

**BEFORE THE SELWYN DISTRICT COUNCIL HEARINGS
PANEL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Plan Change 76
by Dunweavin Ltd
on the Operative Selwyn District Plan.

**SUMMARY OF EVIDENCE OF NICOLE LAUENSTEIN
(URBAN DESIGN)**

QUALIFICATIONS, EXPERIENCE AND CODE OF PRACTICE

1. My name is Nicole Lauenstein. I have the qualifications and experience in my field of expertise as set out in my evidence in chief. I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses Code of Conduct for Expert Witnesses contained in Part 7 of the Environment Court Practice Note 2014.

URBAN FORM, CHARACTER AND AMENITY

2. PC 76 is located within a FUDA and contributes to a well-functioning and compact urban form for Rolleston. It is consistent with the intent of the Rolleston Structure Plan and in accordance with good Urban Design Practice.
3. There is general agreement that the proposed site integrates well with the surrounding environment and will be visually perceived as an extension to the existing and new proposed residential subdivision of a similar scale and density. Within this context the proposal does not trigger any apparent conflict with surrounding sites and their activities, nor will there be any negative aspects from existing activities in the immediate surrounds on the proposed residential amenity of the site.
4. The ODP is underpinned by a concept design that extends the surrounding residential character of development into and through the site. The proposed development has been designed from the ground up around a central neighbourhood park which enhances the amenity of the proposal as it allows for generous tree planting, and provides a central focal point for the development. The layout can create a high amenity residential streetscape and generally encourages slow traffic movements to support residential living. A fine grain local road network offers a high level of internal connectivity and well located connections to the wider neighbourhood.

SECTION 42 REPORT

5. From an urban design perspective, there are only a few minor matters to be addressed related to road alignments, pedestrian/cycling overlaid with the green network, and the retention and integration of site specific features.

Revised ODP

6. In response to requests from Council, and in consultation with our own traffic engineer, the ODP has been revised to include:
 - a) A reference regarding 'frontage upgrade' along the full extent of East Maddisons Road
 - b) A direct east-west secondary road connection.

The access point has been positioned in a central location on East Maddisons road to achieve a balanced distribution. This is the preferred location from an urban design perspective as it leads directly to the central green space and when combined with the north south secondary road provides a clear structure for the development
 - c) Key pedestrian and cycle connections

A direct connection within the east – west road corridor and an additional shared pedestrian/cycle 'green link' in the south-west corner of the site have been added to enable future connectivity to PC area 70.

7. Not included in the revised ODP is a possible additional road access point located at the north east corner of the Site. This would form part of the local roading (network not shown at ODP level). However, the shared pedestrian/cycle/green link shown on the ODP in this location remains and can be future proofed to ensure vehicular access can be incorporated, if required at subdivision stage.
8. I am aware of the submission by the Moynihan's (627 East Maddisons Road) and can confirm that the revised ODP has taken their requests into account apart from the removal of the MD area along the northern boundary. I do not expect there to be any negative effects from a medium density area along this boundary as the adjacent Zoning is LZ and highly compatible with an MD environments and due to the fact that the MD would be located to the south. I understand that the this request from SDC is more a procedural matter based on the desire to keep any potential effects internal to the PC site

Remaining Matters – natural features and character

9. There is a minor disagreement in the description of the existing character of the site. The Site contains a water race, clusters of mature trees and shrubs, and several rural shelterbelts around the perimeter of individual properties, giving it a sense of enclosure. These are consequence of the rural activities and typical features within the context of rural lifestyle blocks, but I would not consider them strong natural features. In particular the water race is a manmade element and part of rural infrastructure. I do agree that they all contribute to the amenity and character of site but most of them are not compatible with a higher density residential development.
10. As I set out in my main evidence, a water race is not compatible with residential environment for several reasons:
 - a) Technical and practical concerns
 - b) Issues around water flow
 - c) Health and safety concerns
 - d) Limited opportunities for pedestrian and cycle movement across
 - e) Ongoing maintenance and related costs.
11. Ms. Wolfer suggests to integrate the water race into a north-south, and then east-west, green corridor, or to align it within a road corridor. This presents a possible aesthetic solution, but does not take the above concerns into account. The only place where parts of the water race could be expressed without conflict, is in the neighbourhood park. If, and how, this can be integrated is a matter for detailed design. For the purpose of the ODP I would recommend NOT to include the water race.
12. Apart from the retention of existing mature specimen trees where they can be suitably integrated, retention of rural infrastructure would be inappropriate in my view. Instead, through the introduction of a large reserve, some open character will be retained and, through careful street alignment, new viewshafts to the Port Hills will be created. This will enhance the overall amenity of the proposal and create tangible connections to the landscape features of the wider district.