BEFORE A COMMISSIONER APPOINTED BY THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER OF	the Resource Management Act 1991
AND	
IN THE MATTER OF	RMA/2022/517 – Proposed Digital Screen Campus, 129 Waimairi Road, Ilam

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STATEMENT OF EVIDENCE OF JONATHAN CLEASE

(URBAN DESIGN)

Dated: 8 August 2022

GREENWOOD ROCHE
LAWYERS
CHRISTCHURCH
Solicitor: M A Thomas
(monique@greenwoodroche.com)

Applicant's Solicitor
Kettlewell House
Level 3, 680 Colombo Street
P O Box 139
Christchurch
Phone: 03 353 0577

1 INTRODUCTION

1.1 My name is Jonathan Clease. I am employed by a planning and resource management consulting firm, Planz Consultants Limited, as a senior planner and urban designer. Planz Consultants provides specialist resource management planning services in New Zealand.

1.2 I hold the qualifications of a B.Sc. in Geography, a Master of Regional and Resource Planning, and a Master of Urban Design. I am a full member, and current Board member, of the New Zealand Planning Institute.

1.3 I have some 25 years' experience working as a planner and urban designer, with this work including policy development, providing s42A assessment of (and evidence on) plan changes, the development of plan changes and the preparation of s32 assessments, and the preparation and processing of resource consent applications. I have worked in both the private and public sectors, in both the United Kingdom and New Zealand.

1.4 My specific experience relevant to this evidence includes preparing applications for (and providing planning and/or urban design evidence in relation to) large town centre commercial and public sector resource consents and providing evidence and attending mediation on a number of plan changes to introduce new urban design controls. Recent projects include:

(a) Planning and urban design assessments as part of the resource consent process for the new Central City Bus Interchange, Turanga public library, and CBD hotel and apartment developments;

(b) Urban design assessments across numerous medium density housing projects in Christchurch for both social housing providers and private house building companies;

(c) Urban design evidence as part of the Christchurch District Plan Review on the Commercial zone rule framework including the extent and content of urban design assessment matters;

(d) Provision of a s42a report on a resource consent application seeking the comprehensive redevelopment of an entire urban block to facilitate the regeneration of the Invercargill town centre. This project involved consideration of the loss of multiple heritage buildings and their replacement with a modern mixed-used centre that integrated with both retained heritage structures and adjacent urban fabric;

(e) Urban Design evidence for Selwyn District Council on the development of the rule framework controlling growth in Rolleston and Lincoln town centres; and

(f) Development of a new Medium Density Residential Zone and associated urban design evidence on the rule package and assessment matters through s42a reporting on the Waikato District Plan review.

1.5 I was engaged to provide an urban design assessment of this proposal as part of the application for resource consent. My assessment and my evidence should in particular be read in conjunction with the design statement and the evidence of the project architect (Max Herriot) and the evidence of the project landscape architect (Matt Lester).

1.6 I have visited the site on numerous occasions over the years, with the most recent visit being on 22 July 2022.

1.7 In preparing this evidence I have read and had regard to the following:

(a) The AEE and all relevant technical reports;

(b) The submissions received;

(c) The s92 request and the Applicant's response;

(d) The s42a report and associated appendices;

(e) The evidence prepared by Ms Nuthall, Dr Phelps, Ms Hutchison, Mr Brady, Mr Herriot, Mr Lester and Mr Chrystal on behalf of the Applicant;

(f) The relevant provisions of the Christchurch District Plan ('District Plan') and the Canterbury Regional Policy Statement ('CRPS'); and

(g) The Medium Density Residential Standards ('MDRS') as directed in the recent Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ('the Enabling Act') and the associated draft plan change (PC14) proposed by Council to give effect to both the Enabling Act and the National Policy Statement on Urban Development ('NPS-UD').

1.8 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

2 SCOPE OF EVIDENCE

2.1 My evidence addresses:

(a) Key aspects of the proposal in terms of urban design;

(b) The relevant District Plan Framework;

(c) Urban design effects of the proposal (related to site coverage, building heights and massing effects);

(d) Submissions on the proposal which raise matters relevant to urban design;

(e) The s42a report; and

(f) Consent conditions.

3 SUMMARY

3.1 The evidence of University of Canterbury staff (Ms Nuthall and Dr Phelps) and Mr Brady has described the proposal's nexus with tertiary education, its need for an on-campus location, and the functional space requirements of film studios. The evidence of Mr Herriot then sets out the architectural response to these functional requirements and the associated design decisions that have informed the current proposal. This includes the building forms being a product of the

activity's functional requirements, the accommodation of these functional needs through locating the buildings with the greatest mass towards the middle of the site and the sleeving of these with lower and more active and heavily glazed uses, and the manner in which the new buildings are integrated with the existing built form of the wider campus. The evidence of Mr Lester sets out, from a landscape perspective, how the intervening spaces between the new buildings and the site boundaries have been treated to soften but not screen the buildings, to create an appropriate transition between a large tertiary education campus and the surrounding suburban residential environment.

3.2 My evidence in turn examines how the site sits within a wider context, and how the architectural and landscape design responses work as a package to both manage effects and in combination deliver a functional teaching and learning space that integrates appropriately with its surroundings.

4 KEY FEATURES OF THE PROPOSAL – URBAN DESIGN

4.1 The proposal, including the new buildings necessary, is described in detail in the AEE and in the evidence of Dr Phelps and Mr Herriot. It is also summarised in paragraphs 4-7 of the s42a report.

4.2 For urban design purposes, the key features of the proposal are the massing of the new buildings with the 23.5m high sound stages and a two storey/11m 'sleeve' containing production facilities, costume/makeup areas, and set construction wrapping around the northern, eastern, and western sides of the sound stage building. A large secure yard space (backlot) is located to the rear/southern side of the sound stage building, with vehicle access obtained via a driveway connecting to Waimairi Road. These buildings are to be set within a landscaped site edge where numerous mature trees have been retained.

4.3 An existing vegetated and landscaped waterway runs along the southern side of the proposed yard and provides visual and physical separation between the film studio and halls of residence to the south.

5 DISTRICT PLAN FRAMEWORK

5.1 The site is located within a Specific Purpose (Tertiary Education) Zone ('SP Zone') and forms the western end of the extensive University of Canterbury Ilam Campus (see Figure 1 below). The objectives and policies of the SP Zone are assessed in detail in the application and in the planning evidence of Mr Chrystal. In summary, from an urban design perspective, the positive social and economic contribution of tertiary education and research is recognised in those provisions, along with the need to enable these facilities to adapt and change over time to ensure that the University continues to meet changing needs and responds to emerging trends. Such enablement is not however open-ended, with campus development needing to be undertaken in a manner that has regard to the amenity values and character of the surrounding environment, including the benefits of landscaping and mature trees on the streetscape and the visual amenity of the campus.

5.2 The site contains a small heritage building on the Solway Avenue frontage, which is not affected by the proposal. An 'environmental asset' waterway runs along the southern side of the proposed film studio, with an area around the waterway identified as a Flood Management Area. The site does not otherwise contain any listed trees or any other elements with identified heritage, ecological, or cultural values.

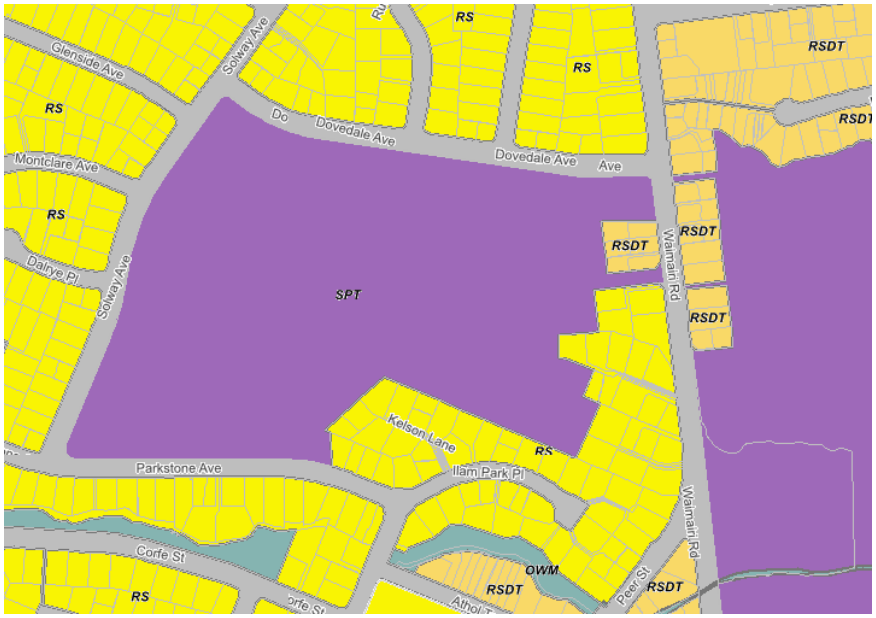

Figure 1. Site zone context

5.3 The Operative Plan zone framework is well settled, with the surrounding zone context comprising of the balance of the SP Zoned land to the east and west, and Residential Suburban zoned land to the north and south along with a small pocket of Residential Suburban Density Transition Zone immediately to the east.

5.4 As set out in Mr Chrystal's planning evidence, and as noted in section 8.2 of the s42a report, the recent introduction of the Enabling Act requires all residentially zoned areas in Christchurch to be amended so that the MDRS apply to any future residential development. Council is required to publicly notify a plan change to implement the MDRS by 20 August 2022, although this appears to have been delayed by a month. PC14 released for comment in May this year identified the residential zones surrounding the site as being rezoned to Medium Density Residential, with an attendant shift in the permitted building envelope to include 12m height limits and 50% site coverage (with restricted discretionary activity status if these limits are exceeded). No significant qualifying matters were identified for the surrounding area through the PC14 consultation draft.

5.5 From an urban design perspective, the fact that the zoning surrounding the site is mandated by legislation to change to a medium density zone, with an associated significant increase in permitted density and built form, is a substantive change to the outcomes anticipated for the wider neighbourhood. This change in anticipated built form and environmental outcomes is relevant to an assessment of the degree to which the proposed buildings are compatible with the anticipated environment.

6 URBAN DESIGN EFFECTS (SECTION 104(1)(a) RMA)

6.1 As set out in the application, the activity requires consent as a fully discretionary activity due to the height of the sound stage building (23.5m proposed cf. 20m permitted) and the commercial nature of some of the proposed activities, with other rules such as site coverage triggering restricted discretionary status.

6.2 From an urban design perspective, it is important to note that the SP Zone does not include a 'catch-all' urban design rule for new buildings over a certain size (unlike the various Commercial, Residential Medium Density, or Specific Purpose (Hospital) Zone rule frameworks).

6.3 The need to consider urban design outcomes is not therefore driven by a specific urban design rule and associated bespoke set of urban design assessment matters, but rather is simply a product of the height of the building being 3.5m higher than permitted, along with the hybrid nature of the activity not falling wholly within the definition of tertiary education.

6.4 The application is for a fully discretionary activity, which means that Council's discretion is not limited by any specified matters of assessment. It also means that there are no matters of assessment specified in the Plan when considering the urban design-related effects potentially arising from the proposed film studio activity.

6.5 I have therefore based my assessment on the 'seven C's' set out in the Urban Design Protocol prepared by the Ministry for the Environment. Whilst the protocol itself is now somewhat dated, the principles are considered to be enduring and as such provide a useful framework for assessment. The framework provided in the Urban Design Protocol is widely accepted as providing a suitable framework for assessment, especially in instances where the District Plan does not provide any zone or context-specific assessment matters.

Context and Character

6.6 When considering context, it is helpful to first take a step back to consider the wider urban character within which the site is located. As seen in the above District Plan zone map, the surrounding area is a juxtaposition of two quite different zones and associated built form expectations. The site itself has long been established for tertiary education activities, with an overtly (and largely permitted) non-residential scale and character to both the buildings themselves and the associated levels of activity.

6.7 Following the merger of the Teachers' College with the University, the Dovedale campus has formed the western end of the extensive University campus. The wider campus now extends across an area some 2km in length from Solway Avenue in the west to Clyde Road in the east. Within this extensive campus area, there are a diverse range of tertiary learning spaces that include halls of residence (ranging from two storey flats to multi-level apartment buildings), numerous teaching and learning buildings that again range in size and scale from

a single storey to large multi-storey blocks, social spaces such as gymnasiums and students' association facilities, extensive areas of surface carparking and associated student, staff, and delivery vehicle generation.

6.8 These built facilities are set within extensive landscaped grounds that are characterised by mature trees, especially around the campus perimeter, areas of extensive open space such as Ilam playing fields, and interspersed by several small spring-fed waterways that form the headwaters of the Avon River.

6.9 The wider site context is therefore one of an extensive campus that is characterised by a diversity of building sizes and functions integrated within a landscaped setting, and an intense sense of activity and vibrancy generated by the thousands of students and staff who are on the Ilam campus on a daily basis. The Dovedale campus is currently under-utilised, as described in Ms Nuthall's evidence, and therefore does not currently have the same level of activity or vibrancy as the Ilam campus. Ms Hutchison's evidence states that currently, activity on the Dovedale campus is only using a quarter of all built space.

6.10 The University Campus as a whole is generally bounded by residentially zoned properties that are predominantly single and two storey detached family homes, set within domestic gardens. The generally low density built character and low-intensity levels of activity create a site context that is characterised by contrast – there is a clear delineation between the outcomes and activities associated with the University Campus, and those anticipated in the surrounding suburban area. This contrast in activity is integral to the differing functions of these two areas – quite simply, the two zones are clearly intended to deliver very different outcomes.

6.11 Such instances of contrast in suburban environments are relatively common across Christchurch. There are numerous examples of residential areas being located adjacent to large commercial centres such as Westfield Riccarton or Northlands mall, or next to large community or specialist facilities such as Burwood and Princess Margaret Hospitals or large retirement village complexes. Contrast or juxtaposition between differing environments is not therefore in itself uncommon or out of keeping in suburban areas. This juxtaposition in

Ilam has always been the case, where the Dovedale campus (and indeed the wider University Campus) was developed at a similar time to the surrounding residential neighbourhood i.e. from the 1970s onwards. In short, the residential suburb has grown up concurrently with the development of tertiary training facilities. This proposal is not therefore a new insertion into an otherwise suburban environment, but rather is part of the ongoing renewal and redevelopment of a long-established tertiary campus that has always been part of the wider neighbourhood. As set out in the evidence of Mr Chrystal, prior to the earthquakes it also included several buildings in excess of 20m in height.

6.12 Just as the campus needs to change and adapt to meet changing student education and research needs, so too will the surrounding residential neighbourhood in response to changing housing needs. As noted above, the introduction of the MDRS will over time soften or dilute the degree of contrast in built form that is currently experienced. The ability to develop 12m high buildings, with 1.5m setbacks for road boundaries, 1m setbacks from internal boundaries, and 50% site coverage, will in time result in a more intensive residential area and a more urban, rather than suburban, character. Given the ongoing demand for student accommodation in the Ilam area, it is plausible that the additional development potential (and therefore transition in character and built scale) provided through the MDRS will occur at a faster pace than suburban Christchurch in general.

6.13 The tension that is potentially created through differing built mass and function between the Campus and the surrounding residential area is managed in the District Plan primarily through controls on the interface between the two zones. The interface rules recognise that activities within the Campus are going to be of a different scale and nature to those anticipated within a suburban residential setting and that Campus buildings will necessarily not look like domestic dwellings. The key means of managing this difference is through requiring large landscaped setbacks around the zone perimeter and a concentration of height further into the site.

6.14 The interface rules are likewise a key tool or method for giving effect to the SP Zone objectives and policies which seek to enable the growth, development, and diversification of tertiary campuses whilst

concurrently having regard to, and minimising the adverse effects on, the amenity values and character of the surrounding environment[1].

6.15 The key interface tools are a 15m setback of new buildings from road boundaries, a 6m setback from internal boundaries, and a 30m setback for taller buildings from all boundaries. These extensive setbacks are designed to both provide physical separation in order to manage issues such as shading, overlooking, and visual dominance, and also to create the space to enable mature landscaping to be established to provide a physical and visual buffer between the two contrasting types of activities.

6.16 The proposal has been explicitly designed to be cognisant of the need to maintain a suitable buffer to the site edges. These design decisions are set out in the evidence of Mr Herriot. In summary, and from an urban design perspective, they comprise of the following:

(a) Locate all new buildings clear of the 15m setback to Dovedale Avenue and in fact the proposal readily exceeds these requirements with the proposed buildings setback between 15-30m from Dovedale Avenue and some 70m from Waimairi Road.

(b) Within these generous setbacks, retain as far as practicable the existing mature specimen tree planting along the Dovedale frontage. As well as providing a degree of visual screening and softening of the proposed buildings, the retention of mature vegetation helps the new buildings to appear instantly established and integrated into the existing campus, rather than appearing as a somewhat 'raw' new development where new planting takes a number of years to become established.

(c) A similar interface solution has been provided along the eastern internal site boundary between the new buildings and the existing established residential properties fronting onto Waimairi Road. The Mill building closest to the residential boundary is less than 11m in height and is located 8m at its closest point to the residential neighbours which is more than the 6m minimum requirement (and has substantially larger setbacks than those directed through the upcoming MDRS to be appropriate in

[1] Objective 13.7.2.1 and Policy 13.7.2.1.1

residential environments). The larger setback again enables the retention of a number of mature trees along the internal site boundary to provide instant screening between the site and neighbours.

(d) Locate the tallest elements of the proposal towards the centre of the site. This arrangement of built form is consistent with the layout of the balance of the wider campus where the tallest buildings, such as the Central Library and Science Blocks are located well within the Campus, and the perimeter is generally characterised by lower buildings, such as the new Engineering Block fronting onto Creyke Road.

(e) Locate parking and loading areas to the rear/ internal to the site.

Relationship to the Street

6.17 The relationship with the street is an integral element in how the interface with the surrounding residential area is managed. The road frontage to both Dovedale Avenue and Waimairi Road is to be maintained as a continuously landscaped perimeter. As set out above and in the evidence of Mr Lester, this interface is initially managed through the use of large setbacks i.e. separation between different activities. A second tool is to retain and establish tree plantings within this setback to partially screen and soften views from the road to the buildings. The evidence of Mr Herriot identifies a third tool as being the careful positioning of more active uses within the buildings along the visible site edges so that the most visible parts of the new buildings are also those that functionally require increased levels of glazing and façade articulation.

6.18 The large sound stage building's form is driven by its function, which means that there is minimal functional need for glazed elevations. In order to avoid a blank building edge to Dovedale Avenue, the project architects have intentionally located the production offices and design facilities in a two-storey office building that sleeves the sound stage building along the Dovedale Avenue frontage.

6.19 The office sleeve contains substantial areas of glazing and building entrances, with the glazing wrapping around the eastern end of the

office sleeve to also provide overlooking and visual interest when more distantly viewed from Waimairi Road.

6.20 The Mill building likewise includes glazing running along the Dovedale Avenue frontage and wrapping at first floor level around to the eastern side of the elevation. Glazing is then avoided for the balance of the Mill building's eastern elevation to avoid overlooking into the rear gardens of the eastern residential neighbours. Views to the eastern façade of this building are visually softened through retention of a line of substantial mature trees, along with the retention of a University-owned residential dwelling on the Waimairi Road frontage and the substantial building setback which, in combination, help to screen and soften views from Waimairi Road.

6.21 Vehicle access to the campus for staff and students remains via the existing, long-established access points from Dovedale, Solway, and Parkstone Avenues. A single new vehicle access is proposed from Dovedale Avenue, with a second access proposed off Waimairi Road with the latter to be used for production vehicles accessing the sound stage area. The new access is to be landscaped on both sides to provide a visually softened interface with residential neighbours and will function as a low speed, low volume driveway with manoeuvring activity undertaken within the yard in the middle of the Campus.

6.22 The District Plan rule non-compliance associated with the amount of impervious surfacing is minor and is largely triggered because of the yard area. The new Waimairi Road access and the associated yard area has been consciously located so that it is positioned to the rear of the new buildings and is therefore completely screened from the perimeter public roads and is likewise not readily visible from adjoining neighbours due to intervening internal boundary fencing and mature trees. The increase in impervious surfacing (and associated visual effects) is therefore largely internalised within the Campus, with large areas of grassed open space and mature trees retained around the Campus edge where they are most visible.

6.23 I consider that the 3.5m in height over the permitted baseline will be barely perceptible when viewed from the public roads around the site perimeter, drawing on the evidence of Mr Lester. This is especially so when those views are partially screened by a combination of

intervening buildings and the retention of extensive mature trees around the site perimeter. These perimeter trees are substantial specimens that are typically around 15m in height.

Connections and CPTED

6.24 Given the size of the wider University of Canterbury Campus, there are multiple connections through the Campus via both perimeter public roads and internal routes that range from formed carriageways with the appearance and function of roads, through to more fine-grained pedestrian and cycle connections.

6.25 This wider Campus pattern is reflected in the Dovedale portion of the Campus. The Dovedale site is bounded by perimeter public roads that provide direct pedestrian and vehicular access to the Campus. Staff and student parking areas are able to be accessed off Solway and Dovedale Avenues, with a north-south internal road linking Parkstone and Dovedale Avenues. This internal spine road will run along the western side of the proposed new buildings. These existing perimeter and internal road links, parking areas, and access points are unaffected by the proposal.

6.26 The Campus is currently arranged as a permeable 'village' with limited secure control points. This permeability reflects the 24/7 nature of the campus and the lack of a need for a secure perimeter. Whilst the wider Campus remains accessible to the general public, individual buildings or sensitive areas within the Campus are individually secured to manage access to ensure that safe and secure teaching and research spaces are provided. This approach is proposed to be continued with the current proposal.

6.27 The sound stage area needs to be able to be secured, without prejudicing the general principle of an open and accessible wider Campus. As such, the proposal has been arranged to provide a clean, defensible edge, whilst retaining an open, publicly accessible landscaped strip along the Dovedale Avenue and Waimairi Road frontages. The buildings themselves provide the secure perimeter to the north and west, with the rear yard to have a security fence around the southern and eastern sides. The vehicle access to Waimairi Road will be controlled via a security gate located within the site (rather than at the road edge).

6.28 The need to provide a secure edge, combined with the location of the vehicle entrance off Waimairi Road, sees the removal of a current pedestrian route from the halls of residence along the creek and then out to Waimairi Road. The removal of this pedestrian route improves CPTED outcomes given that this route was along a bush-clad walkway with very little overlooking or passive surveillance. Safe, accessible pedestrian routes from the halls to both the Dovedale campus and the wider University campus remain readily available via the internal spine road and then via Dovedale Avenue and subsequent connections to the east.

6.29 The proposal therefore provides clearly delineated public and private space with a clean built edge to publicly accessible areas and a secure fenced permitter to the south, with the fencing screened by the existing bush/stream edge vegetation.

6.30 Whilst the application is focussed on the new buildings, the wider establishment of a new digital campus enables the re-activation of the Dovedale site which as described by Ms Nuthall has been underutilised since teacher-training functions were incorporated into the wider Campus.

6.31 The proposal therefore enables the level of activity and activation of this substantial area to increase back towards historic levels of activity, thereby providing improved levels of both passive and active surveillance and a sense of ownership and activity rather than vacancy. The ongoing use of a substantial set of facilities has important CPTED (and social and economic) benefits to both the University and the wider community.

Choice, Creativity, Custodianship, and Collaboration

6.32 Choice in an urban design context goes to ensuring urban environments cater for diverse lifestyle needs. This extends across a range of housing typologies, transport modal choice, and diversity of activities.

6.33 The proposal enables the introduction of new research, teaching, and learning options and enables the University to remain relevant and responsive to emerging technologies and career opportunities. A vibrant and growing University is an important cornerstone in lively

and economically prosperous cities and enables cities to attract and retain younger workers and entrepreneurs who are critical to economic wellbeing. The repurposing of older teaching spaces for new uses and technologies, in combination with the provision of new purpose-built facilities of a type that are not currently available in Christchurch (or indeed in the South Island), has significant benefits for the City. The new Digital Campus is located on a site that has already established infrastructure and services, has easy access to a range of transport modal choices including direct access to both cycleways and public transport routes, and is within easy walking distance of a wide range of shops and services available in the Bush Inn centre and surrounding commercial area. Residential accommodation options are likewise readily accessible and diverse in nature, ranging from halls of residence, through to University-manged flats, to an array of private rental and ownership options (from townhouses to detached family homes). As such, the site is well-located to cater for the diverse housing needs of students, teachers, and staff.

6.34 As described in the evidence of both Ms Hutchison and Mr Herriot, the Digital Screen Campus development will incorporate a cultural narrative, developed in house by the University's mana whenua nominee. This will lead the detailed design of façade and entrance treatments, and the naming of locations, buildings and studios. The Dovedale campus has a previously written cultural narrative and a number of the existing buildings carry the names of waterways and rivers as a result, such as Ōtākaro and Ōrakipaoa.

6.35 The University likewise has a native planting palette which is used in a consistent manner across the wider Campus to ensure that new areas of native planting contain a species mix that is ecologically appropriate to the site's lower plains environment. This native planting palette has helped inform the species mix and design of new areas of planting around the proposed buildings, as discussed in the landscape evidence of Mr Lester.

7 SUBMISSIONS

7.1 I have reviewed the nine submissions on the proposal that raise urban design-related matters. Those submissions relate to the loss of greenspace and the scale of the proposed buildings.

7.2 As set out above, the SP Zone anticipates the provision of large buildings that contain a diverse range of activities and associated functional requirements. The proposed buildings are largely compliant with the rules that control the scale of such buildings. An exceedance of 3.5m above the permitted 20m height limit is barely perceptible when viewed from a distance, especially when those views are partially screened by trees or other buildings, and especially when the building is viewed within the context of a large tertiary campus i.e. it is seen as part of a collective of non-residential buildings, rather than as a 'stand-alone', isolated structure.

7.3 In terms of the loss of greenspace, I recognise that the proposal does result in a loss of an area that prior to the Canterbury earthquakes was formed as open playing fields, and that was no doubt valued as a de facto public park by nearby residents as expressed by several submitters. As set out in the evidence of Caroline Hutchison, the site is privately owned, with (firstly) the University having no role or obligation regarding the provision of open space, and (secondly) any obligation to make such space publicly accessible. In short, the Campus has always been private property, albeit a property that is 'open at the edges'. Access to alternative large open spaces is readily available nearby at Ray Blank Park on Maidstone Road, and Ilam Fields.

7.4 From an urban design perspective, the proposal has been designed to readily comply with the required building setbacks from road boundaries, with the intervening space to be retained as grassed open space and specimen tree planting. The building line forms the secure edge to Dovedale and Waimairi Roads, with the intervening privately owned open space remaining accessible to the public i.e. the proposal has been explicitly designed to provide landscaped edges that are available to the general public for ongoing informal use and enjoyment.

8 SECTION 42A REPORT

8.1 I am largely in agreement with the s42a report insofar as it relates to urban design matters. Mr Klomp draws on relevant sections of the application which are reflected in my evidence above. We are in agreement that the SP Zone and the surrounding residential zones

have distinctly different purposes, which in turn leads to a distinct contrast in built form outcomes. Mr Klomp correctly identifies the anticipated future changes to the Residential Suburban Zone outcomes signalled through the enabling Act and associated introduction of MDRS standards. We are likewise in agreement that the proposal sits comfortably within its context and will not result in any unacceptable urban design-related effects on the character or amenity of the surrounding neighbourhood.

9 CONSENT CONDITIONS

9.1 No changes are needed from an urban design perspective to the resource consent conditions set out in the s42a report.

10 CONCLUSION

10.1 In conclusion, I consider the proposal responds appropriately to its context. It is a site that has always been associated with large-scale non-residential activities. The proposal continues the juxtaposition of large tertiary buildings set within a campus contrasting with surrounding residential suburbia. This juxtaposition is managed primarily through a careful design response to the transition between the buildings and the site edges. The use of generous open landscaped setbacks, the retention of large mature trees, the retention of the edges as publicly accessible green space, and the minimisation of new vehicle entrances or visible parking areas, in combination are an appropriate treatment of this interface with the adjoining residential zones.

10.2 The potential massing effect of the proposed new buildings has been thoughtfully addressed by locating the largest buildings within the centre of the site and then sleeving these buildings with lower buildings that present an attractive, glazed façade to the road edge and enable passive surveillance and interaction between building occupiers and the streetscape. The buildings create a secure perimeter to the studio part of the site, whilst maintaining the publicly accessible and permeable character of the balance of the campus.

10.3 I consider that the proposal will make a positive contribution to Ilam through enabling the reactivation of an underutilised portion of the University campus and enabling the University to respond and adapt

to emerging technologies and career options as part of a modern tertiary research institution that is engaged with and connected to a wider digital economy and business ecosystem.

Jonathan Clease

August 2022