

# **Submitter - Ōmokoroa Country Club Limited**

## **Summary of Key Submission Points for PC92 Hearing**

Prepared by Tracy Hayson on behalf of Ōmokoroa Country Club Limited (Submitter ref 56)

### **Introduction**

1. I am a Director and Planner at Hayson Knell Limited (HKL). HKL prepared Ōmokoroa Country Club Limited's (OCC) submission to PC92. OCC was represented by Daryl Scott, Morne Hugo (Urban Designer) and my colleague Greg Knell (Planner) at the Urban Design and Planning expert conferencing held on 1 August 2023. OCC agrees with the Joint Witness Statement (JWS) revised rules for section 14A.7 – Matters of Discretion and the subsequent s42A report recommendation by reporting planner Jeff Hextall, to adopt the JWS amendments. Mr Hugo and Mr Scott will comment further on these matters in their statements.
2. OCC has not provided expert evidence for the hearing and does not wish to comment further on their submission points relating to Definitions. I provide a brief summary of the key submission matters of interest to OCC below.

### **Financial Contributions**

3. OCC opposed<sup>1</sup> the proposed per hectare rate for Financial Contributions for retirement villages and supports the recommendation of the s42A report<sup>2</sup> to amend PC92 to retain the 0.5 HHE rate for retirement villages based on their reduced demand on infrastructure and services.

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<sup>1</sup> Submission point 56.3

<sup>2</sup> Options 4 and 5, pg 16, s42A Report

## **Statutory Framework**

4. Objective 1 of the National Policy Statement on Urban Development 2022 (NPS-UD) requires that:

*New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

5. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (HSA) requires that Council incorporates medium density residential standards and intensification policies for Ōmokoroa and Te Puke into its district plan and must include objective 1 above in the document.
6. With the NPS-UD and HSA focused on the delivery of housing, the requirement for good urban design is at risk of being lost at the expense of housing capacity. Council is best placed to facilitate a 'well-functioning urban environment' by requiring that development achieves a high-level of amenity and urban design outcomes.

## **Urban Design**

7. The key concern for OCC is ensuring that PC92 facilitates good quality urban design and amenity outcomes for higher intensity residential development in Ōmokoroa and Te Puke. OCC made a number of submission points requesting changes to the provisions proposed in Chapter 14A. The expert conferencing resulted in an updated suite of assessment matters for RDA activities for 'Four or More Residential Units on a Site, Comprehensive Mixed Use Developments, Retirement Villages and Rest Homes' (14A.7.1). OCC supports the JWS updated assessment matters in that they provide a comprehensive set of urban design considerations that Council 'shall' consider in assessing whether a development contributes to delivering a 'high quality and well-functioning urban environment'. Critical to the Council's ability to adequately assess these matters is the requirement to submit an urban design assessment prepared by a qualified person with all resource consent applications under rule 14A.7.1.

OCC's urban designer, Morne Hugo will further explain the importance of specialist urban design assessment to ensure quality environmental outcomes. He also recommends additional assessment matters to better provide for high-quality streetscapes.

8. The Residential Design Outcomes document is referenced in an advice note under 14A.7 for urban design guidance. Mr Hugo has recommended strengthening the link to the RDO through additional wording as it is the most important tool Council has for ensuring quality urban design outcomes for the community.

### **Conclusion**

9. OCC supports the Option 3<sup>3</sup> recommendation of the s42A report in relation 14A.7.1, as agreed in the JWS, to best provide for a positive urban design outcome for the community. The intensification of Ōmokoroa and Te Puke does not need to be at the expense of developing high quality urban environments as the two outcomes need not be mutually exclusive. OCC seeks that Council adopts the recommendations of the s42A report and Mr Hugo's additions.

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<sup>3</sup> Pg15 s42A Report on Section 14A, J Hextall