

Timothy Williams – Response to Matters Raised by Ms Leith in her Summary of Evidence

1. To assist the hearings panel I have provided the following comments in response to matters raised by Ms Leith.

Given the submitter states that subdivision design is already being advanced, I would like the submitter to consider whether retention of views could occur through imposition of development controls for only a portion of the walkway.

2. I note the submitter is willing to volunteer a setback of 4.5m from the reserve boundary. This would apply along the entire reserve boundary. I also note additional cross sections have been prepared that identify the restrictions as recommended in the s42a report will have little additional benefit over and above the controls as notified and as volunteered.

4. In my opinion the natural place to focus on retaining views would be in the vicinity of where Mataraki Place joins the walkway and reserve as this is a natural node/junction in the walkway. There is also a natural desire line in this location where people at present cut through the submitters land from Mataraki Place to McLeod Avenue.

5. The reserve in this location effectively provides for a viewshaft by virtue of its shape which I believe is also intended to signal a potential connection into the future street network of the subject site. Therefore, taking this into account in my view it is not necessary to formalise any specific restrictions as the natural shape of the reserve will ensure this occurs anyway.

I would also like an alternative minimum density and maximum lot size to be considered by the submitter.

6. I still maintain the view that the subdivision process and objectives and policies as highlighted in my evidence provide appropriate guidance to encourage and or require lots sizes and densities commensurate to that anticipated in a medium density environment.

7. However, as noted in the legal submissions the method commonly used to manage density is a dwelling per hectare control, either net or gross, typically with a range factored into the control. This approach ensures an overall density aligned with that anticipated for the zoning is achieved whilst providing flexibility to allow site constraints and other factors to be taken into account.

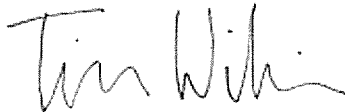
8. I note in this respect Shotover Country, Northlake and Plan Change 44 – Hanley Downs all adopt density controls based on a dwelling per hectare ratio.
9. In my view if a density provision is to be imposed, adopting a density per hectare control would be my preferred approach. However the appropriate density needs to relate to the development capacity of the particular site. That assessment has not been carried out but it is unlikely that 25 dwellings per hectare is reasonably achievable.

I consider that there may be merit to these changes, subject to a change to Policy 8.2.2.3 to include the design of the garage as a consideration,

10. Given the design of garages can influence its impact on the street I would support adding design into the re-worded policy as drafted it in my evidence. A suggested amendment is detailed below (addition underlined)

~~*Avoid street frontages dominated by garaging through measures including not locating garages forward of the front elevation of the residential unit, use of two separate doors to break up the visual dominance of double garages or use of tandem garages or locating a second storey over the garage to enhance passive surveillance and street activation.*~~

Manage the potential for garages to dominate the streetscape through consideration of their design and proximity to the street boundary.



Tim Williams

12th October 2016