Role of Council

The [Local Government Act 2002](#) outlines the expectations of councils. Briefly, the purpose of local government is –

- To enable democratic local decision-making and action by, and on behalf of, communities*
- To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. (Local Government Act 2002, section 10 (1)).*

The role of local authorities is to lead and represent their communities. They must engage with their communities and encourage community participation in decision-making, while considering the needs of people currently living in communities and those who will live there in the future.

The message is very clear from the community and as evidence by recent low quality development, council have not taken this seriously. Plan Change 92 is council's opportunity to ensure future development reverses this trend and urban design is taken seriously.

Plan Change 92 Process

The process for me has been as follows:

- Prepared several versions of amended text for PC 92 with council for inclusion prior to Notification, this process was encouraged and welcomed by council, but all to very little effect.
- Lodged Submission
- Lodged Further Submission
- 5 individual meetings with council management and members of the policy team identifying the risks, limited confidence we have in PC 92 and potential solutions. One of which included the Chairman of the Ōmokoroa Community board pleading with council to take note of the declining urban environment.
- 4 Key Stakeholders meetings
- Expert Witness Joint Conference where Urban Design was discussed but due to lack of time Landscaping and earthworks was not discussed and I have received no correspondence in regards to these matters, taking into account that I specifically requested this at the time. OCC were the only submitter to have an expert Urban Designer and Landscape Architect present at the urban design expert conferencing. All other representation from other parties were either legal or planning.

Council throughout this entire PC92 process has identified amenity and urban design outcomes as being a high priority. However, the resulting provisions have been a relatively ineffective attempt. The reason I use the term in-effective is that in my opinion the results on the ground will be of very low quality and will be even worse than what has occurred recently.

The context of PC92, the Medium Density Residential Standards and the wider Housing Enabling Act are well understood. What is not understood is why council would not make **more** of an effort to ensure good quality urban design and landscape amenity outcomes whilst still enabling intensification. Good quality does not need to come at the expense of intensification and can still provide affordable developments.

Urban Design and Landscape Amenity

Successful urban environments and communities require a reasonable standard of urban design and landscape amenity consideration. Suggested improvements to the PC 92 are as follows:

- Incorporate identified improvements as detailed in Mr Hugos statement. Which in summary are assessment matters for fencing, materiality, and landscaping as well as a strengthened Advice Note referencing the Residential Design Outcomes document. These are entry level requirements and are an absolute minimum. These are not exhaustive and council has a responsibility to avoid the creation of long term slums. I must stress the need for reference to landscape and streetscape direction as this is almost silent in PC92 and that is a significant hole and not typical of assessment matters for multi-unit development. I use Prole Rd landscaping design as an example, prior to my involvement they had a street tree every 100m which is never an acceptable outcome. I can only imagine what the other streets will look like. Council do have a planting guide, but this is not referenced in this section and unfortunately it has not been prepared by a qualified landscape architect and resultantly is below par, I mean the list just goes on. See below an example of a comparison between a well-designed street and the current products being completed in Ōmokoroa. Note the development intensities are the same for both areas.

Central Otago Subdivision 2018 (low cost, very standard example)

Note presence of trees, low fencing and a similar density to Omokroa Subdivisions in recent years..



Omokoroa Subdivision 2018 (below)

Note no trees, presence of screen fencing, same development density as above Central Otago subdivision.



As noted in the S42A Report, council are relying on their key specially written urban design guide, the Residential Design Outcomes document, by way of a weakly written advice note to manage the urban design quality. If it is important, as identified by council, then why would the link to assessing development proposals not be strengthened? The rules written now will dictate the future of Ōmokoroa well after we are all gone. Lack of improvements to PC92 leave council with very little teeth to ensure a quality outcome. I have been witness to this many times as large, experienced companies bulldoze their way through weakly written policy and the result is a low quality urban design outcome.

It is noted that there is significant pressure from commercially invested developers and large organisations to cut it up, sell it off and move on. This is very evident when reviewing the submissions. If they can get away without creating a quality environment they will, as the great majority of these operators have shown in the past. There is no motivation to invest in quality if the district plan rules do not require it.

We support council's position in the s42A report that the proposed reduction of urban design controls as proposed by some commercially driven developers are generic and do not provide sufficient identification of matters which could adversely affect the delivery of a well-functioning urban environment.

The evidence of this deteriorating situation is on the ground, it is real and what is proposed will be significantly worse. The market does not dictate the quality of development, it is inaccurate to think this. A standard even if it is only of medium quality must be set.

Quality environments make great communities and a defining sense of place which is a positive for all those involved. This should be driven by a quality district plan document. I support the recommended changes of the s42A report, including the provision agreed in the Joint Witness Statement, and the inclusion of additional provisions as set out by Mr Hugo. What we are asking is not a huge shift, but it would make a huge difference to the local community of Omokoroa. I have limited confidence in Council to achieve this and ask you to take this seriously and add some value for the community of Omokoroa and the wider region in regards to the above matters, after all these are the people it affects.

To Who It May Concern

I am the current Chairperson of the Omokoroa Community Board [OCB], serving my third consecutive term as an elected member. I have lived on the Omokoroa peninsular for 15 years, building a home in Lynley Park.

In my role as an OCB elected member I need to make the following observation regards urban development undertaken to date on our peninsular. In doing so while they are my personal views these sentiments are shared in broad context by my fellow board members and an overwhelmingly high percentage of ratepayers who have chosen to call Omokoroa Turangawaewae, the place we feel empowered and connected. In all my deliberations when considering any issue as a board member I come back to the question 'how will this make Omokoroa a better place to live', so more connected to our place.

My experience is that the more recent developments in Omokoroa starting with the Abron Group at Richardson in terms of urban design the outcome can only leave you with the conclusion they sought to do the minimum in terms of what was acceptable as opposed to starting with what was best practice, what was right. The decisions made there have not aged well.

More recently we have the glittering example of Kaimai Views, at the time of development and ribbon cutting shone forth by Council as an exemplar of excellence in modern urban design. If that is the case then why within only 2 years are Council, Developers and elected officials beset with resident's concerns and possible remediation costs for the sake of some additional review of the proposed development by independent experts in high quality urban design.

I believe in our mind that one should only scroll forward or back if it serves you right now. Kaimai Views is not an exemplar, well at least not an exemplar of good urban design, at least according to those who have chosen to make it their home. It could be an exemplar of scrolling back but only if in doing so you challenge yourselves as key decision makers, ask yourself would you do anything differently. If you are unable or unwilling to do thus then step aside as no one thinks Richardson is a shining example of modern urban development, and more and more share those concerns in Kaimai.

As a resident, as an elected official, as a ratepayer with skin in the game I urge those who can make a difference to seize this opportunity to pause and reflect on all further developments on our peninsular, apply your expertise to this window that presents to ensure our place is truly an exemplar of high-quality urban design. We are in your hands.

Peter Presland

Chair Omokoroa Community Board.