

**BEFORE THE WAIKATO DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act  
1991

**AND IN THE MATTER**

Private Plan Change 20 – Lakeside  
Developments 2017 Limited

Evidence of Patrick John Baxter

Private Plan Change 20 - Lakeside Developments 2017 Limited

February 2018



## INTRODUCTION

1. My name is Patrick (Paddy) John Baxter. I hold the qualifications of Bachelor of Science in Geography and a Diploma in Landscape Architecture. I am a member of the New Zealand Institute of Landscape Architects and a Registered Landscape Architect. I am a Director of Baxter Design Group Ltd (BDG), a Queenstown based consultancy specialising in Landscape Architecture, Urban Design, Master-planning and Landscape Planning.
2. I have read the Environment Court's Consolidated Practice Note 2014 relating to the Expert Witness Code of Conduct. I have complied with the Code of Conduct in preparing this evidence. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
3. I have been involved in landscape consultancy work since 1989 and I am familiar with the Lakeside property (the 'Site') and its wider environment.
4. During my 23 years as a practicing consultant I have gained extensive experience in master planning, urban design and landscape architecture in a variety of environments with New Zealand. I was initially employed by Boffa Miskell as a Principal Design Landscape Architect, and later as a Senior Associate. During my 10 years with Boffa's I worked on a variety of masterplanned projects, both nationally and internationally, including towns, resorts and other urban projects
5. Early on in my career I was appointed as the Millbrook Landscape Architect and Urban Designer, a position I remain in to this day. This role has seen me responsible for the look, feel and layout of the entire development, through its early development to how exists today. I am currently working on the masterplanning of the remaining land at Millbrook and closely involved with all design aspects of that project.
6. I have been involved in several projects of a similar scale to Lakeside, some completed and some ongoing, in an Urban Design, Landscape Architecture and Masterplanning capacity.
7. A selected list of masterplanned developments, in which I have played a significant role, is appended to the end of this evidence.

## BACKGROUND

8. My involvement with the Lakeside project commenced in September 2017. Baxter Design was commissioned to walk and review the Site and commence the masterplanning process. My involvement on this project has continued since that date, working closely with the consultant group as the project has evolved and adapted to ongoing input from other consultants, consultation with Council and the community neighbors, and client input.
9. Reports authored by Baxter Design and other consultants have played a key part in the formulation of the masterplan and this statement of evidence. Those reports are:
  - *Lakeside, Te Kauwhata - Landscape and Visual Amenity Effects Assessment – prepared by Boffa Miskell on 20 June 2017*
  - *Lakeside, Te Kauwhata – Ecological Restoration Plan – prepared by Boffa Miskell on 15 March 2017*
  - *Lakeside, Te Kauwhata Urban Design Report – prepared by Baxter Design in July 2017*
  - *Lakeside, Te Kauwhata Urban Design Peer Review – prepared by Studio Pacific Architecture in February 2017*

## PURPOSE AND SCOPE OF EVIDENCE

10. My evidence focuses primarily on the masterplanning process and its evolution. I describe the existing landscape characteristics of the Site and its relationship to the surrounding landscapes and the township of Te Kauwhata. I then describe the process by which the developing masterplan evolved, responding to the landscape character of the Site, to the key landscape issues, input from other consultants, the community, and its relationship to the existing Te Kauwhata township. I then describe how the masterplan will deliver the key landscape and design outcomes, describing the key urban design outcomes and responses as proposed within Plan Change 20.
11. Attached to my evidence are the following **Attachments**:

Attachment A:	Lakeside Concept Masterplan
Attachment B:	Aerial Photo - Site
Attachment C:	Aerial Photo - Site
Attachment D:	Flood Line Diagram
Attachment E:	Lakeside Location Plan

Attachment F:	Managed Reserve Walkway Network
Attachment G:	Community Hub Wider Context
Attachment H:	Community Hub Plan
Attachment I:	Plan Change – Structure Plan
Attachment J:	Plan Change – Rural Zone and Open Spaces
Attachment K:	Plan Change – Transport Network
Attachment L:	Plan Change – Zone Plan
Attachment M:	Plan Change – Rural Zone Overlay
Attachment N:	Lakeside – Green Spaces and Connections
Attachment O:	Indicative Street Elevations (Higher Density Precinct and Medium Density Precinct)

## DESCRIPTION OF THE SITE AND WIDER CONTEXT

12. A detailed description of the Site is contained within the *Urban Design Report* which was prepared by Baxter Design Group and within the *Landscape and Visual Amenity Effects Assessment* report undertaken by Boffa Miskell.
13. The site is the amalgamation of 6 titles occupying a total area of 194 hectares. (Refer Attachments B & C). The Site is spread across a pastoral farm which operates over moderately rolling hill country. (**refer Attachments B & C**)
14. The western edge of the Site is bound by the North Island Main Trunk railroad. Immediate southwest of the Site is Lake Kopuera. The Site's southern boundary adjoins another pastoral farm. The eastern edge of the Site meets the margins of Lake Waikare. The Site's northern boundary is against a small narrow parcel of vacant private land and just north of that is the Te Kauwhata Memorial Domain and the township of Te Kauwhata
15. The Site's vegetative structure consists of patches of exotic trees. However, the dominant vegetation of the Site is improved pasture. The margins of Lake Waikare contain dense sweeps of indigenous grasses, sedges, shrubs and trees. The Lakeside development seeks to build upon the Site's existing natural and rural values.
16. The Site can essentially be considered in two parts; the mid and upper rolling pasturelands and the flatlands near the western shores of Lake Waikare.
17. The mid and upper rolling pasturelands will accommodate a range of residential activities, a community hub and a retirement village. Medium and low density development will occur

across the Site, interspersed amongst pocket parks, open space amenity corridors, walkways and planting

18. The flatlands are part of the lake's fluctuating water table and are subject to surface flooding. While small areas of land here will be engineered to accommodate some development, the bulk of the Site's eastern and southern lowlands are designed to accept natural flooding and will accommodate open space amenity and ecological services.
19. Access to the Site is currently from the north only, along Scott Road, from the existing Te Kauwhata commercial centre, before terminating at the farm dwellings and sheds located at the beginning of the Site.
20. Farm tracks, fencing, shelterbelts, drainage courses and farm structures occupy the Site, typical elements of a rural landscape.

#### **THE MASTERPLAN DESIGN PROCESS**

21. When completing the Lakeside masterplan design process, I drew on my experience gained in similar assignments masterplanning large scale communities such as Northlake, Wanaka.
22. The design of the Lakeside masterplan (**refer Attachment A**) was driven by the underlying lie of the land, which is always the ultimate driver in the masterplanning process and the following design principles which we created for the Lakeside development:
  - Community and connection: Lakeside seeks to build on the existing community of Te Kauwhata and its values. The set out of the site seeks to connect the residents of Lakeside with each other and the existing township through a series of open space paths which holistically connect the urban areas to the natural and rural landscape character.
  - Natural and urban matrix: by densifying residential lots within, and around, areas of open spaces that the residents can share in the open space amenity. This fosters a healthier community and sense of custodianship.
  - Equally high amenity: Lakeside residents will have choice in location, aspect and size of lots, but the overall design is to ensure all lots will enjoy a high level of amenity.

- Multigenerational residents: Lakeside seeks to appeal to and provide for young and old; to be accessible to all and foster a grouping of the family unit in one neighbourhood with shared and complementary facilities and amenities.
  - Identity: A distinct mix of trails and roads, high and medium density areas, pocket parks and open space corridors and the setting of peri-urban development within a balanced natural and rural frame will provide a sense of place, pride and identity.
23. Baxter Design produced the first concept in September 2016 and then undertook several iterations of the plan, building on the strengths and shortcoming of each concept; sketching out individual neighbourhoods and integrating the overall vision of the development into a legible and congruent pattern.
24. The ongoing development of the Lakeside Masterplan allowed for input from numerous parties with a vested interest in the outcome of the development. Parties includes Lakeside Developments (as developer), members of the projects team, the District Council and members of the community.
25. As with any masterplanning process, a draft masterplan is developed in order to ascertain the shape, form and scale of development that the Site presents to the design team. That design is then used to create the development's Structure Plan and associated Objectives, Policies and other Plan Provisions.
26. In general, whilst small areas of land will be engineered to accommodate some development on the flood plains, the bulk of the Site's eastern and southern lowlands are designed to accept natural flooding and will accommodate open space amenity and ecological services. The mid and upper rolling pasturelands will accommodate a range of residential activities, a community hub and a possible retirement village. Medium and low density development will occur across the Site, interspersed amongst parks, open space amenity corridors, ecological corridors and walkways and planting.
27. In February 2017, Studio Pacific Architecture (SPA) completed a peer review of the Lakeside Masterplan. The peer review process is an important aspect of the overall masterplanning process to provide an independent overview.

28. The SPA peer review identified a number of positive urban design and masterplanning strategies and outcomes, such as:

- Public access to the lake edge,
- Retention of existing vegetation and native tree cluster on coastal edge,
- An lwi reserve,
- Extensive esplanade reserves,
- Integration of existing farm homestead,
- Managed grazed farmland,
- Rural buffer to the south,
- Parkland, walkways and overall permeability,
- Interconnected green spaces,
- Long distance views to the lake and surrounding ridges south, east and west
- Two road connections back into the Te Kauwhata township i.e. not a cul-de-sac,
- Cognisance of the contour topography and principal landform,
- Mix of elderly housing, large lots and smaller lots, and
- Community hub as a focal point,
- Recreational facilities in flood area, and
- Good solar access for housing.

29. The peer review also identified several issues and concerns, such as:

- Extent and configuration of pocket parks,
- Sense of place, arrival and place making and road hierarchy “Y” junction at Scott Road entry,
- Primary landscape legibility and registration of drainage patterns,
- Extent, scale and character of JOAL’S (being joint owned access lots),
- Retirement Village cul-de- sac, and
- Future proofing for public transport (buses).

30. Following discussions with the project team and SPA, the masterplan was revised to address the issues and concerns identified. The revised masterplan was reviewed a second time by SPA. SPA found that the revised masterplan adequately addressed their concerns.

31. The SPA peer review entitled “Masterplan Peer Review Lakeside Development: Te Kauwhata” was submitted as part of the Lakeside private plan change application.

## PRINCIPAL LAKESIDE MASTERPLAN COMPONENTS

32. As detailed above, the Site can essentially be considered in two parts; the mid and upper rolling pasturelands and the flatlands near the western shores of Lake Waikare. (refer **Attachments B & C**)
33. In regard to landform, the Site is considered to have 6 different characters; the Northern Landform, the Central Plateau, the Eastern Valley, the Southern Hill Form, the Southern Valley and the Western Rolling Landform.
34. The principal components of the Lakeside Masterplan have been detailed within the Urban Design Report (Baxter Design). I once again provide detail on each of these components below.
35. Urban design is the fundamental driver of the Lakeside proposal. Throughout the preparation and evolution of the Lakeside Masterplan, the key urban design qualities recommended by the New Zealand Urban Design Protocol – the seven C’s - have been thoroughly considered. Outlined below are each of the seven C’s and how they relate / interact with the Lakeside development.
  - **Context** - Lakeside will be a welcoming development on the southern edge of the Te Kauwhata township through a matrix of medium and low density residential areas and interlinked network of parks and green corridors, all set within a natural, rural frame. The development will become an integral part of the existing Te Kauwhata town, the wider rural landscape and the natural environment. The elevated nature of the residential component of the development will ensure that the majority of lots within the development will have views of the Lake and the surrounding countryside, and all residents will have access to the open spaces which will border Lake Waikare. Development will occur over stages, each stage providing for the needs of those that live there while achieving an overall cohesive and coherent final result.
  - **Choice** - Choice is a central design driver to the Lakeside Masterplan. Lakeside will offer choices in residential typologies offering neighborhoods with mixes of medium and higher density residential areas and varying orientations. The landform offers choice, providing for living on the rolling upper hill which offers views across the more distant and wider rural landscape and lakes. Flatter portions of land bounded by the natural belt on the site’s southern and eastern edge will provide a different living

character. The community hub will be centrally located and accessible to all. Varying typologies in open space, recreation corridors, and ecological links will provide choice in terms of ways to experience outdoor activities and to hold cultural and family events. A network of cycle and pedestrian paths, primary and secondary roads and public transportation options will give residents choice in their method of movement.

- **Connections** - Lakeside will facilitate healthy physical and emotional connections to the local and wider community and place. The overall density and layout of development will ensure there are 'eyes on the street' providing passive security. Neighbours will feel safe to walk the green networks which link the private and public spaces. Each public walking link and park will have a distinct landmark to identify it as a place. The community hub will foster formal and informal opportunities for social interaction providing for basic community services such as a café/restaurant, childcare, healthcare and a small store. Residents of Lakeside, and the wider Te Kauwhata community, will be encouraged to use the well designed and attractive streets, green links and open, natural spaces to become more physically active.
- **Creativity** - Providing for a range of residential properties, the Lakeside community will be part of the rich and diverse Te Kauwhata community. There are several areas where artist designed 'landmarks' such as sculptures, benches, signs, fountains etc. can be installed, to give spaces a defined sense of place. These places can incorporate different cultural perspectives and build a strong local identity while enhancing the urban experience.
- **Custodianship** - A key element in the Lakeside proposal is its commitment to improve the water quality, and appreciation of Lake Waikare. Lakeside will celebrate the visual amenity of the lake which in turn will provide a sense of ownership and a higher degree of appreciation of the lake's value. Lake Waikare holds historical and cultural importance which will be commemorated through the development of the Iwi Reserve on the eastern most point of the property. The Lake Waikare floodplains will become open and ecological spaces, providing for land-based water treatment as well and recreational opportunities.
- **Collaboration** - The Lakeside development seeks to integrate with the wider Te Kauwhata community and town infrastructures, such that the coordinated actions of all relevant parties are considered holistically. The Lakeside development will be staged with a common vision of a collaborative approach to design which is reflective of

amenity, engineering and economic priorities. The design of Lakeside in terms of its social and physical design seeks to implement best practice in every aspect of the development to build on the Te Kauwhata community and environmental values. Collaboration with Iwi occurred throughout the development of the Lakeside Masterplan with specific input sought into the development of the Iwi Reserve and Lake Waikare pedestrian network.

- **Character** - The Lakeside development recognises the site's distinctive environmental and cultural character. It acknowledges the naturalness of the Lake Waikare floodplains and seeks to protect and enhance the waterbody itself and the indigenous vegetation at its margins. Open spaces and design cues will highlight the heritage and identity of the place. An Iwi Reserve will provide a place where the site's history can be interpreted and remembered. Streetscapes will be controlled and designed such that the architectural and spatial quality of the landscape is appropriate to the place and inspiring.

36. The principal components of the Lakeside Masterplan have been detailed within the Urban Design Report (Baxter Design). I once again provide detail on each of these components below:

**i. Primary Road Connections (refer Attachment K)**

- The primary access into the development will be via Scott Road. Scott Road will be upgraded from its current status of "rural" to include street markings, formed parking bays, street trees, pedestrian footpaths and street lighting. As Scott Road enters Lakeside, the road will morph into a "boulevard" which will contain large specimen trees, formed parking bays, pedestrian footpaths and street lighting. The boulevard will form the central circulation spine through the development, running northwest to southeast. It will be anchored to the north by the entrance to the development and to the south by the Iwi Reserve. Secondary roads off the primary roads will generally follow the landform. The design of these roads will seek to avoid dead end cul-de-sacs. Pedestrian links off the primary and secondary roads will provide connections throughout the development and to the open spaces.
- The Waikato District Council has given its support for the creation of a second access into Lakeside, via Rimu Street in the north east corner of the development. This second access road will be developed to include street markings, formed parking

bays, street trees, pedestrian footpaths and street lighting. This secondary entrance will act as a link to Te Kauwhata's more eastern amenities. This road will pass through the Site's more open areas associated with the flood plains. It will be more rural and natural in character than the Scott Road 'boulevard' incorporating rural element into the design such as grassed swales and post and rail fences. Once formed, these roads will create vehicle and pedestrian access from Lakeside into the south-east part of the existing Te Kauwhata township and provide a logical connection to the pedestrian trail network, which is to be constructed along the banks of Lake Waikare and throughout Lakeside.

- Secondary roads off the primary roads will generally follow the landform. The design of these roads will seek to avoid dead end cul de sacs. Pedestrian links of the primary and secondary roads will provide connections throughout the development and to the open spaces.

## ii. Residential Housing (refer Attachments K & O)

- The Lakeside masterplan promotes two housing densities, the higher density housing (referred to as the "Higher Density Precinct" (HDP)), located on the more central upper elevations of the Site and medium density housing (referred to as the "Medium Density Precinct" (MDP)), located in the residential zoned portion of the Site that encompasses the HDP (refer Attachments A & I).
- The Higher Density Precinct is located in the core of the landform's plateaus and valleys. The lots located within the HDP are sized between 225m<sup>2</sup> and 450m<sup>2</sup>, with an average lot size of 250m<sup>2</sup>, and have been masterplanned to ensure adequate access to the development's open spaces and walking tracks which provide visual amenity and recreation opportunities. Almost all HDP lots will be adjacent to more open areas and neighbourhood parks where the amenity can be shared. The HDP lots will be within walkable distance to the community hub and will be a short distance from the wider network of open space which acts as a belt around the Lakeside development.
- The Medium Density Precinct flanks the HDP providing a more open buffer and a gradual transition from the denser HDP and the open spaces that hold the Lakeside's southern and eastern edge. The MDP portions of Lakeside will be clustered towards the Site's periphery, providing a staged buffer between the higher density areas of the internal Lakeside area and the more open edges of the wider rural and natural landscape.

- The Medium Density Precinct is 72.9 hectares in area and the Higher Density Precinct is 50.9 hectares in area. I have read the evidence of Mr Barratt–Boyes and concur with his conclusions that this results in housing densities of 10 units per hectare for the MDP and 13 housing units per hectare for the HDP and that the proposed densities are consistent with, and comply with, the proposed rules set out in the Lakeside Planning Provisions which form part of Plan Change 20.
- An area has been designated within the HDP for a retirement village. Located on the western portion of the Site, its location is within easy walking distance to the Community Hub.

**iii. Community Hub (refer Attachments G & H)**

- The Community Hub (refer Attachments G & H) is centrally located on the upper elevations of the Site in close proximity to the main Lakeside entrance off Scott Road. It will have commanding views over the residential areas and further afield towards Lake Waikare. Located within easy walking distance of the residential portions of the development, the community hub will provide services for the residents of Lakeside and the Te Kauwhata community. The proposed scale of the community hub is considered appropriate for the proposed scale of Lakeside whilst not detracting from the vitality of the Te Kauwhata main street.

**iv. Open Space / Flood Plain (refer Attachments D, F & N)**

- The area located on the western shores of Lake Waikare is located within the Lake Waikare floodplains and as such is not suitable for the construction of residential dwellings. This area will be developed primarily as managed reserve (the northern portion) and managed grazed farmland (the southern portion).
- Within this open space, several uses are proposed to be created as part of Lakeside development including:
  - An lwi reserve which is to be located on the most eastern point of the Site and will anchor the main roading spine which runs between Scott Road and this point of the development.

- The creation of a 20 metre wide esplanade reserve along the foreshore of Lake Waikare, from the North of Lakeside to the Iwi Reserve. This esplanade reserve will provide public access to the shores of Lake Waikare for the very first time (refer Attachment F and the Urban Design Report for indicative layouts and sections).
- Multiple areas set aside for recreational purposes including playgrounds and flat grassed areas.
- The creation of an Equestrian Park which will be completed in partnership with the Te Kauwhata District Pony Club.
- The opportunity for managed ecological restoration of the flood zone area. This is identified in the Ecological Restoration Report prepared by Boffa Miskell as referred to earlier in this evidence. This report identifies areas suitable for ecological revegetation and offers realistic solutions for the management of this area.
- The margins of Lake Waikare and the impact of the flood plain have been thoroughly considered in the design of the Lakeside Masterplan. It is possible to reclaim areas of the flood plain, those adjacent to the pastoral hills, to facilitate safe ground where additional residential development can occur. But in general, the flood plain will become an ecological and recreational belt on the periphery of residential development.
- The reserve will be lined by a series of raised paths (as detailed below) which will be flanked by native vegetation. The whole of the Lake Waikare reserve will become a physical and visual link between the site's natural and urban environments and a valuable community asset.

**v. Walkways Connections (refer Attachment N)**

- The wider Lakeside development will be connected by a series of open space corridors which will support walkways, vegetation and active & passive recreation opportunities (refer Attachment F & N). These walkways will be designed as safe and secure spaces that the community can use for a causal walk or as a means to get

between destinations. The Lakeside pedestrian network will create a unique identity to the Lakeside area.

## **DESIGN CONTROL GUIDELINES**

37. The form, character and design of future residential lots within the Lakeside development will not only be controlled by the Lakeside Planning Provisions but also by the Lakeside Design Control Guidelines which will be administered by the developer and applied to each lot within the development.
38. I have had a significant input into the creation of the Lakeside Design Control Guidelines. The key objective of the guidelines is *“to ensure a high quality-built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the Lakeside setting”*.
39. In my experience the provision of well-crafted design controls, result in a continuity of design, avoiding the visual clutter that can arise from uncontrolled residential development. In short, the provision of design guidelines is an integral part of a masterplanned community and ensures that the urban residential street landscape is controlled and that a continuous street amenity is created.
40. The updated Lakeside Design Control Guidelines accompany this evidence.

## **LAKESIDE PRIVATE PLAN CHANGE 20**

41. I have reviewed the objectives and policies and the accompanying assessment criteria as contained within the Lakeside Private Plan Change. The indicative Lakeside Masterplan complies with each of the respective objectives and policies and assessment criteria.
42. The objectives and policies provide a clear pathway to achieve the Comprehensive Subdivision Consent and the following Comprehensive Land Development Consent.
43. I am satisfied that the objectives and policies as contained within the Lakeside Private Plan Change will deliver the intended development and are significantly robust that they will not allow a poor outcome to occur.

## **POCKET PARKS WITHIN THE HIGHER DENSITY PRECINCT (refer Attachment A)**

44. One of the elements within the original Lakeside Masterplan was the provision of 'pocket park' within the higher density precinct. The thinking behind the pocket park concept is a simple one. Lots within the higher density area are clustered around a pocket park. The pocket park provides additional amenity to not only the residents of the lots in the immediate vicinity of the parks but also to the wider community.
45. This concept of 'pocket parks' has been successfully used in several developments I have been involved in across New Zealand, most notably at Northlake in Wanaka.
46. The benefit of the pocket park is not only the open space amenity that is created but also a visual one as the green space and planting adds to the urban character.
47. A pocket park is smaller boutique park when compared to the 'neighbourhood' park and would include a flat grassed area, mature trees to provide shade and seating. It was proposed that the pocket parks would vest with Council.
48. Based on discussions with Council, it became apparent that the pocket parks would not be able to be vested with Council as they did not comply with the Council's parks and reserves policy and would need to remain in private ownership.
49. It was determined by the project team that it was not appropriate to retain the pocket parks due to the requirement to establish numerous residents' societies to 'own' the pocket parks and the imposition on the residents this would create.
50. The decision was then made to remove the pocket parks from the masterplan and increase the minimum lot size within the higher density precinct (from a minimum of 200m<sup>2</sup> to 225m<sup>2</sup>). This effectively transferred the area of open space to each of the higher density precinct lots.
51. In acknowledgement of the density within the higher density precinct and the need to provide open space, it was decided to add 3 additional neighborhood parks within the higher density precinct. These 3 neighborhood parks are additional to those that would be required by the Council's parks and reserves strategy and would bring the total number of neighborhood parks within the higher density precinct (and development) to 5. The revised Lakeside Masterplan reflects this change (see Attachment A).

52. Mr Barrat-Boyes, as detailed in his evidence, is aware of this change to the Lakeside Masterplan and is supportive of the approach adopted.

## **SUBMISSIONS**

53. I have reviewed the submissions made to the Lakeside Private Plan Change. Rather than deal with each individual point made I have prepared my evidence to provide an overview of the process followed in developing the Lakeside Masterplan, how it interacts with the landscape, the urban form it will create, the character that will be developed as a result of the urban form and the density of the urban form. In doing so I have addressed each of the submission points relevant to urban design.

54. I have read the evidence of Mr Barrat-Boyes and agree with the points he has made in regard to the submitters' concerns around Density, Allotment Size and Rural Character. I will however make the following comments.

55. I am aware of submitters' concerns regarding the potential loss of the rural character of the landform on which Lakeside is proposed. I understand that the character of this land will change substantially from its current amenity. That is inevitable with a development of this scale. In response to those concerns I note that a substantial portion of the Site, being approximately 61 hectares or 31% is to be retained as open space.

56. When viewed from Te Kauwhata and further afield this open space wraps around the eastern and southern edges of the Site providing a substantial visible green edge.

57. Within the residential areas, the colour palette prescribed in design guidelines and provisions, together with the ecological corridors and green spaces will ensure that the wider amenity of this 'peninsula', viewed from further afield, whilst losing its existing rural character will nevertheless offer a pleasant texture of vegetation and dwellings, typical of what is expected of a well-conceived master planned community.

## **CONCLUSIONS**

58. As detailed above, I have been involved in several projects of a similar scale to Lakeside, some completed and some ongoing, in an Urban Design, Landscape Architecture and Masterplanning capacity.

59. Urban design is the fundamental driver of the Lakeside proposal. Throughout the preparation and evolution of the Lakeside Masterplan, the key urban design qualities recommended by the New Zealand Urban Design Protocol – the seven C's - have been thoroughly considered.
60. I have reviewed the objectives and policies and the accompanying assessment criteria as contained within the Lakeside Private Plan Change. The indicative Lakeside Masterplan complies with each of the respective objectives and policies and assessment criteria.
61. I am satisfied that the objectives and policies as contained within the Lakeside Private Plan Change will deliver the intended development and are significantly robust that they will not allow a poor outcome to occur.

### **Summary Schedule**

Developments Masterplanned by Paddy Baxter

*(Selected examples)*

<b><u>Development</u></b>	<b><u>Year Commenced</u></b>	<b><u>Location</u></b>
Ladies Mile	1998	Queenstown
Millbrook Resort	1998 (ongoing)	Arrowtown
Walnut Grove	1998	Queenstown
Cottage Grove	1999	Martinborough
Stonebridge Estates	1999	Queenstown
Wigram	2000	Christchurch
St John of God, Halswell	2000	Christchurch
Northwood, Halswell	2000	Christchurch
Terrace Downs, Rakaia	2000	Canterbury
Applefields	2001	Rangiora
Whitby Estates	2001	Wellington
Bendemeer	2002	Queenstown
Fiordland Estates	2002	Te Anau
Luggate Estate, Luggate	2003	Wanaka
Lake Ridge	2003	Wanaka
Butel Park, Arrowtown	2003	Arrowtown
Atley Downs	2004	Queenstown
Threepwood	2005	Queenstown
Arlington Park, Belfast	2005	Canterbury
Tihaka Sands, Catlins	2006	Southland
Waimarama Estates	2006	Napier
Mairaki Downs, Oxford	2006	Canterbury
Three Parks	2011 (ongoing)	Wanaka
Bobs Cove	2012 (ongoing)	Queenstown
Mt Cardrona Station, Cardrona	2012 (ongoing)	Wanaka
Queenstown Central	2012 (ongoing)	Queenstown
5 Mile	2012 (ongoing)	Queenstown
Northlake	2014 (ongoing)	Wanaka

Mt Rosa, Gibbston	2015 (ongoing)	Queenstown
Longreach, Cooks Beach	2015 (ongoing)	Coromandel
Beaches, Matarangi	2015 (ongoing)	Coromandel
Alpha Ridge	2016	Wanaka
Glenpanel Estate	2017 (ongoing)	Queenstown
Chin Hill, Orewa	2017	Auckland
Inverurie	2014	Invercargill
Bridesdale Farm	2014	Queenstown

## Lakeside Design Control Guidelines



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# LAKE SIDE

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TE KAUWHATA

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## DESIGN CONTROL GUIDELINES

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## LAKESIDE PHILOSOPHY

The key objective of these Design Control Guidelines is to ensure a high quality built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the Lakeside setting. In these Design Control Guidelines, “buildings” means any dwelling (including carports and garages), structure or accessory unit.

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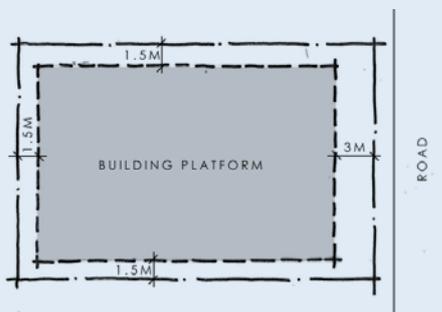


## BUILDING CONSTRUCTION CONTROLS

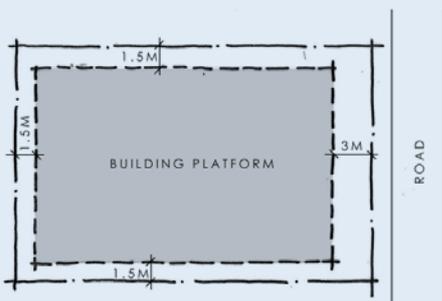
Please note, the Design Controls Guidelines that apply to the lots within Lakeside depends on the Residential Precinct - either the Medium Density Precinct or Higher Density Precinct - in which the lot is located.

### Setbacks

- Buildings on lots are not be constructed within the following setback areas:
  - o Road and access lot boundary - 3.0m
  - o Internal and rear boundaries -all remaining setbacks to be 1.5m.



Medium Density Precinct



Higher Density Precinct

## BUILDING HEIGHT

Building height is limited to:

- 8.0m in all Residential Precincts (as measured from the ground level to the highest roof point directly above that level).

*In addition,*

### Medium Density Precinct

- o Buildings in the Medium Density Precinct shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point of the site boundary.

### Higher Density Precinct

- o Buildings in the Higher Density Precinct shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 3.5m above ground level at every point of the site boundary within 20m of a street frontage, and rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point on the site boundary greater than 20m from the street frontage.

## BUILDING COVERAGE AND OUTDOOR SPACE

**Service Courts;** Each lot shall have a service court of at least 3.0m diameter, and 15m<sup>2</sup> exclusive of parking and manoeuvring areas and buildings.

**Glazing;** Any residential building located on a site which fronts a street or public open space shall have;

- at least one habitable room with glazing which overlooks the street or public open space, and
- the area of glazing shall be a minimum of 25% of that part of the wall area of the habitable room which faces the street or public open space.

## CAR PARKING

Carparking is to be provided on each lot for at least one car. For sites greater than 300m<sup>2</sup>, two carparking spaces are to be provided.

## MEDIUM DENSITY PRECINCT

Every dwelling shall be provided with an outdoor living court for the exclusive use of the occupants of the dwelling. The living court shall be readily accessible from a living area of the dwelling. On the ground floor the living court shall have a minimum area of 60m<sup>2</sup> capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings, and have a minimum width of 2.5m.

The total building coverage shall not occupy more than 40% of the lot area.

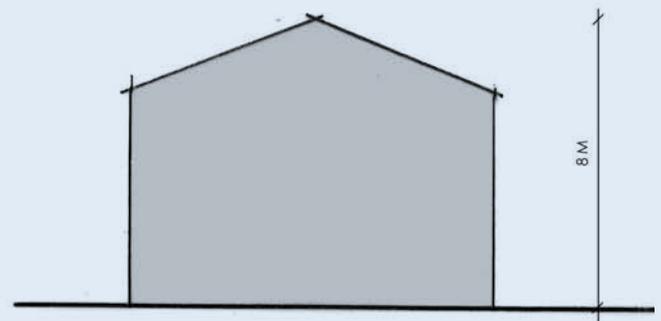
## HIGH DENSITY PRECINCT

The living court rules for the medium density precinct shall apply, except that the ground floor living court must have a minimum area of 50m<sup>2</sup>.

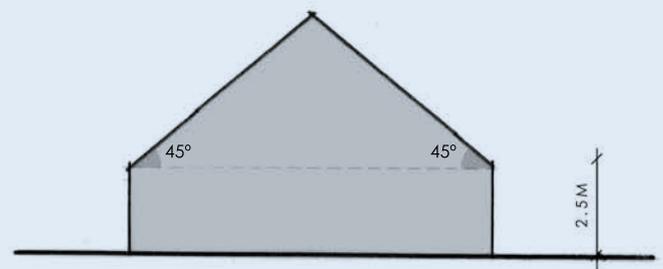
The total building coverage shall not occupy more than 65% of the lot area.

## TIMING OF CONSTRUCTION

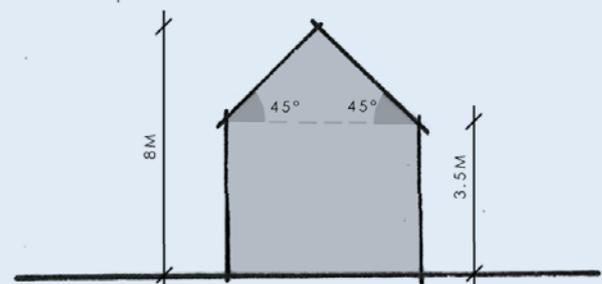
- Once construction has commenced, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Completion is deemed to include fixing all exterior cladding and completing exterior painting.
- Landscaping and fencing must be completed within 6 months of the date of completion of the exterior of the dwelling.



*Flat Sites*



*Recession Line Medium Density Precinct*



*Recession Line Higher Density Precinct*

## DESIGN REQUIREMENTS

### Roof

- Primary roofs are to be either:
  - A simple gables with no hips or valleys. The primary roof pitch must be between 10° and 40°. Flat roofs (with a roof pitch of less than 4°) are to be linking structures only, adjacent to the primary roof or garage/carport roofs, or
  - A mono-pitch flat roof form.
- All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive (colour and reflectivity as per the Design Control Guidelines).
- All roof cladding shall be in the following only:
  - 5-rib
  - Hi-5
  - Solar rib
  - Heritage Tray
  - Corrugated
- All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour but in any event are subject to the colour and reflectivity controls in the following Design Control Guidelines.



*Corrugated Roofing*



*Steel / Zinc Roof*

## CLADDINGS

- All dominant exterior wall cladding shall be in the following only:
  - o Horizontal weatherboard either natural or stained
  - o Painted timber or linea weatherboards
  - o Vertical board and batten or Shiplap, either natural or stained
  - o Plaster (if used in conjunction with feature claddings)
  - o Vertical metal tray profile wall cladding to match the roof cladding.
- The following exterior wall claddings are permitted as architectural features only:
  - o Titan
  - o In-situ concrete
  - o Bagged brick
  - o Solid plaster over brick or block masonry.
- All exterior wall and roofing claddings, window and door joinery and other external architectural features shall be dark recessive colours in the range of brown, grey, black and white only and shall have a maximum reflectivity of 36% (save that sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%).

## COLOUR PALETTE

- All exterior wall and roofing claddings, window and door joinery and other external architectural features shall be colours in the range of brown, grey, black (and shall have a maximum reflectivity of 36%) and white (and shall have a maximum reflectivity of 75%).

## GENERAL

- Front doors should be visible where practicable from the street.
- Building orientation should be to maximise solar gain with habitable rooms on northern aspect and garages on southern where practicable.
- Buildings should generally be oriented toward the street and public spaces with habitable rooms overlooking these areas where practicable.
- The design of all buildings shall be in line with the vision for Lakeside of a high quality residential development.
- All buildings and fences must be constructed and finished in a good and workmanlike fashion.



*Linea / Timber Weatherboards*



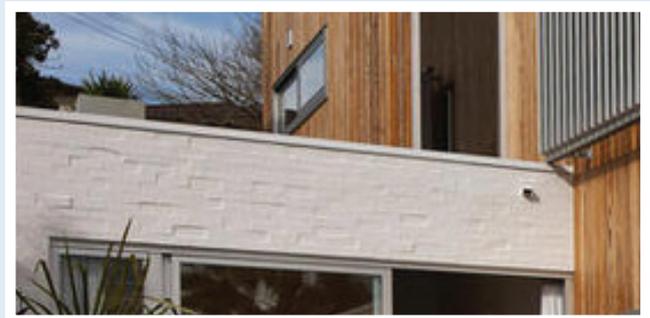
*Plaster with Feature Cladding*



*Titan Feature*



*Vertical Metal Tray*



*Bagged Brick Feature*

## LANDSCAPE CONTROLS

Fencing: these controls apply to both Medium & High Density Precincts street frontages housing

- No solid fencing is permitted on street boundaries within the 3.0m setback.
- Wire fencing permitted only at street front 1.0m behind lot boundary for the purpose of protecting hedge planting and containment.
- Wire fencing as above, permitted to 1.0m high only and to be screened by hedge planting from street views.
- Wire fencing as above, permitted to 1.0m high only and to be screened by hedge planting from street views.
- Boundary planting: all lots in the higher density housing area shall have a contiguous hedged frontage to a minimum of 1.5m high and maximum 1.8m high within 1.0m of the road boundary.
- All lots in the higher density precinct shall provide a solid horizontal batten timber feature (to be designed and approved) 1.5m long and 1.5m high located on one side of the driveway entry. Lot number and mailbox shall be located within this batten wall.

### Fencing

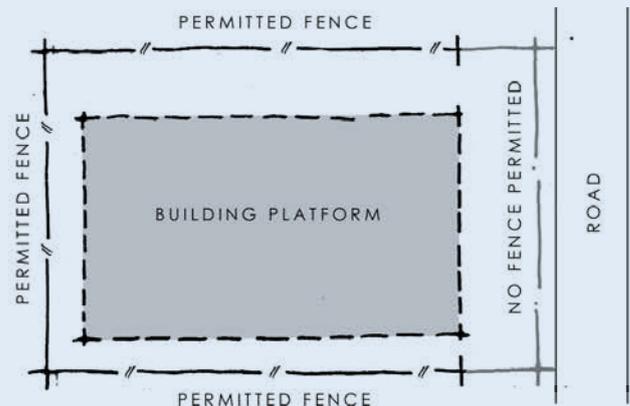
- For consistency, solid fencing in vertical palings or battens to a finished height of 1.2m - 1.8m is permitted on all side and rear boundaries only.
- All paling or battens shall be stained or painted in dark brown or black and shall be maintained in that finish as weathering affects colour strength over time. There shall be no fencing on street frontages or access lot frontages or frontages adjoining reserves, open spaces, walkways or any other spaces that are not residential houses.
- Lightweight permeable fencing (in grey, black or dark green) for the purpose of containing young children and domestic pets is allowed on boundaries where fencing is not permitted. This fencing may not exceed 1.0m in height and must be planted with one of the permitted hedging species.

## BOUNDARY PLANTING

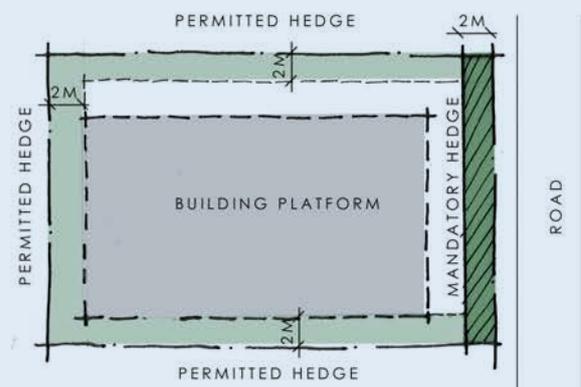
- Road and access lot boundaries to be planted with hedge or boundary planting within 2.0m of the applicable boundary. This planting shall not exceed 1.8m in height. Planting within 2.0m of any other boundary shall not exceed 1.8m in height.

## TREE PLANTING HEIGHTS

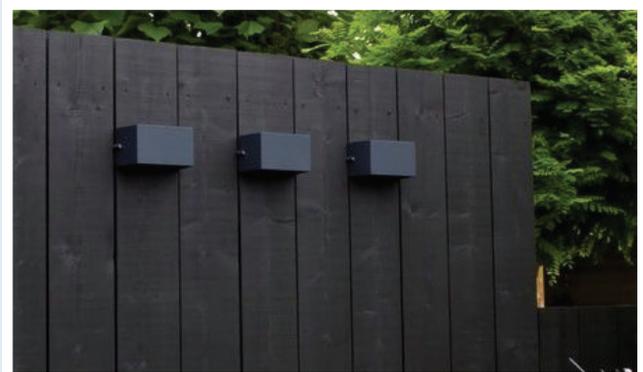
- No planting of trees outside the 2.0m restriction area shall be allowed to exceed 7.5m in height.



Permitted Fencing



Boundary Planting



Fencing

## ROAD OR ACCESS LOT FRONTAGES

- Any hedges on road or access lot frontages shall be planted from the approved species list provided by LDL, planted at 800mm centres and maintained in a neat and tidy clipped manner at maturity, to a maximum height of 1.8m.

## ENTRY GATES

- Entry gates on driveways are not permitted.

## TREES AND LANDSCAPING

- Trees that will be higher than 1.8m shall be selected from the approved tree species list provided by LDL.
- All landscaping is to be maintained to a neat and tidy standard free from noxious weeds and overgrowth.

## DRIVEWAYS

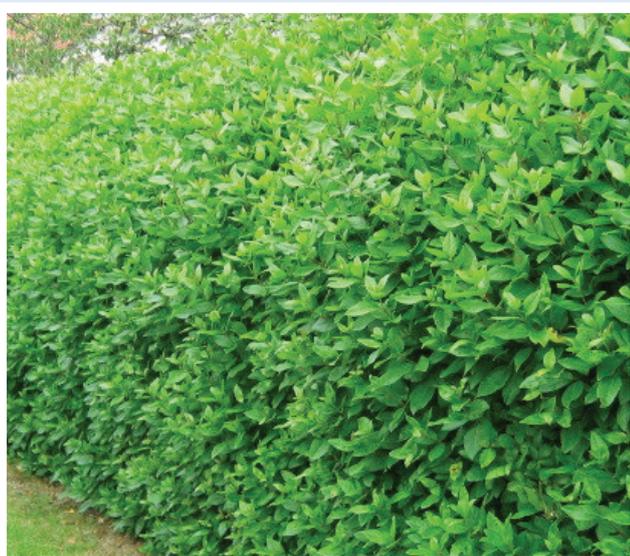
- Owners are responsible for constructing the driveway to connect with the relevant road / access lot. All driveways shall have a concrete, or similar hard surface finish.

## GENERAL

- Paving within courtyards and general landscape areas is not controlled and is at the discretion of the Owner.
- All exterior landscape lighting shall be downlighting only. The light source shall not be more than 1.2m above ground level.
- No satellite dish, cloth line or rubbish bins shall be visible from the road, access lots or any reserve.

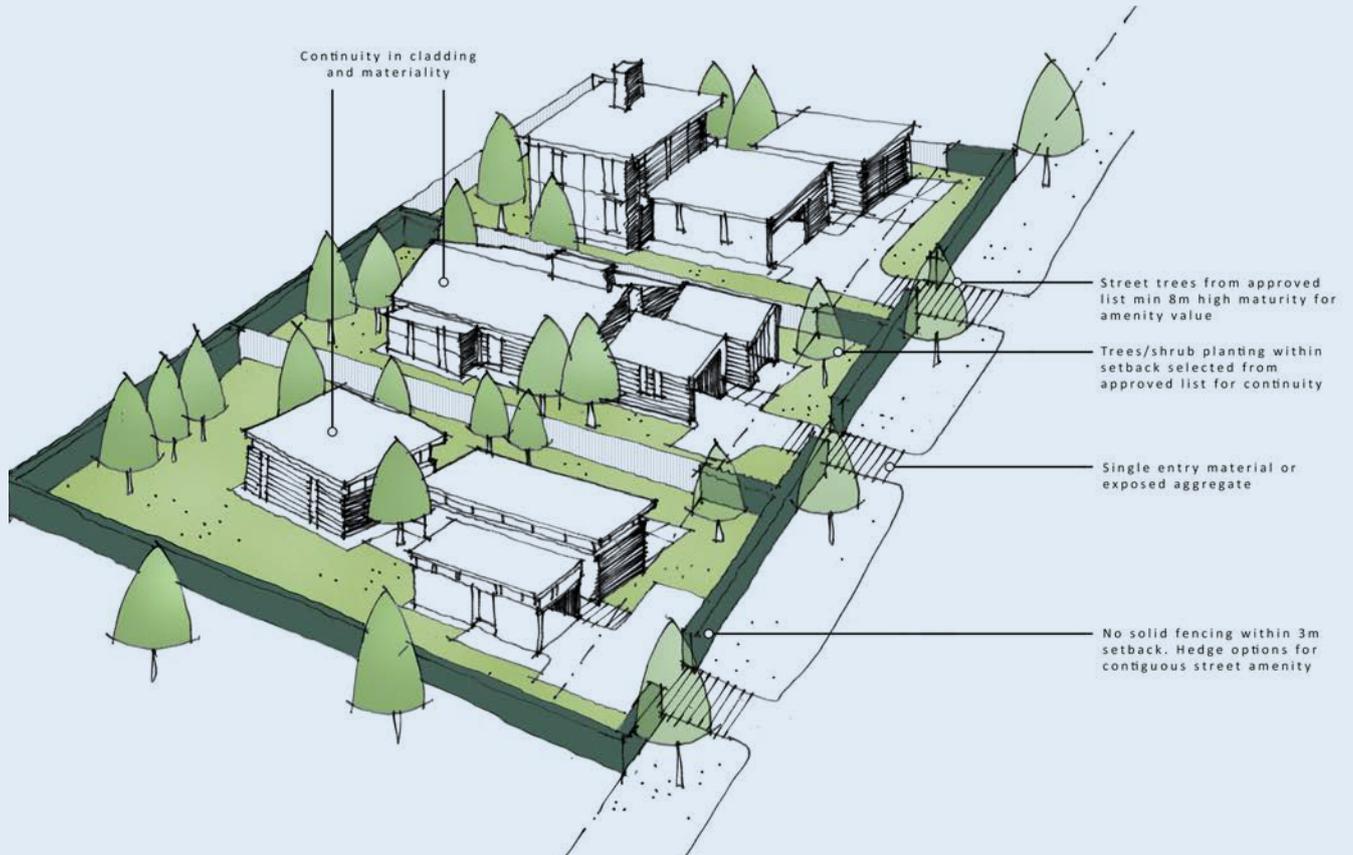


*Downlighting*



*Road Boundary hedges - Laurel / Viburnum*

## Medium Density Precinct Housing



## Higher Density Precinct Housing





## APPROVAL PROCESS

- Owners shall not erect any building or fence on any Lot unless Lakeside Developments 2017 Limited (“LDL”) has issued a Design Control Approval for that Lot and such building or fence must comply with the Design Control Approval issued by LDL.
- Owners or their agent shall submit the Building Plan Submission Form and the relevant fee to LDL and the accompanying documentation (as per the Building Plan Submission Form) to LDL.
- LDL will consider the submission and respond in writing within 20 days of receipt of a fully complete submission, either providing the Owner with a Design Control Approval or suggesting amendments to the proposed building plan.
- If the response is a Design Control Approval, the Owner can apply for the necessary Waikato District Council consents.
- Alternatively, if LDL does not provide a Design Control Approval, then the Owner may work with LDL to amend the building plans so that a Design Control Approval can be issued. For the avoidance of doubt, this may require amendments to the submitted building plans to ensure compliance with these Guidelines. The Owner (or the builder) may only apply for and proceed with any building consent from the Waikato District Council after written Design Control Approval is obtained from LDL.
- The Owner shall contact LDL when the house and landscaping are complete in order for LDL to assess compliance with the Design Control Approval. The relevant Owner shall allow LDL reasonable access for the purposes of carrying out an inspection.