

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Proposed Private Plan Change 56 to the Matamata Piako District Plan by Lockerbie Estate Limited and Lockerbie Estate No.3 Limited to rezone approximately 78 hectares of land at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street from a Rural Zone (with a Future Residential Policy Area Overlay) to a Residential and Medium Residential Zone with supporting Development Area Plan.

STATEMENT OF EVIDENCE OF MORNÉ HUGO

URBAN DESIGN

4 July 2022

INTRODUCTION

1. My name is Morné Hugo, and I am a Partner / Landscape Architect & Urban Designer at Boffa Miskell Limited, a national firm of consulting planners, ecologists, urban designers and landscape architects. I hold the qualifications of Bachelor of Landscape Architecture with Honours in Urban Design. I am a Registered Member of the New Zealand Institute of Landscape Architects.
2. I have been a landscape and urban design consultant based in Tauranga for over 15 years, providing consultancy services for a wide range of clients around New Zealand, including local authorities, land developers, and the public sector. I have worked in the fields of landscape architecture and urban design for a total of 27 years since graduating from the University of Pretoria in 1994.
3. My experience includes Structure Planning, Master Planning, Detail Design of a variety of project types and scales, as well as the management and coordination of project implementation under NZS3910.
4. I have significant experience in developing structure plans and master plans for residential, commercial, industrial and mixed-use land uses.

Code Of Conduct for Expert Witnesses

5. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note 2014) and although I note this is a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

SCOPE OF EVIDENCE

6. My evidence will cover:
 - (a) My involvement with the development of the proposed Lockerbie Development Area Plan and associated input into the development of the proposed rule framework and housing typologies that form part of the Private Plan Change ("PPC") application.
7. My evidence will provide a focus on issues raised within the submissions, as relevant to my expertise, including:

- (a) Urban design outcomes, the proposed zoning approach and development standards and the appropriateness of the typologies and densities proposed.
8. I confirm that I was commissioned by Lockerbie Estate Limited and Lockerbie Estate No.3 Limited (“Lockerbie”) to provide urban design advice and compile an Urban Design Assessment report to support the PPC application. My Urban Design Assessment Report dated 25 August 2021 has been used to inform my evidence.
 9. My input during the PPC process focused on the urban design aspects relating to the PPC area of the development, to ensure that the proposed Development Area Plan, that includes the plan change zoning and the location of the Lockerbie Precinct (see Figure 1 below), retains the overall design intent and outcomes of the development, which is to remain consistent over the entire project scheme.
 10. I was also involved in a Peer Review Process and updated my Urban Design Assessment report to incorporate feedback from Urbanism + as part of their review of the PPC application.

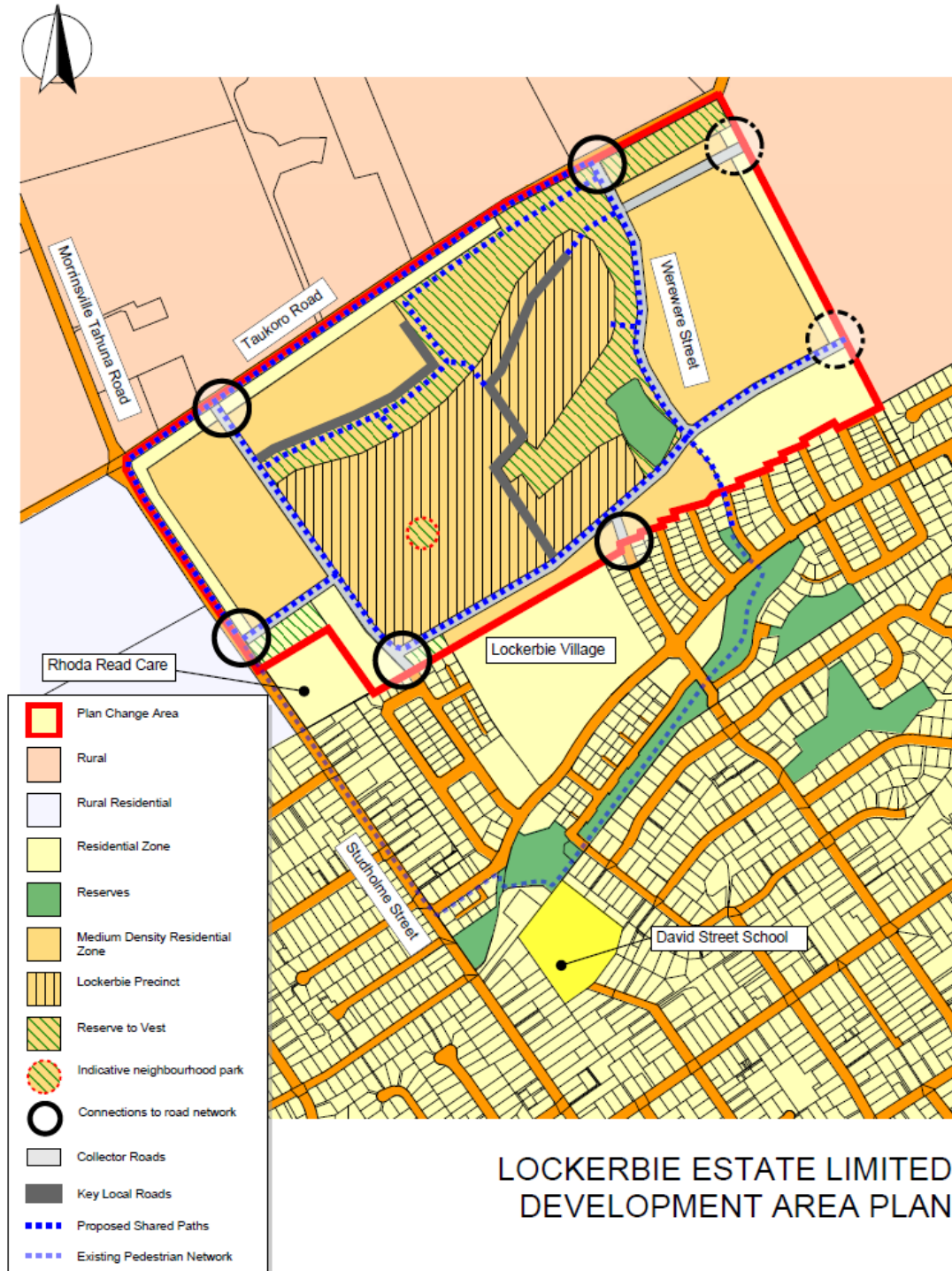


Figure 1 PPC Development Area Plan

11. I have visited the plan change site and surrounding area on various occasions before and during my involvement with the PPC. I have also been involved with the development of the adjacent Lockerbie Retirement Village.

EXECUTIVE SUMMARY

12. As discussed in my Urban Design Assessment and below evidence, the proposed zoning and associated development standards relating to the Lockerbie PPC, offer an appropriate response for the site and surrounding existing and proposed suburban and rural context. The Lockerbie Development Area Plan, and associated rules framework and housing typologies, are fully consistent with professional urban design expectations of a quality masterplan outcome in today's environment.
13. The overall roading configuration, open space network and lot configuration establishes a clear hierarchy of routes for moving through the site, with priority placed on pedestrian and cycle connections to key transport and activity nodes that connects and contributes to the wider open space network and will become the heart of the development providing amenity areas to play, rest, socialise and relax.
14. The PPC, in my opinion, is expected to deliver the required variety of housing choice to support Morrinsville's housing growth over the next 8-12 years and is appropriate in the context of the location of the site relative to the amenity on the northern side of Morrinsville township and it has been designed to incorporate the site-specific features and performance standards required for a successful urban design outcome.

THE PPC PROPOSAL

15. The land is currently zoned Rural within the Matamata Piako District Plan (MPDP) and has been identified for future residential development through the Future Residential Policy Area Overlay that applies to the site. In this statement of evidence, I do not repeat the description of the site, or the plan change and refer to the summary of the application in the evidence of Ms Kathryn Drew, Planner. I understand that the plan change area is planned to provide the bulk of Morrinsville's housing growth over the next decade, if not longer.
16. The developer's vision is to create a high-quality residential neighbourhood that caters for the housing choice needs of the growing population while paying respect to the ecological environment and rural context of the site.
17. Effort has been made to ensure that the proposal achieves an optimal utilisation of the land supply in the context of national and regional policy

objectives as well as the reality of the expected housing market preferences in a satellite town such as Morrinsville.

18. The key features of the proposal are:

(a) A proposed mix of sections sizes and expected housing typologies that are expected to cater for the housing choice needs over the development lifetime of the plan change area. This mix includes:

(i) Larger residential sections at the borders of the site in order to protect the rural interface and enable larger lots that have frontage to Taukoro Road and Tahuna-Morrinsville Road. These sections will utilise the Council existing residential standards but with a larger section size minimum requirement (i.e. 600m²) as well as greater back yard setback requirements, when adjoining rurally zoned land.

(ii) Medium density sized sections through the middle of the site to enable efficient standalone housing with expected variety between single and double garage homes and single and double storey typologies. Duplexes are also provided for. These outcomes are to be achieved via a new medium density zone that has been developed with consideration towards the Council's current infill development standards, albeit with flexibility to go down to a 273m² lot size for standalones and 200m² per unit for a duplex.

(iii) Provision for potential greater intensification in the form of terraced housing (and standalones and duplex's) in the core of the site. This will be enabled via a new 'Lockerbie Precinct' and associated development standards.

(iv) These provisions are designed to ensure that the rule framework and design outcome in the plan change area has durability given that the area is to cater for Morrinsville's growth for many years. The standards for the precinct have been developed with experience and evidence from Hamilton and Tauranga City Councils.

(b) An integrated public amenity offering that provides for a well-functioning neighbourhood and supports increased intensification. This includes:

(i) Open space and reserves areas that integrates with the existing wetland and stream network and enables road edge interfaces to occur at key locations.

- (ii) A walking and cycling network that runs through the plan change area and connects to the recreation and other amenity in the existing Lockerbie Estate development. This network also connects the adjacent roads to the internal network.
 - (iii) A neighbourhood park located in the Lockerbie precinct, combined with mid-block pedestrian connections that break-up block lengths and increases overall pedestrian permeability.
- (c) Wider connectivity and integration between the plan change area and the existing Morrinsville township.
19. The plan change area has also been designed and developed with the same inherent design principles as the existing Lockerbie Estate development that focus on the architecture and landscape quality of the streetscape and the liveability outcome that the resulting built form creates for each site.

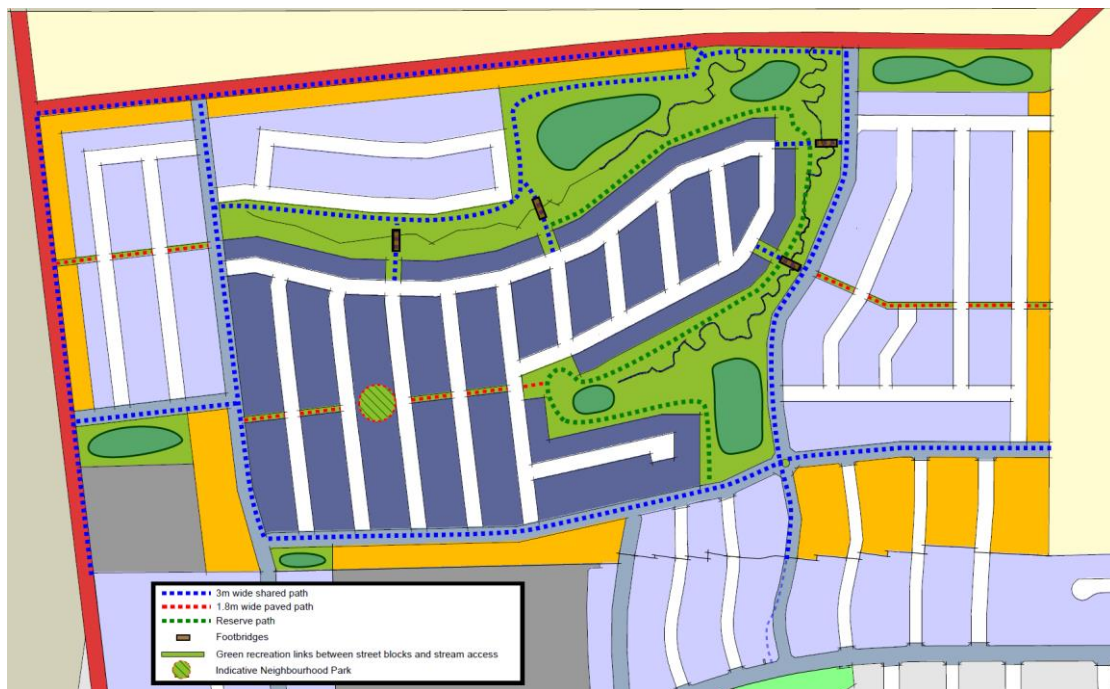


Figure 2 PPC Area Open Space and Connectivity Concept Plan

KEY URBAN DESIGN CONSIDERATIONS

Connections with Existing Suburban Area and Shared Path System

20. As demonstrated in Figure 2, strong north-south vehicular and pedestrian connections are planned to extend from the existing Lockerbie Estate development into the plan change area. This provides connectivity between the plan change area and the existing residential edge of the township which is an area that also includes significant existing or planned amenity.
21. Cycling and open space connections have been maintained in line with the original development masterplan and enhanced and extended to include the western side of the plan change area (as shown in Figure 2). These connections also create opportunity for residents outside of the plan change area to walk or cycle to the site and utilise the amenity provided.
22. A 3-meter-wide shared path system (for cycle and pedestrian use) links to the existing and future road and pedestrian network (as shown in Figures 1 & 2) and provides a functional and safe connection throughout the development and an alternative route for pedestrians and cyclists. The path will either meander through reserves or run between the park and road where the reserves are taken up for planting and stormwater wetlands.
23. This shared path system that follows the ecological and stream boundaries creates a loop around the core medium density precinct. This ensures that residents in the smallest sections who live without significant private outdoor living amenity can easily access the public outdoor amenity provided in the plan change area. This concept is further enhanced by the location of the neighbourhood park within this core medium density precinct.
24. Provision for delivering these connections is enabled by the plan change inserting the Lockerbie Development Area Plan (being Part 9.4) into the District Plan. More specifically, Part 9.4.3 links to Figure 2 and requires shared paths in the locations shown in Figure 2, requires footpaths along Morrinsville-Tahuna and Taukoro Roads, and other pedestrian connections. The timing for delivering this infrastructure is set out Part 9.4.9 – Triggers for Works.

Other setbacks

25. The only design change for residential zoned lots, is that the front yard setback is proposed to be reduced to 3m for residential buildings and 5m for garages (see Rule 3.1.1) so as to maintain a consistent built form outcome where the zoning is Residential on one side of a street and MRZ on the opposite.

Protection of the Rural Interface

26. The rural context is supported by larger residential lot section size minimums at the rural boundaries. These larger sections are proposed via a change to Rule 3.1.2 and the additional of a new Rule (6.3.12) that requires the housing density/minimum lot size to be 600m² in the Residential Zone within the Lockerbie Development Plan Area. There are also additional requirements for a 5m building set-back for side or rear yards when adjoining rural zoned land (see Rule 3.1.1) to further protect the visual intrusion towards the surrounding rural area.
27. While the plan provisions enable greater intensification, the two-storey height limitation¹ minimises the visual impact of the development on the surrounding rural environment.

Future Proof Considerations

28. The proposal supports further growth in the town by providing for roading connections to the east of the site should Council ever intend to develop that area.
29. Additionally, the upgrade of Tahuna-Morrinsville Road and Taukoro Road to an urban form to include footpaths will provide for greater ease of development should the town grow north or west of the plan change area.

Natural Environment

30. Approximately 14 hectares or almost 20% of the plan change area is proposed to be set aside as reserve for both stormwater management and recreation amenity. Seating, additional playgrounds, areas for passive recreation and other street furniture will add to the quality of the space and the overall neighbourhood. The urban design scheme for the Lockerbie PPC area, has been specifically developed to ensure that more intensive built form is located directly adjacent to open space amenity areas and walking and cycling connections are directly accessible.

Site Layout / Road Hierarchy & Network

31. The overall roading strategy consists of a main collector road runs north-south and east-west, creating easy, logical, and efficient vehicle access.

¹ Rule 3.1.1(i) specifies that the maximum height in the Residential Zone is 9m. No change to that limit is proposed in the PPC.

32. Local connector and local roads radiate of that collector road and will organise the neighbourhoods. Wherever possible, preference has been given to a north to south orientation of roads to create lots that are generally orientated east/west to maximise sun exposure to individual developments. This orientation is also consistent with the existing road network to the south of the PPC area.
33. The park-edge road concept is maintained, with the central connector (Werewere Street) meandering slightly in a north-south orientation, providing excellent integration for public use while assisting with safety of these open spaces and managing privacy to lots. The proposed neighbourhood loop road running to the north-west of the stormwater reserve corridor will also be provided with one edge fully open to the reserve.
34. The proposed street network layout has been developed to work with the existing topography. This development approach reflects the existing road layout within Morrinsville township, which is directly adjacent to the development site.

Density / Intensity

35. Lot sizes in the residential and medium density zones are generally consistent with the development density as defined in the initial Lockerbie Estate masterplan and Transurban Urban Design Statement, with lot sizes ranging from 200m² (for a duplex as set out in Rule MRZ-R (11)) to 700m² (for standalone) in these two zones in the PPC area. See Rule MRZ-R (11) for the specific duplex performance standard that covers matter such as site location, minimum net lots size, outdoor living requirements, service areas and a requirement for both units to have frontage to a public road.
36. The framework associated with the Lockerbie Precinct enables increase density to 150sqm lot size (as an average net site area) in the form of a terrace housing typology (see Rule PREC1-R(5) for the Terraced Housing performance standards). By enabling rather than mandating and outcome this Precinct, along with the MRZ, provides the flexibility for the plan change area to respond to the market with respect to this level of density. Table 1 below identifies the proposed standalone housing typologies in the MRZ and the Duplex and Terraced Housing components, that is enabled by the plan change provisions.
37. As noted above, Morrinsville-Tahuna Road, Taukoro Road and eastern boundary interfaces are intentionally sleeved with a proposed Residential Zone with specific provisions to provide an increased section size minimum of

600sqm as well as 5-metre setback adjacent to the surrounding rural zoned land.

38. The different lot sizes create the opportunity for a greater mix of housing typologies. This creates a stronger community as people can stay within their neighbourhood as they upsize or downsize at different stages of their life.
39. The mix of typologies and intensification allows for greater access for the affordable first home buyer market as well as retiree low maintenance options. In the master planned approach at Lockerbie Estate these smaller houses with consistent design principles can blend well within a neighbourhood of family sized homes.
40. The MRZ is considered appropriate in the bulk of the plan change area because the section sizes are already consistently used in Morrinsville's existing residential supply on the fringe of the township. For example, the Lockerbie stage 3 development of 140 sections includes 72 sections between 300sqm and 425sqm. The creation of this new MRZ is primarily to make the application of Council's current infill rules easier to administer for both Council and the developer.
41. While it is not standard practice to have greater intensification on the fringe of a township, the amenity provided on the northern fringe of Morrinsville supports the type of housing envisioned for the MRZ. The greater intensification of the MRZ and associated Lockerbie Precinct is, in my opinion, appropriately located due to it being surrounding by significant open space and reserve areas.
42. The location of the precinct within the plan change area has been well designed with the shared path system that loops around the precinct that connects it to neighbouring amenity. It has also been well located near to public recreation amenity including the neighbourhood park within the precinct area and the significant recreation opportunities that the site is connected to.
43. Furthermore, the precinct is contained within the core of the site where its visual intrusion is minimal to the surrounding area.

Streetscape and Outlook Provisions

44. The streetscape of all residential units excluding middle terraced units will be designed to meet the following performance standards (as set out in Rule MRZ-R1(4):

- (a) Have a minimum 4.5m wide non-garage street frontage where the site has a frontage of less than 15m.
- (b) A 20% clear-glazing minimum requirement on walls facing the street excluding the garage door.
- (c) Primary entrance on the ground floor to face the street.
- (d) A habitable room that faces the street, with a clear glazed window.
- (e) Maximum fencing and heights which ranges between 1.2m and 1.8m.
- (f) Outlook space requirements that have minimum dimensions.

45. These provisions will ensure activity frontage and street surveillance is achieved.

Housing Typologies

46. The following housing typology standards have been developed that will apply to the MRZ and Lockerbie Precinct (as per the Plan Change provisions):

Drawing number	Dwelling type	Front door and room with 20% glazing	Garage	Side setbacks	Minimum lot width
T1	Standalone	1m+3.5m	Single 3m	1.5m+1.5m	10.5m
T2	Standalone	1m+3.5m	Single 3m	1.5m+1.5m	13.5m
	Standalone	1m+3.5m	Double 6m	1.5m+1.5m	13.5m
T3	Standalone on street corner	1m+3.5m	Single 3m	3m+1.5m	12.0m
	Standalone on street corner	1m+3.5m	Double 6m	3m+1.5m	15.0m
T4	Semi-detached	1m+3.5m	Single 3m	1.5m+0m	9.0m
	Semi – detached on street corner	1m+3.5m	Single 3m	3m+0m	10.5m
T5	Terraced middle unit	2m+0m	Single 3m	0m	5.0m
	Terrace middle unit	1.5m+0m	Double 6m	0m	7.5m
	Terrace bookend unit	1.5m+3m	Single 3m	1.5m	9m
	Terrace bookend unit	1.5m+3m	Double 6m	1.5m	12m

47. Housing Typologies T1 to T3 apply to the proposed MRZ, with a minimum lot area of 325m² as a permitted activity or reduced to 273m² through a discretionary activity land use consent approval process.

48. Housing Typologies T4 and T5 apply to the proposed Lockerbie Precinct where a minimum lot area of 150 sqm can be achieved with additional performance standards.
49. As part of the PPC application, the proposed Housing Typologies were pictorially demonstrated as 3-Dimensional models, to provide better clarity and a visual demonstration that the proposed Typology Standards would result in a good urban design outcome (See Appendix A attached and within my Urban Design Assessment report). The images shown in Appendix A are the most aggressive application of the rule framework and are used as evidence that even the most extreme use of the standards will result in a good urban design outcome.

Lockerbie Development Standards

50. A series of bespoke development standards have been compiled for the following zones and the Lockerbie Precinct within the PPC:
 - Residential Zone (Lockerbie Specific Provisions);
 - Medium Density Residential Zone;
 - Lockerbie Precinct.
51. A description of each development standards and commentary on their relevance in relation to the typology descriptions has been provided in the Ms Drew's evidence and is therefore not repeated here in detail.

Building Design, Appearance & Public Realm Interface

52. A comprehensive Development Design Guidelines (Design Guide) has been formulated for the existing Lockerbie Estate development to ensure that high quality architectural, landscape and urban design outcomes are maintained during the development and lifetime of the subdivision. These guidelines will be carried through to the residential and medium residential zones in the plan change area and will be updated to incorporate the additional lot sizes and duplex/terraced typologies enabled by the MRZ and Lockerbie Precinct.
53. While the design guidelines approach is a voluntary choice for the developer to implement, this approach has become accepted common practice for developments undertaking intensification in the Waikato and across New Zealand. Intensification sales are by their nature almost exclusively sold by land developers to builder clients. It is my experience that builders and future residents expect and prefer design controls to protect their investment.

54. The Design Guide includes considerations of visual massing, character, grain (scale), façade, materiality, site fencing and landscape palettes. This is aimed at avoiding repetitive, low quality architectural and landscape outcomes with a focus on lot frontages and streetscape interface.
55. The clustering of Lockerbie Precinct lots directly bordering or adjacent to the park edge boulevard and reserve is an appropriate and functional design response. The approach of balancing higher density development outcomes, with a high level of surrounding open space and environmental amenity is consistent with accepted urban design best-practice.
56. The proposed location of the neighbourhood park in the core of the Lockerbie Precinct provides additional justification for the proposed intensification.

SUBMISSIONS

Housing typologies, density, urban design quality and open space amenity

57. Various submissions raise questions or concerns regarding the proposed housing typologies, density, urban design quality and open space amenity within the PPC area.
58. As discussed in my evidence above, the proposed housing typologies and densities are appropriate to meet the future housing needs of both Morrinsville and the wider region, and provide a high level of choice and diversity for prospective residents, either as first home buyers, professional couples or those nearing retirement age and looking to downsize.
59. In my opinion the proposed housing typologies and housing densities are market appropriate and meet the needs of a wide sector of the current and future population of the district. The proposed PPC clearly aligns with national urban design directives from Central Government, that the housing shortage in New Zealand is an ongoing issue, and the need for high-quality, but affordable housing options is a key driver for increased intensification in both larger cities and their surrounding rural town network.
60. The proposed housing choice and diversity provided for by the proposed Lockerbie PPC, is very well aligned with the National Policy Statement on Urban Design 2020 (NPS-UD) and recently released Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

61. The proposed housing typologies are well-considered, and this balanced with high levels of multi-modal transport connectivity and provision of high-quality open space amenity within the PPC area, will result in a high-quality residential outcome which delivers current and upcoming market needs in Morrinsville and the surrounding district.
62. From an urban design perspective, the range of housing typologies and related open space amenities, provides a very good choice to prospective buyers in terms of lifestyle and meets a variety of budget needs and options for prospective residents in the area.

CONCLUSION

63. In my opinion, the proposed zoning and associated development standards offer an appropriate response for the site and surrounding existing and proposed suburban and rural context. The Lockerbie Development Area Plan, and associated rules framework and housing typologies, are fully consistent with professional urban design expectations of a quality masterplan outcome.
64. The overall roading configuration, open space network and lot configuration establish a clear hierarchy of routes for moving through the site, with priority placed on pedestrian and cycle connections to key transport and activity nodes that connects and contributes to the wider open space network and will become the heart of the development providing amenity areas to play, rest, socialise and relax.
65. I expect the PPC to deliver the required variety of housing choice to support Morrinsville's housing growth over the next 8-12 years. It is appropriate in the context of the location of the site relative to the amenity on the northern side of Morrinsville township. and is designed to incorporate site-specific features with performance standards for delivery of successful urban design outcomes.

Morné Hugo

4 July 2022