

# Speaking Notes Hearing Panel presentation – Lawrence Collingbourne

21.9.2023

Tēnā Koutou, hello everyone,

1. My name is Lawrence Collingbourne. I am the President of the Onslow Residents Community Association (ORCA). We cover the suburbs of Broadmeadows, Khandallah and Kaiwharawhara.

## Introduction to this session

2. In this session I will be addressing the integration of the previous streams and what this means for Khandallah, specifically that the combination of decisions may lead to ambiguous outcomes.
3. We have said consistently through my joint presentations with Julie Ward, who is overseas throughout this wash-up stream, that we feel disadvantaged by the gaps between streams. Our confusion continues with the ISPP wrap-up viewer continuing the designation of Baroda Street as a Local Centre, with 22m heights for this and Khandallah centres. This zoning was done in minutes following the Council Meeting that rejected the Johnsonville Rail Line as a Rapid Transit System. Yet it remains unaddressed. We fear that we may suffer a similar error-filled consequence at the end of this review process and the final council meeting.
4. We are great supporters of genuine green spaces in the city, and more specifically want to ensure that our green suburb is not badly affected by poor planning and design. New development must not cause us to lose “unique valued characteristics [of our] surrounding environment”, to quote the residential design guide.
5. So, I will also specifically address the residential design guide and how it is to be applied.
6. We welcome the exclusion of the Neighbourhood Centre Zone and High Density Residential Zone from City Outcomes Contributions, but also request that smaller Local Centre Zones are also excluded.
7. My overall goal is to ensure that the outcomes our community has consistently advocated for remain clear to you, so I will leave time for you to ask any questions that you have.

## ORCA’s Integration Outcomes

8. I will now address the first of my two major points at this session, the integration outcomes.
9. During our presentations at the sessions thus far in the Hearings we have consistently argued for what we want as it is relevant to each session. As of today, there are still fundamental issues that you are yet to decide. What will the effect of these decisions be on the outcomes our community seeks?
10. We seem to be in a perfect storm over the following unresolved issues and how they are to be addressed in the design of the plan, not just individually, but as an integrated whole:
  - a. The NPS-UD implications of whether the Johnsonville Line is a rapid transit system (NPS-UD policy 3c),
  - b. The definition of [what is] "commensurate with the level of commercial activity and community services" (NPS-UD policy 3d),
  - c. The implications of the walkable catchment definition within our topology, and its effects with respect to the drivers of your decisions, such as the location of local services,
  - d. The definition of the Khandallah Centre as Local or Neighbourhood,
  - e. The definition of the Station Road - Burma Road centre as a Local or Neighbourhood,
  - f. The permitted height limit for the Khandallah Centre Zone, which has been expressed differently in different streams, including this wash-up stream,

- g. The height of the residential zone in for the Khandallah Centre catchment,
  - h. The location of the residential zone for any Khandallah Centre catchment,
  - i. The impact of public transport on zoning (the Proposed Plan still used the railway as a factor even though it was no longer deemed to be rapid transit).
11. My point is that while each individual decision may have straightforward plan effects, the combination of decisions across such a wide area of impact may not. What right of reply do we get?
  12. Specifically, we cannot see any justification in the Proposed District Plan Wrap-Up viewer to zone Khandallah the way it does: it was a rushed, last-minute job after all. We have consistently submitted a simpler, scaled to meet NPS-UD policy 3d, view of Khandallah as having two Neighbourhood Zones of 12m, surrounded by MRZ1 residential at 11m. Something whose outcomes cannot be misconstrued, yet providing a large increase in the city's number of realisable development sites, to give greater diversity of choice for a greater diversity of residents, while remaining consistent with our small centre and dispersed services.
  13. However, if you reject our submission and choose some other, as yet undefined combination, we may end up with what we have consistently argued is too much catchment of an unsupportable amount of development around our village. We have shown that its services are more widely dispersed and cannot be readily accessed within a reasonable walking catchment for multiple purposes, e.g., returning from work, collecting kids, shopping, and recreation.
  14. So what mechanisms are being put in place to ensure that the minister is not presented with a chaotic set of planning designs for our suburb following this District Plan review, but rather gets a consistent set of outcomes to choose between?

#### ORCA's consideration of the Design Guides

15. I will now address our consideration of the Design Guides.
16. We have spoken to Mr Niven who has in turn spoken with Mr McIndoe about the Design Guides. We have nothing further to say about these, except to note that design outcomes O1, O2 and O3 are particularly important to us. It seems we must rely on an effective process being adopted by the Council to ensure that these receive proper consideration.
17. We understand that compliance and review with the residential and centre design guides is triggered by a resource consent, i.e., that proposals for development within permitted parameters does not. We cannot see the logic of that. It seems to us that all future development in our city should be to good design standards, otherwise we poor residents must live with the consequences of poor design. Neither does it seem to us that bad design leads to better wellbeing for either the new residents or their existing neighbours.

#### Presentation Wrap Up

18. Thank you for the opportunity to present to you again. The key points I leave you with are:
  - a. That you consider the complexities of integrating your decisions, not just each on its merit,
  - b. That you choose a simple set of outcomes for Khandallah that reflect its small and dispersed services, its small economic and employment footprint, and its congested and far from rapid transport services, as we requested in previous streams,
  - c. That you exclude the City Outcomes Contributions from the smaller centres,
  - d. That you have the design guides apply to all new developments.

Thank you.

Lawrence Collingbourne  
President ORCA  
20 September 2023