

## Further Statement of planning evidence on behalf of Kāinga Ora

15 September 2023

1. I have now had the opportunity to review the memo (dated 8 September 2023) that Mr Morné Hugo prepared and presented at the hearing on 12 September 2023.
2. The Panel has asked for my response to the additional matters of discretion raised in the memo of Mr Hugo.

### Residential Design Outcomes guide

3. I do not support the addition (underlined) made by Mr Hugo to the Advice Note in Section 14A.7, specifically:

*Council's Residential Design Outcomes (RDO) document provides guidance to assist with addressing the matters of discretion, and alignment with the key outcomes of the RDO should be demonstrated as part of the Urban Design Assessment process.*

4. I consider this goes against the purpose of the Advice Note, which is to inform plan users of the existence of the RDO, which provides urban design guidance. For the Advice Note to suggest that a development must tick-boxes is inappropriate, and is the primary concern I raised at conferencing, which was not disputed by Mr Hugo.

### Further matters of discretion

5. Mr Hugo considers that the following matters of discretion should be added to Section 14A.7:
  - a. *The requirement that a comprehensive landscape plan is to be submitted to Council for any developments of 4 or more dwellings, compiled by a suitably qualified person;*
  - b. *A requirement that fencing on all road frontages, have a maximum 1.2m solid fencing, and then any fencing up to 2.0m in height is required to be of a 60% permeable design.*

*c. A requirement that sufficient design variety and material variations are required between adjacent dwelling units in a comprehensive development of 4 or more units to avoid monotonous and repetitive design outcomes.*

6. With respect to point (a), in addition to Rule 14A.4.1(i) (which I do not think provides sufficient landscaping for four or more units but is the applicable landscape rule for the MRZ), I consider that suitable discretion exists within proposed matters 14A.7 and no explicit requirement for a plan compiled by a landscape architect should be required.

7. Through matters in 14A.7(g)(iv), 14A.7(i)(iii), 14A.7(i)(iv) and 14A.7(i)(v) (and 14A.7.9 if Rule 14A.4.1(i) is not complied with), I consider that the proposed matters of discretion provide more than enough scope for the Council to assess the landscaping proposed as part of a multi-unit development, and request a landscape plan if required:

*(g) Development Layout*

*Whether the design and layout of the development:*

...

*(iv) Minimises the visual impact of retaining walls/structures*

*(i) Public Interface*

*Whether the development contributes to a safe and attractive interface with public spaces by:*

...

*iii. Providing building recesses, varied architectural treatment and landscaping to break up the visual appearance of the built form.*

*iv. Retaining mature trees and providing on-site landscaping.*

*v. Comprehensively designing roadscape and front yard private landscaping to achieve an integrated frontage outcome.*

8. With respect to point (b), this is already addressed by Rule 14A.4.2(h), which states:

*h. Height of fences, wall and retaining walls*

...

*ii. Within a front yard (including on a front boundary)*

*The maximum height above the ground level of the relevant boundary shall be as follows:*

- *Fence – 1.2m*
- *Wall – 1.2m*

- *Retaining wall – 1.2m (plus a safety fence if required by the Building Code of no greater than 1m above the highest point of the retaining wall)*

*Except that:*

*The height may exceed 1.2m up to a height of 2m (or 2.2m in the case of a safety fence on a retaining wall) provided that the portion that is above 1.2m has a visual permeability of at least 60%.*

Where front boundary is defined as:

*"Front Boundary" when used in Section 14A (Ōmokoroa and Te Puke Medium Density Residential) and within the definition of "Front Yard" means all of the following:*

- *Road boundary (including the boundary of any structure plan road or designated road or paper road);*

9. Despite a development for four or more residential units automatically requiring resource consent as a restricted discretionary activity, it must still be assessed against all the performance standards, including the fencing/wall standard.
10. With respect to point (c), I consider that matter 14A.7(i)(iii) speaks directly to the point that Mr Hugo is trying to make, specifically:

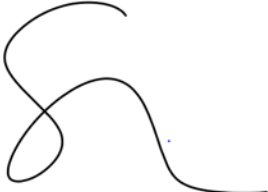
*(i) Public Interface*

*Whether the development contributes to a safe and attractive interface with public spaces by:*

*...*

*Providing building recesses, varied architectural treatment and landscaping to break up the visual appearance of the built form.*

11. I do not think that an additional matter of discretion is required as proposed by Mr Hugo.



**Susannah Tait**  
**28 September 2023**