

**BEFORE THE HEARINGS PANEL**

**UNDER**

the Resource Management Act  
1991 (**RMA**)

**IN THE MATTER OF**

the Proposed Far North District  
Plan (**PDP**)

**STATEMENT OF EVIDENCE OF ALICIA CAITLIN LAWRIE ON BEHALF OF  
FOODSTUFFS NORTH ISLAND LTD**

**URBAN DESIGN**

**7 JULY 2025**

**1. INTRODUCTION**

- 1.1 This evidence is in respect to the specific submission points (S363.023 & S363.024) made by Foodstuffs North Limited (**Foodstuffs**) in relation to the Pedestrian Frontage Overlay of the Mixed Use Zone (**MUZ**).

**Qualifications and experience**

- 1.2 My full name is Alicia Caitlin Lawrie. I am an Urban Designer at Barker and Associates Limited (**B&A**) a planning and urban design consultancy with offices across New Zealand. I am based in the Wellington office, but was previously based in the Whangārei B&A office, therefore am familiar with the Northland region.
- 1.3 I hold a Masters of Architecture (Professional) and a Bachelor of Architectural Studies from the Victoria University of Wellington. I am an associate member of the New Zealand Planning Institute and a member of the New Zealand Urban Design Forum.
- 1.4 I have approximately nine years' experience working in the field of urban design, gained in both the public and private sector in New Zealand. Of particular relevance to the matters that will be covered in my evidence, I have or have been a member of project teams for:
- (a) The development of Whangārei District Council's Urban Design Guidelines for Residential Development and Urban Design Guidelines for Commercial Development.

- (b) The development of Rotorua Lakes Council's Rotorua Intensification Design Guide.
- (c) Northland urban design peer reviews, specifically acting as a consultant urban designer reviewing resource consent applications for a range of residential and commercial schemes on behalf of the Whangārei District Council and Kaipara District Council.
- (d) The development of urban design evidence on behalf of the West Coast Regional Council, in relation to Appendix Three: Design Guidelines - Te Āpitihanga Tuatoru: Ngā Aratohu Hoahoa of the proposed Te Tai o Poutini Plan Review.
- (e) Urban design lead providing urban design advice and urban design assessments for numerous residential and commercial schemes across Northland and New Zealand.

1.5 Since 2022, I have been employed as a Senior Urban Designer at B&A, becoming an Associate Urban Designer in 2024. In my current role, I am regularly involved in the preparation of urban design assessments to support resource consent applications. I provide up-front urban design input and advice into a wide range of development schemes for private clients and assess these against best practice urban design. I also regularly provide urban design advice and peer reviews to Whangārei District Council on various resource consent applications. Prior to my employment at B&A, I worked for 6 years in various Urban Design roles at Whangārei District Council. Within these roles I provided urban design advice on various resource consent applications, advised on urban design matters related to policy and plan changes and lead strategic and spatial planning projects for the Whangārei City Centre and rural and urban communities.

### **Code of Conduct**

1.6 Although this is not a hearing before the Environment Court, I record that I have read and agree to and abide by the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. This evidence is within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses as presented to this hearing. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

## 2. SCOPE OF EVIDENCE

2.1 I have been engaged by Foodstuffs to provide urban design advice in relation to the specific submission points (S363.023 & S363.024) in relation to the Pedestrian Frontage Overlay standards as it applies to the MUZ of the PDP. I understand that Foodstuffs' submission context is outlined in the planning evidence of Mr David Badham.

2.2 To provide clarity to the below urban design evidence statement, I have briefly looked at the below sites that are relevant to Foodstuffs' submission points, due to their location in the MUZ, and inclusion of the Pedestrian Frontage Overlay:

- (a) New World Kaikohe, which is located at 8-10 Memorial Place, Kaikohe;
- (b) Four Square Kawakawa, which is located 71 Gilles Street, Kawakawa; and,
- (c) Four Square Paihia, which is located at Williams Road, Paihia.

Other sites which are relevant to Foodstuffs' submission are not located in the MUZ and/or do not include the Pedestrian Frontage Overlay.

2.3 Due to the location of Four Square Kawakawa and Four Square Paihia (**Figure 1**) within the main commercial street of these town centres, and their consistency with the frontage provisions of the PDP MUZ, I support maintaining the Pedestrian Frontage Overlay on these two sites. I do not support the Pedestrian Frontage Overlay as it applies to the New World Kaikohe. The reasons for this are set out in Section 6 of my evidence below.



**Figure 1:** The Paihia Four Square is consistent with the frontage provisions of the MUZ due to its inclusion of glazing, verandahs, an entrance at the street frontage and the built form being located at the street edge (*Source: Google*).

- 2.4 I was engaged recently and have not been involved in the PDP or submission process. I have not undertaken site visits to the relevant sites discussed in this evidence statement, but am generally familiar with these areas having lived in Northland for most of my life and having visited these communities previously. Notwithstanding this, my evidence is primarily informed by a desktop assessment based on Council's Planning Maps, and Google Street View.
- 2.5 My evidence will address the following:
- (a) Relevant PDP Context (Section 3);
  - (b) Urban Design Response (Section 4);
  - (c) The Pedestrian Frontage Overlay at 8-10 Memorial Avenue and 10-12 Marino Place, Kaikohe (Section 5); and
  - (d) Concluding Comments (Section 6).

### 3. RELEVANT PDP CONTEXT

- 3.1 It is my understanding that the PDP will replace the Far North Operative District Plan (**ODP**). It includes a MUZ to replace the Commercial Zone to support a residential component in the traditional commercial areas.
- 3.2 The 'Pedestrian Frontage Overlay' in the PDP is located in the same areas as the 'pedestrian frontage' identified in the Zone Maps of the ODP. While predominantly located in the proposed MUZ, the proposed Pedestrian Frontage Overlay is also located in the Rural Settlement Zone (**RSZ**). The locations where it has been applied to the MUZ include:
- (a) Kaikohe (**Figure 2**), on both sides of Broadway (**SH12**) for the majority of the MUZ extent along this street, on both sides of Clifford Street, Routley Avenue, Raihara Street, Mangakahia Road (SH15), and on the eastern side of Station Road and Marino Place, and the Western side of Wihongi Street.



**Figure 2:** The MUZ (pink), and Pedestrian Frontage Overlay (orange) in Kaikohe (Source: Far North PDP Maps).

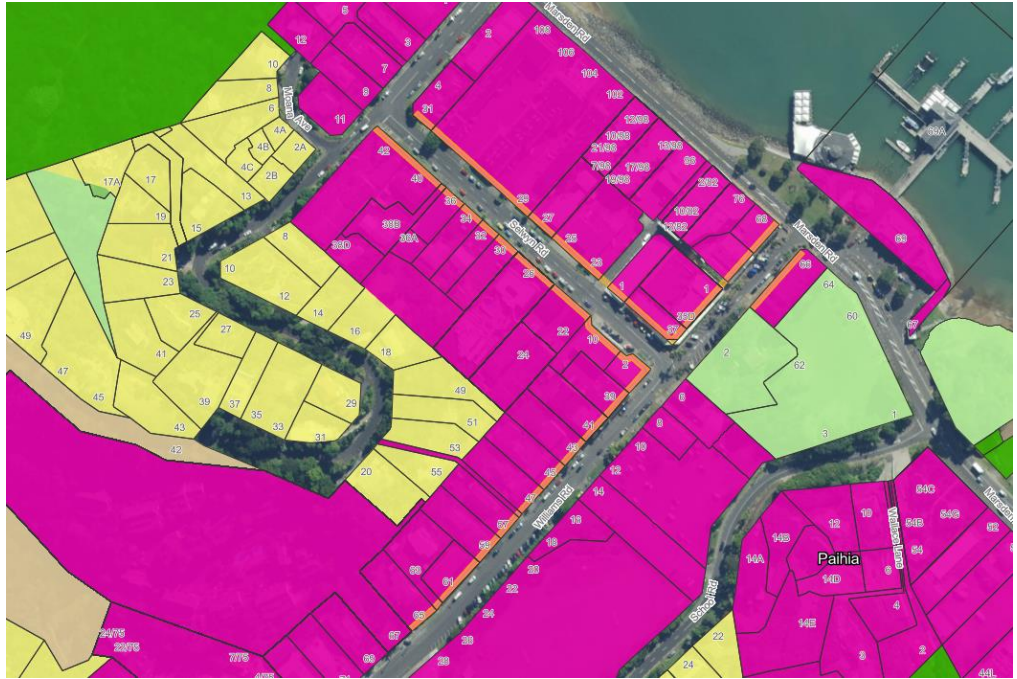
- (b) Kawakawa (**Figure 3**), on both sides of Gilles Street (SH1).



**Figure 3:** The MUZ (pink), and Pedestrian Frontage Overlay (orange) in Kawakawa (Source: Far North PDP Maps).

- (c) Paihia (**Figure 4**), on both sides of Selwyn Road and the northern side of Williams Road for the majority of the MUZ extent. A small area on the southern side of Williams Road also contains a Pedestrian Frontage Overlay, at the intersection of Marsden Road to the north east.





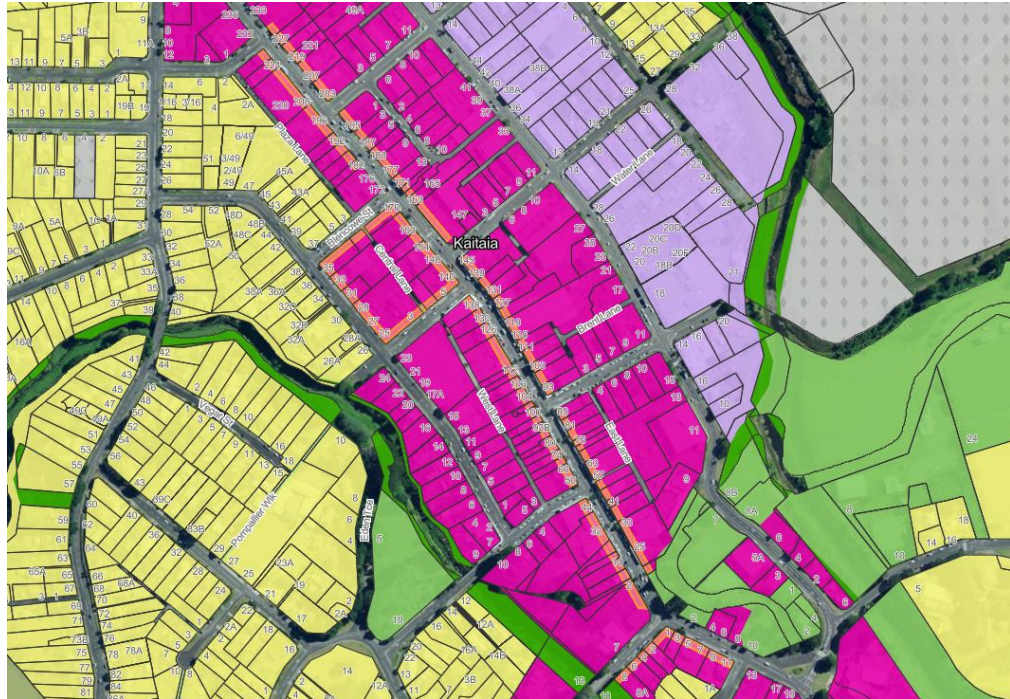
**Figure 4:** The MUZ (pink), and Pedestrian Frontage Overlay (orange) in Paihia (Source: Far North PDP Maps).

- (d) Kerikeri (**Figure 5**), on both sides of Kerikeri Road for some of the MUZ extent, Fairway Drive on both sides between the Kerikeri Road intersection and the August Place/ Homestead Road intersections, and the southern side of Cobham Road. The Pedestrian Frontage Overlay wraps around the Kerikeri Road, Cobham Road intersection to the north.



**Figure 5:** The MUZ (pink), and Pedestrian Frontage Overlay (orange) in Kerikeri (Source: Far North PDP Maps).

- (e) Kaitaia (**Figure 6**), on both sides of Commerce Street, for the majority of the MUZ extent. It is also located around the full extent of the block located at the centre of Commerce Street, Taaffe Street, Puckey Ave, and Blencowe Street, as well as the eastern edge of Redan Road.



**Figure 6:** The MUZ (pink), and Pedestrian Frontage Overlay (orange) in Kaitaia (Source: *Far North PDP Maps*).

3.3 In the MUZ, sites which have a Pedestrian Frontage Overlay, as identified in the planning maps, the following standards are applied:

- (a) At least 65% of the building frontage at ground floor must be clear glazing (MUZ-S5.1);
- (b) The principal public entrance to the building must be located on the front boundary (MUZ-S5.2);
- (c) Any new building, or extension or alteration to a building (including alterations to the façade) must be built up to the road boundary (MUZ-S6.1); and
- (d) A verandah must be provided for the full frontage of the road boundary of the site (MUZ-S6.2). The verandah shall:
  - (i) directly adjoin any adjacent verandah so there is no horizontal gap to provide continuous pedestrian coverage;

- (ii) have a minimum height of 3m and a maximum height of 6m above the footpath immediately below; and
- (iii) be setback a minimum of 300mm and a maximum of 600mm from a vertical line measured up from the face of the kerb.

3.4 Sites which do not meet the above standards are considered restricted discretionary activities within the MUZ of the PDP.

#### **4. URBAN DESIGN RESPONSE**

4.1 From an urban design perspective, and in an overall sense, I consider Council's approach to pedestrian frontages within the MUZ to be an appropriate urban design response.

4.2 While I consider Council's overall approach to be reasonable, I consider the application of the Pedestrian Frontage Overlay as it is applied to 8-10 Memorial Avenue and 10-12 Marino Place, Kaikohe, Far North District (**the site**) should be removed.

4.3 From an urban design perspective, the location and context of the Pedestrian Frontage Overlay, as it applies to the above site, is not necessary to achieve the active frontage and streetscape outcomes being sought by the PDP. Instead, it will result in unnecessary regulatory burden. My reasons for this are set out in Section 5 of my evidence below.



## 5. THE PEDESTRIAN FRONTAGE OVERLAY AT 8-10 MEMORIAL AVENUE AND 10-12 MARINO PLACE, KAIKOHE



**Figure 7:** 8-10 Memorial Avenue and 10-12 Marino Place, Kaikohe (red outline) locate the Kaikohe New World and are located to the south of Kaikohe's main commercial street of Broadway (Source: EMap)

- 5.1 The site, which currently contains the Kaikohe New World (8 – 10 Memorial Avenue), as well as two smaller commercial premises (10 – 12 Marino Place), is located approximately a minimum of 95 metres from the primary commercial street of Broadway, Kaikohe. It adjoins Marino Place to the west, and a public carpark located within the Marino Place road reserve. While a public carpark, the space also provides carparking for the New World site.
- 5.2 Marino Place is linked to Memorial Avenue to the south, and Dickeson Street to the north. Dickeson Street is a one-way street which provides vehicle access from Broadway to Memorial Avenue, and the associated carpark.
- 5.3 The Pedestrian Frontage Overlay is located on the western side of 10 – 12 Marino Place, and partially through the centre of the New World, at 8-10 Memorial Avenue (as shown in **Figure 8** overleaf).



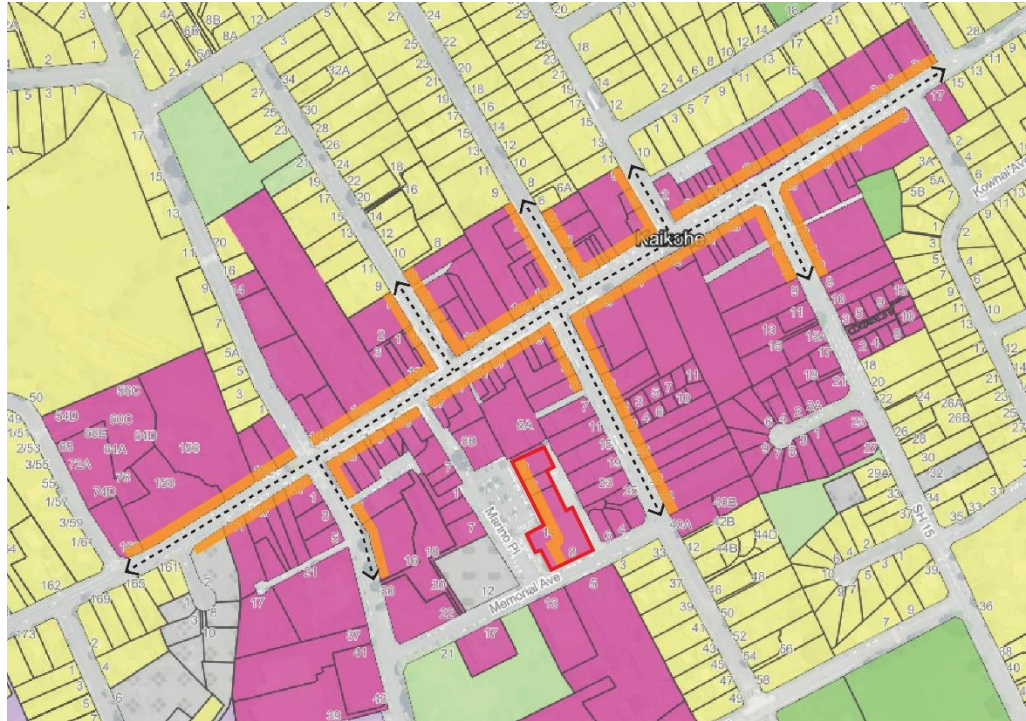
**Figure 8:** The site (red outline) and the location of the Pedestrian Frontage Overlay. This image demonstrates the overlays' location with respect to the carpark within the Marino Place Road Reserve, as well as its location through the centre of the Kaikohe New World (*Source: Far North PDP Maps*).

5.4 From an urban design perspective, I consider the application of the Pedestrian Frontage Overlay on this site to be less relevant in the MUZ in Kaikohe for the following reasons:

- (a) The Pedestrian Frontage Overlay is primarily applied to what is considered main commercial streets, such as Broadway in Kaikohe, Kerikeri Road in Kerikeri and Commerce Street in Kaitia. These locations currently contain streetscape outcomes in line with the provisions of the zone; including buildings built up to the street edge, continuous verandahs, front entryways located along the street edge, and glazing which provides outlook and visual connectivity to the street. In most cases these outcomes are also present on both sides of the street. While I am not aware of the above forementioned streets being defined as 'main commercial streets' or similar in the PDP or ODP, these streets are perceived as such due to their location at the centre of the Mixed-use zone and the design of the existing built form and how it relates to these street environments.
- (b) Where the Pedestrian Frontage Overlay extends beyond what can be considered the main commercial street, this is primarily to wrap active frontages around corners and maintain consistent outcomes at key intersections, or along secondary streets adjoining the main commercial street.



- (c) The Pedestrian Frontage Overlay at 10 – 12 Marino Place, and 8 – 10 Memorial Avenue, is not located on a main commercial street. It is also not a continuation of any other Pedestrian Frontage Overlay within Kaikohe, and is isolated from the main commercial street of Broadway (Figure 9).



**Figure 9:** This figure demonstrates the extent of the Pedestrian Frontage Overlay within Kaikohe. In particular how the Pedestrian Frontage Overlay is located in the Main Commercial Street of Broadway, as well as linked to Broadway to create consistent frontage outcomes at key intersections. The site (red outline) is isolated from the other Pedestrian Frontage Overlay locations in Kaikohe (Source: Far North PDP Maps).

- (d) While the majority of the Pedestrian Frontage Overlays front key streets in the main commercial environment, the Pedestrian Frontage Overlay located at 10 – 12 Marino Place, and 8 – 10 Memorial Avenue fronts onto a carpark. While a public carpark within the road reserve, it is perceived to be linked to the adjoining supermarket and is likely primarily used for this activity. It is also located in part through the centre of an existing activity (shown in Figure 8) and not along the existing building frontage at 8-10 Memorial Avenue. It is unclear why this is the case; however, it is assumed that this is due to previous land uses, and the previous Pedestrian Frontage Overlay which was rolled over from the ODP.

## **6. CONCLUDING COMMENTS**

6.1 In conclusion, I consider council's approach to the Pedestrian Frontage Overlay within the MUZ to be reasonable, and in line with active frontage outcomes. However, with the exception of the Pedestrian Frontage Overlay at 8-10 Memorial Avenue and 10-12 Marino Place, Kaikohe, which should be deleted for the following reasons:

- (a) The Pedestrian Frontage Overlay is primarily applied to the main commercial streets, and secondary streets adjoining these, creating continuous and consistent frontage outcomes in key locations;
- (b) The Pedestrian Frontage Overlay at 10 – 12 Marino Place, and 8 – 10 Memorial Avenue, is isolated from other Pedestrian Frontage Overlays within Kaikohe;
- (c) The Pedestrian Frontage Overlay at 10 – 12 Marino Place, and 8 – 10 Memorial Avenue is located alongside a carpark rather than a main commercial street; and
- (d) The Pedestrian Frontage Overlay at 10 – 12 Marino Place, and 8 – 10 Memorial Avenue is partially located through the sites existing land uses, and not along the site frontage adjoining Marino Place.

**Alicia Caitlin Lawrie**

**Date: 7 July 2025**