

**Before Kaipara District Council**

**In the Matter** of the Resource Management Act 1991 (**RMA**)

**And**

**In the Matter** of an application for Private Plan Change 82 (**PC82**) by **MOONLIGHT HEIGHTS LIMITED** to rezone 39.2 ha of land at Awakino Road, Dargaville from Rural Zone to Residential Zone

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**Evidence of Frank Pierard on behalf of Moonlight Heights Limited**

**Urban Design**

**Dated 21 July 2023**

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## Introduction

1. My full name is Francis ('Frank') Louis Thomas Pierard. I am an Urban Designer at Barker and Associates ('B&A'). I hold a Master of Urban Design (1<sup>st</sup> Class honours) from the University of Auckland and a Bachelor of Landscape Architecture from Unitec, Mount Albert. I am a member of the New Zealand Institute of Landscape Architects and a member of the New Zealand Urban Design Forum.
2. I have approximately ten years' experience working in the fields of urban design and landscape architecture, gained in both the public and private sector in New Zealand. Since 2021, I have been employed as an Associate Urban Designer at B&A. In my current role, I am regularly involved in the preparation of masterplans and / or urban design assessments to support and inform private plan changes. I provide up-front urban design input and advice into a wide range of development schemes for private clients, including multi-unit residential buildings in both greenfield and brownfield environments as well as more traditional greenfield subdivisions across New Zealand. I also regularly provide urban design advice and assistance to Auckland Council on various resource consent applications.
3. Prior to my employment at B&A, I worked for over 3 years as a Specialist and Principal Urban Designer at Auckland Council where I provided urban design advice on various resource consent applications. Prior to that, I was employed by Isthmus Group as an Urban Designer where I worked on a variety of masterplans and urban regeneration developments.
4. Of particular relevance to the matters that will be covered in my evidence, I am or have been a member of design teams for development projects including:
  - a. Mangawhai Hills (Kaipara District), specifically acting as an urban design lead in the preparation of an urban design statement which informed and provided background to the development of a conceptual site structure plan prepared to support the implementation of a proposed private plan change which sought to

rezone approximately 220ha of rural zoned land to residential zoned land.

- b. Silverdale West (Auckland), specifically acting as the urban design lead in the preparation of an urban design statement and masterplan to support the implementation of a private plan change to rezone approximately 129ha from Future Urban zoned land to Business – Light Industry zoned land.
  - c. Pilkington Plan Change (Auckland), specifically acting as the urban design lead in the preparation of an urban design assessment to support the rezoning of approximately 7.35ha of Business – Light Industrial zoned land to Business – Mixed Use zoned land.
  - d. Rotokauri masterplan (Hamilton), specifically acting as the urban design lead in the preparation of a masterplan prepared in response to an existing structure plan which would see the implementation of approximately 2000 – 3000 new dwellings, a new open space network, educational facilities and commercial facilities.
  - e. Assisting with urban design matters and the preparation of evidence for Plan Change 63 and Plan Change 64 which sought to rezone a series of properties located on New North Road, Mount Albert (Auckland), from Business - Town Centre zone to Business - Mixed Use zone.
  - f. Auckland urban design reviews, specifically acting as a consultant urban designer reviewing resource consent applications for a range of residential, commercial and mixed-use schemes on behalf of the Urban Design Unit, Auckland Council.
  - g. Urban design lead providing urban design advice and urban design assessments for numerous residential, commercial, and mixed-use development schemes across New Zealand.
5. I was instructed by Moonlight Heights Limited in 2022 to provide urban design input and an urban design assessment to support a Private Plan

Change ('PC82') which seeks to rezone approximately 39.26ha of 'rural' zoned land to 'residential' zoned land. I am familiar with the area to which PC82 relates. I have visited the site and surrounds on one occasion, 26<sup>th</sup> January 2022.

6. Although this is not a hearing before the Environment Court, I record that I have read and agree to and abide by the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. This evidence is within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses as presented to this hearing. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

### **Scope of Evidence**

7. My evidence will address the following:
  - a. Site context;
  - b. A description of the proposal;
  - c. Urban design outcomes;
  - d. Precinct plan and provisions;
  - e. Urban design effects;
  - f. Response to submissions;
  - g. Response to s42A Report; and
  - h. Conclusion.

### **Site Context**

8. The PC area has a total area of 392,610.4m<sup>2</sup> (39.26ha) and applies to a number of properties located at Awakino Road (refer to Records of Title, Appendix 1 of the lodged application) of which Moonlight Heights Limited is a significant owner. The PC area adjoins Awakino Road and the following

existing 'residential' zoned properties to the west: 119, 121, 125, 127, 129, 131, 133, 137, 139, 141, 143, 149 and 155 Awakino Road. These residential properties are largely in the realm of 1000m<sup>2</sup> sites and typically include one primary residential dwelling per parcel. The PC area adjoins existing 'rural' zoned land to the east which is currently used for agricultural purposes. This land also contains an existing 50kV Electricity Transmission Line. The eastern boundary has been defined by an existing 'flood hazard overlay' which aligns with the 4m reduced level topographical contour. The PC area adjoins the Dargaville Landfill (Designation 34 / D34) to the north which is also zoned 'residential'. The balance of the northern boundary adjoins existing 'rural' zoned land which is currently within the applicant's ownership. The southern boundary adjoins existing 'rural' zoned land which largely comprises open pastoral land along with a network of existing streams and wet areas.

9. The PC area has reasonably regular geometry with the exception of the eastern boundary and the 'missing teeth' associated with those parcels excluded from the PC area which front Awakino Road. The topography is also reasonably level with the exception of a steep change in elevation of approximately 26m close to the eastern boundary where extensive views could be captured toward the Wairoa River and hinterlands beyond. There is also a change in level of approximately 15m near the southern boundary where the land falls toward an existing stream / wet area.
10. With reference to the Ecologist Assessment (Appendix 6 of the lodged application) and the evidence of Mr Warden and Ms McGrath, there are a number of existing natural and ecological features, some of which are proposed be retained, protected and enhanced through the proposed precinct provisions. These features include but are not limited to: wetlands, wet steep areas, ephemeral streams, intermittent streams, artificial drains, existing native vegetation and existing exotic vegetation.
11. As part of the initial site analysis, a series of high-level development opportunities and constraints were identified. The natural features which could be identified as opportunities and / or constraints include:

- a. The wetlands and streams scattered across the site, predominantly toward the east and south;
  - b. The existing topography which incorporates significant areas of flat land which could enable efficient development and the significant change in elevation toward the east and south which could constrain development but enable a high-quality outlook.
  - c. The existing native vegetation which could contribute to the quality, amenity and sense of place associated with future development.
12. The interfaces and other elements within and beyond the PC area that could also be identified as opportunities and / or constraints include:
- a. The interface with Designation 34 / Dargaville Landfill;
  - b. The interface with the natural hazards flood zone to the east;
  - c. The interface with the rural zoned land to the south;
  - d. The interface with Awakino Road to the west; and
  - e. The parcel of land which currently accommodates the proposed southernmost road connection onto Awakino Road (stipulated on the Proposed Precinct Plan ('PPP')). This parcel is classified as 'Road Reserve' ('RMU13') within the Kaipara District Plan.
13. The PC area is well served and readily accessible to surrounding amenities. The following amenities have been identified as being reasonably proximate to the PC area:
- a. Dargaville Primary School is located approximately 1.7km / 22-minute walk to the south-west;
  - b. Selwyn Park Primary School is located approximately 1.4km / 17-minute walk to the south-east;
  - c. Dargaville Intermediate is a 1.7km / 20-minute walk to the south-west;

- d. Dargaville High School is a 1.2km / 15-minute walk to the south-west;
- e. Dargaville Hospital is an 850m / 11-minute walk to the south;
- f. Selwyn Park is a 1.4km / 18-minute walk to the south;
- g. Dargaville town centre and the Wairoa River are both approximately 2.0km / 23-minute walk to the south.

## **Description of the Proposal**

- 14. PC82 seeks to rezone approximately 29.26ha of 'rural' zoned land to 'residential' zoned land and introduce a precinct ('Awakino Precinct') to the Kaipara District Plan that will apply across the PC area. The proposed precinct contains a suite of objectives, policies and rules which have been designed to guide future development in accordance with good urban design outcomes.

## **Urban Design Outcomes**

- 15. Through the development of the PPC, the following urban design outcomes were identified to guide the development of relevant objectives, policies, rules and assessment criteria within the Awakino Precinct:
  - a. The block structure should respond to the topography and climatic conditions of the site, such as solar orientation and prevailing winds;
  - b. The block structure should provide flexibility to enable the delivery of a range of housing typologies that can respond to evolving community and market demands;
  - c. Public streets and open spaces should be well connected, legible, safe and enhance environmental and ecological values;

- d. Where private development will likely adjoin future public open space, this should still result in a safe, positive and open edge condition; and
- e. Future development should be designed to ensure high quality on-site amenity, privacy and access to sunlight.

### **The Proposed Precinct Plan ('PPP')**

16. The PPP that accompanies the PPC identifies certain elements that will be required as part of any future development. These elements were conceived in response to the identified urban design outcomes within paragraph 15. The specific elements include:

- a. A primary 20m wide 'Loop Road' which has been designed to respond to the existing topography and establish a foundation for future development patterns which would logically take the form of a series of north south local road connections.
- b. A central 'neighbourhood park' which has been sized and designed in response to the anticipated residential catchment. This element has a minimum of two public road frontages to ensure continued activation and passive surveillance from publicly accessible locations which aligns with positive Crime Prevention Through Environmental Design ('CPTED') outcomes.
- c. A north south 'green street' which could result in an ecological corridor between open space areas to the north and south of the PC area. This element will also help to reinforce a desirable north south development pattern / block structure. Design elements that could be incorporated within the design of this street include:
  - i. Stormwater treatment devices such as swales or rain gardens;
  - ii. Native street trees of a size and species' that could provide a canopy cover within the PC area and form an ecological

corridor between open spaces, contributing to the biodiversity within the local area; and

- iii. A 3m shared pedestrian / cycle connection located on the eastern side of the road which align with the indicative neighbourhood park.

17. In my opinion, the key elements identified above will assist in securing the desired urban design related outcomes. Specifically, these elements will:

a. Assist with establishing a block structure that will:

- i. Respond positively to the topography and climatic conditions of the site including solar orientation;
- ii. Provide flexibility to accommodate a range of housing typologies which will be determined at the time of development;
- iii. Be clear and legible and will facilitate positive interfaces between dwellings, properties and the street(s) which would ideally result in 'fronts' facing 'fronts' and 'backs' facing 'backs';
- iv. Enhance environmental and ecological values of the site; and
- v. Encourage 'park edge road' conditions, most notably around the 'neighbourhood park' and existing hydrological elements which will be retained through the proposed precinct provisions.

### **Proposed Precinct Provisions**

18. A comprehensive suite of objectives, policies, rules and assessment criteria have been proposed to establish site specific provisions pertaining to future subdivisions, residential amenity, connectivity, ecological integrity and open space. The full suite can be found within the evidence of Ms McGrath

19. In my opinion, the proposed precinct provisions in combination with the specific site elements stipulated within the PPP identified in paragraph 16, will provide a robust framework to achieve the urban design outcomes identified in paragraph 15 as part of any future development within the PC area.
20. Specifically, the following provisions directly relate to the urban design outcomes sought:
- a. **13.13A:** Specific dimensions are proposed for each development block to reduce the requirement for rear sites and provide public road connections at regular intervals. This will contribute to a well-connected and legible street network that facilitates 'fronts' facing 'fronts' and 'backs' facing 'backs'.
  - b. **13.13A:** A specific quantum, dimension and location has been identified for future open space requirements. This will ensure that sufficient, usable and functional recreation areas / open spaces will be provided as part of any future residential development.
  - c. **13.10.7:** Specific setbacks have been identified in relation to wetlands, rivers and adjacent rural zoned land. These have been provided to ensure future residential development will not result in any significant adverse effects on neighbouring properties and existing natural features.
  - d. **13.10.11:** Specific rules have been identified regarding the quantum, functionality, privacy, sunlight access and general amenity for private outdoor space.
  - e. **AHP-P3:** Policies have been identified regarding the protection, enhancement and management of existing natural ecological features.

## Urban Design Effects

21. The PC area will see a significant change in character due to the different development outcomes associated with a change from 'rural' to a 'residential' land use. This change has been signalled in the Kaipara Spatial Plan (Part 2 – Dargaville Spatial Plan), and, in my opinion, will result in an opportunity to establish new, high-quality dwellings to support the growth of Dargaville.
22. There are a number of specific subdivision controls included within the proposed precinct provisions which will help to promote a range of good urban design outcomes as part of any future development. Some of the key controls are identified and assessed below:
23. **13.13A(8.C):** Every urban block has:
  - a. A maximum length of 250m.
  - b. A maximum perimeter (bounded by roads) of 750m.
24. This control will help to establish a block structure which has the flexibility to respond to existing site constraints (such as topography) which may require larger lot sizes (i.e. toward the eastern and southern boundaries). These dimensions are not a requirement and it's likely that many of the blocks will not require the full 750m perimeter where there are less topographical constraints. As such, I would anticipate that having a suite of maximum dimensions will help to promote a more walkable and connected neighbourhood through the provision of road corridors located at regular intervals. The proposed dimensions (250m length maximum) also encourage the provision of rectangular shaped blocks. This aspect, in combination with the key connections stipulated on the PPP, will assist in establishing a series of north south orientated blocks enabling most lots to achieve either an eastern or western solar aspect.
25. **13.13A(9,10):** Any subdivision within the Awakino Precinct, where the site contains an indicative neighbourhood park shown on the Awakino Precinct Map 1 shall:

- a. Provide, legally establish and manage on an on-going basis as part of the subdivision, a neighbourhood park that shall:
  - i. Be no less than 3000m<sup>2</sup> in net site area for the provision of a children's play area.
  - ii. Be located in general accordance with the indicative neighbourhood park shown on the Awakino Precinct Plan Map 1.
  - iii. Include flat open spaces suitable for a range of informal recreational.

26. The proposed neighbourhood park has been located adjacent to two road connections: the proposed 'loop road' and the proposed 'green street'. This design decision will ensure that any future neighbourhood park will have at a minimum two active public edges. This is typically considered to be a preferred urban design response to maximise the amenity value associated with these spaces to the wider public and community. Public road frontages can also result in a greater degree of activation and passive surveillance due to the level of exposure to the general public achieved. These responses will contribute to the sense of safety in these areas and encourage their on-going use.

27. The neighbourhood park has also been positioned in a reasonably central location within the PC area, enhancing its accessibility for future residents. It has also been designed to achieve a northern aspect which will ensure good access to sunlight contributing to the amenity it will provide within any future development.

28. **13.13A(14)**: Any subdivision within the Awakino Precinct shall construct and establish a green street (to vest as public road) located in general accordance with the indicative green street shown on the Awakino Precinct Map 1, where:

- a. A minimum of 8 locally eco-sourced indigenous trees, of a minimum planter bag size of 160L shall be planted on each side (16 in total) of the green street within the road reserve; and
  - b. A cycleway and footpath shall be established to connect to any neighbourhood park.
29. This control will establish a multi-purpose north south road alignment which has a focus on encouraging biodiversity through the provision of large grade indigenous and locally sourced specimen trees. The larger grades afforded to these specimen trees (160L) will also help to provide immediate impact upon time of planting and result in positive amenity effects.
30. The proposed 'green street' has been designed to encourage active modes of transport (i.e. walking and cycling) within the future development through the provision of a dedicated pedestrian / cycleway that connects the open space area / existing wet areas to the south with the proposed neighbourhood park and existing stream and associated riparian planting to the north.

### **Potential Streetscape Effects on Awakino Road**

31. In my opinion, any urban design related adverse effects pertaining to the existing streetscape amenity associated with Awakino Road will be minimal for the following reasons:
- a. A series of existing smaller 'residential' zoned lots already front Awakino Road resulting in an existing fine grain development pattern. In my view, these lots will provide an appropriate transition for future residential land further east;
  - b. The portions of the PC area which will be visible from Awakino Road will seamlessly tie in with the existing 'residential' zoned lots creating the effect of a contiguous 'residential' block in this location; and

- c. The primary discernible change will be the two public road connections / intersections that will provide access to the PC area from Awakino Road. These two intersections will be located approximately 220m apart, therefore, I do not anticipate any significant adverse effects pertaining to walking and cycling provisions.

### **Potential Effects on Neighbouring Properties**

32. In my opinion, any potential urban design related adverse effect associated with the PPC onto neighbouring properties will be minimal and / or successfully mitigated through the proposed precinct provisions. Future development will also be subject to various boundary setbacks including: setbacks from the Rural Zone of 3m, setbacks from Wetlands and rivers of 10m (some of which are located along the PC area boundaries with neighbouring properties) and setbacks from side and rear yards of 1.5m. These setbacks have been designed to mitigate any potential adverse amenity effects onto existing neighbouring properties.
33. With specific regard to the existing properties located adjacent to the proposed 'loop road' I provide the following assessment:

#### **155 Awakino Road**

34. This site is located directly south of the northernmost proposed 'loop road' connection. This site is currently vacant of any dwellings. Should the site remain vacant at the time when the proposed 'loop road' is constructed, there will be no adverse urban design related effects.
35. The current interface comprises livestock boundary fencing which is low level and visually permeable. In my opinion, this existing treatment will maintain an open and positive edge condition to any future public road to the north without resulting in any adverse effects pertaining to privacy and residential amenity.

## **133 and 137 Awakino Road**

36. These two sites are located directly adjacent to the southernmost proposed 'loop road' connection onto Awakino Road. As it stands, both of the existing dwellings will present side elevations to this proposed road connection. Both of their primary outdoor living spaces are located toward the east / rear of the dwellings, therefore, change will primarily be experienced along the side boundary(s) as the adjacent site changes from a driveway to a public street.
37. The site in which the proposed 'loop road' will be located contains a driveway with an approximate width of 5m. It would be reasonable to assume that the adjacent dwellings already experience vehicles accessing the existing rear sites in close proximity to their outdoor living spaces, albeit much lower volumes and regularity than what could be expected from a fully public road connection.
38. The parcel of land which the 'loop road' is proposed to connect to Awakino Road is classified as 'Road Reserve' ('RMU13') within the Kaipara District Plan, therefore, a road connection in this location is anticipated.
39. 137 Awakino Road currently has a low-level picket fence along its southern boundary while 133 Awakino Road currently has a mid-height fence along its northern boundary. In my opinion, both fences in their current condition will be insufficient to provide either visual privacy to the rear outdoor living spaces or a positive and open edge condition to the street when the proposed 'loop road' is constructed and becomes operational.
40. In my opinion, an appropriate boundary treatment that could assist with mitigating any potential adverse privacy and amenity effects while maintaining a positive and open street condition would comprise a low-level fence typology for the first 10m – 15m from Awakino Road which then transitions up to a mid-height, visually permeable fence typology for the balance of both sites. This would retain some degree of privacy for existing residents while providing a balanced open edge condition to the future public realm.

41. With a change of fence type along the boundary with the proposed loop road, the properties at 133 and 137 Awakino Road would then transition to a residential condition commonly associated with properties located on street corners in residential neighbourhoods.

## **Response to Submissions**

42. I have reviewed the urban design related submissions pertaining to the PPC and have paraphrased the key elements for ease of reference below:

- a. Concerns were raised regarding the current lack of playgrounds for children in the local area that are of a reasonable quality. It was requested that a walking track / park with trees and a children's playground was incorporated within the PPC.
- b. Concerns were raised regarding the reliance on both Council infrastructure and infrastructure located within privately owned land outside of the applicant's ownership (i.e. proposed road connections).

43. With regard to point 42.a I make the following comments:

- a. An indicative neighbourhood park of approximately 0.3ha has been provided, close to the centre of the PC area. As part of the plan change process, it is not feasible to ascertain specific design elements. Notwithstanding, proposed rule: 13.13A(10.a) stipulates that the provision of a children's play area is required within the neighbourhood park.
- b. Further, the proposed neighbourhood park has been sized to accommodate the following key elements:
  - i. Play space;
  - ii. Flat, unobstructed, kick-around space for informal games (30m x 30m);
  - iii. Areas for socialising and respite;

- iv. Landscaping;
- v. Specimen trees; and
- vi. Furniture.

44. With regard to point 42.b I make the following comments:

- a. This matter was tested during the initial design process undertaken to inform the PPP and key infrastructure / roading requirements. Should the parcels of land which do not fall within the applicant's ownership be removed from the PC area, I would anticipate the following amendments to the road structure:
  - i. The southern most extension of the indicative 'loop road' would be removed as currently illustrated within 135 Awakino Road; and
  - ii. The remaining stub associated with the indicative 'loop road' within the applicant's land (Parcel ID: 8132262) would then connect with the indicative 'green street' and form a 'loop' back to a single point of entry to the PC area located within 159 Awakino Road.
- b. Should the above amendments be required, a block structure which enables 'fronts' facing 'fronts and 'backs' facing 'backs could still be readily achieved. The only disadvantage I see would be the slight reduction in connectivity due to the loss of the second road connection / entrance point to the PC area from Awakino Road. Overall, I remain confident that a good-quality urban design outcome could still be achieved should this connection be removed.

### **Response to s42A Report**

45. I have reviewed Council's S42A report in detail, where discussion has been focused on urban design related matters.

46. Within paragraph 141, Ms Buckingham states that the proposed policy outcome of having building mass orientated towards the street does not appear to be reflected in the rules.
47. I note, policy (PRCC1-P2(1.i)), has subsequently been removed from the precinct provisions. In my opinion, this policy could be more appropriate for a higher density urban environment which is unlikely to occur in this location. I am of the view that the remaining policies associated with PREC1-P2 are sufficient to promote and achieve a streetscape environment that has good activation and passive surveillance.
48. Within paragraph 195, Ms Buckingham raises concerns regarding the ability to subdivide to 2,500m<sup>2</sup> site sizes which could result in large lots spread across the entire precinct area. She also notes that this could be considered an inefficient use of flat land in close proximity to the town centre. Ms Buckingham recommends that proposed Rule 13.13A(8.b) should be deleted from the precinct provisions.
49. I agree with Ms Buckingham's recommendation. In my opinion, providing an average net site area of 600m<sup>2</sup> enables some larger allotments in locations which have greater topographical constraints, for example, within the eastern portion of the PC area. It also enables smaller allotments in more appropriate locations, for example, around the proposed neighbourhood park. In my opinion, this provides flexibility for future development to respond to existing site constraints and market demands.
50. Within paragraph 197, Ms Buckingham states that the proposed policy outcome of having landscaping treatment at the rural zone interface and neighbouring properties does not appear to be reflected in the rules.
51. In my opinion, the interface between existing 'rural' zoned land and existing 'residential' zoned land requires different treatments and provisions. Below, I provide further assessment of each interface associated with the PC area in relation to Ms Buckingham's comment identified in paragraph 50.
52. An ecological assessment has been prepared to support the proposed private plan change by Rural Design, dated June 2022. This report identifies

a number of wet areas and streams which have been integrated within the PPP and associated provisions. Many of these elements are located along the southern and eastern boundaries which also happen to interface with the existing 'rural' zoned land. Each of these elements requires a 10m offset / riparian margin which could be planted with soft landscaping in the future.

53. The eastern boundary associated with the PC area covers a total distance of approximately 485m (as a straight line). With the required 10m offsets / riparian margins, approximately 230m / 47% of this entire interface will be retained as open space which could be planted with soft landscaping in the future.
54. The total quantum of wet areas / streams associated with the southern boundary is not as great as the eastern boundary. Notwithstanding, the two streams, three wet areas and existing archaeological feature<sup>1</sup> which do interface with the southern boundary, will still result in additional pockets of open space that could be planted in the future.
55. The northern boundary also interfaces with existing 'rural' zoned land. This adjacent property is currently owned by the applicant. Rule 13.10.11(2.c) stipulates that a dwelling is a permitted activity if the private open space meets the following: c) is located on the east, north or west side of the dwelling. A typical development response for lots located along an interface of this nature could likely orientate private open space toward the north of a dwelling in order to maximise solar aspect for residential amenity. This could therefore result in additional building setbacks above and beyond the 3m requirement from the 'rural' zone (13.10.7(3.e)). Rules 13.10.11(2.a) and (2.b) also stipulates the minimum dimensions required for private open space. These include a minimum total area of 20m<sup>2</sup> and a minimum dimension of 4m. In my experience, these dimensions provide sufficient space to accommodate a functional private open space that can also comfortably accommodate soft landscaping in the future.

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<sup>1</sup> The existing archaeological feature requires a 20m setback for all buildings.

56. The western boundary of the PC area interfaces with existing neighbouring 'residential' properties. In my opinion, the proposed yard requirements in combination with all other standard bulk and location controls will sufficiently manage potential adverse effects which could arise between residential properties.
57. I also note, Rule 13.10.13 Building Coverage, stipulates a maximum coverage per site of 45%. This means that 55% of all allotments will remain visually open and have the ability to accommodate soft landscaping in the future as viewed from both the existing 'rural' and 'residential' neighbouring properties.
58. Rule 13.10.8 of the Kaipara District Plan Residential Zone requires a 300m setback for residential development from the existing designated transfer station located north of the PC area. In my view, any future development within the PC area within the 300m setback would maintain adequate visual amenity in relation to the designated transfer station subject to the recommended provision of a 2m planted buffer along this interface.
59. Within paragraph 156, Ms Buckingham refers to the urban design outcome within the precinct provisions: integrate well with adjacent sites and enable adjacent land owner's efficient and logical development opportunities. My quoted encouragement of integration as a general proposition does not extend to creating road connections which are inappropriate due to other factors including steep contours and the presence of a stream along the southern boundary of the PC area.
60. Further, the existing stream corridors and wet areas located around the eastern and southern boundaries of the PC area also require setbacks that contain revegetation as per the proposed precinct provisions Rule 13.13A. This could assist with visually integrating any proposed future residential development with the existing more natural and rural settings to the east and south.
61. I consider the extent of connections currently proposed, provides adequate opportunities for integration with adjacent properties to the extent that existing site constraints permit.

62. Within paragraph 187, Ms Buckingham recommends the removal of sub clause 2 from rule 13.14.4 which removes the ability for a controlled subdivision in the Awakino Precinct to utilise on-site water tanks if connection to public water supply is not available.
63. On-site water tanks are defined as ‘buildings’ within the Operative Kaipara District Plan, and as such are subject to standard bulk and location controls. They are not permitted within front yards where they could otherwise have implications on urban character. They are also not permitted within the defined dimensions associated with the private open space provisions which could have implications on functionality and on-site amenity.
64. In my opinion, the proposed bulk and location controls are sufficient to mitigate any potential adverse effects on urban character from the provision of on-site water tanks.

## **Conclusion**

65. In my opinion, the proximity of the PC area in relation to a range of services and amenities including existing schools and the Dargaville Hospital, make it well suited for residential purposes should this plan change be granted.
66. A significant portion of the PC area has limited topographical constraints which is well suited for residential development. Where significant topography is located, this provides an opportunity to provide high-quality outlook and a well-connected and integrated open space network.
67. The PPP and relevant objectives, policies, rules and assessment criteria will establish a robust framework to secure good urban design outcomes for any future residential development within the PC area.

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**Frank Pierard**

Dated 21 July 2023