

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of an application to Kapiti Coast
District Council for non-complying
resource consent for a proposed 53 lot
subdivision (including earthworks and
infrastructure) at Otaihanga, Kapiti
Coast.

**PRESENTATION TO PANEL OF CHRISTOPHER GRAHAM GREENSHIELDS
ON BEHALF OF THE APPLICANT**

1. INTRODUCTION

Qualifications and experience

- 1.1 My full name is Christopher Graham Greenshields.
- 1.2 I am employed by DCM Urban Design Limited (DCM) as a Principal Landscape Architect, based in Christchurch, since April 2021. Prior my employment with DCM, I was employed with Christchurch City Council for 13 years.
- 1.3 I hold a Bachelor of Landscape Architect (BLA) with Second Class Honours from Lincoln University. I am a Registered Landscape Architect with the New Zealand Institute of Landscape Architects (NZILA). I have an Advanced Training in Crime Prevention Through Environmental Design (CPTED) Certificate from the International Security Management and Crime Prevention Institute (ISMCPi).
- 1.4 My work as a landscape architect has covered a wide range of skills within the landscape profession ranging from high level master planning, landscape assessment, detailed design and construction delivery, especially within publicly accessible open space and infrastructure.

expected to be low, used by residents only and it is important to bear in mind for the ultimate use of the path when considering its design and lighting.

- 2.3 In my opinion, the use of a gravel surface with steeper sections sealed for safety on the SUP could be seen as an appropriate compromise between the rural-residential context for this portion of the proposed development, natural character, and cultural sensitivity, balanced with accessibility and intended user groups.
- 2.4 I am of neutral opinion in balance of the above comprises in relation to effects on CPTED. I defer the type of surface material treatment to the agreement between the Applicant and Council and the views set out in the evidence of Mr Taylor and Ms Fraser.

SUP Lighting

- 2.5 Mr Trotter references in section 9.27 of his evidence the Austroads 6A guidance on lighting paths. I largely agree the intended objectives of the Austroads 6A guidance, with the caveat, "when used in the right context". Decision on whether to light a space, in this case a publicly accessible SUP, needs careful consideration as to the 'messages' of perceived safety lighting gives to legitimate night time use of the pathway.
- 2.6 In my opinion, as set out in my initial assessment the sense of an unsafe situation or threaten space is interpreted differently in people. Their sense of safety largely relates to their perception of safety, past experiences, acceptable risk, and whether they are alone or in group. Where possible an alternative route and/or the ability for retreat or escape routes should be available to the user. Pathways of this nature are generally limited in this respect, creating obvious movement prediction for potential offenders.
- 2.7 The decision whether to light the SUP in context of the proposal and surrounds, in my opinion relates to:
- (a) The intended legitimate use/ users and likely frequency of use at night time;
 - (b) How the design of the pathway creates movement predictors with minimal escape/ retreat options for potential victims;

physical measures/ installations to discourage this untended use along the route of the SUP.

I recommend that clear and legible wayfinding and directional signage be included along the proposed SUP that enables users to orientate themselves within their surroundings and to understand where the pathway leads them. Distance to connecting streets should be noted on these signs to give users an indication of nearest more populated street or distance left to travel. The alternative route along Otaihanga Road and Tieko Street should be clearly shown, specifically for night time hours.

Wayfinding signage to be resolved and agreed with Council at detailed design.

4. TO CONCLUDE

- 4.1 I consider the inclusion of the SUP as a positive connection between the north and south portions of the proposed development. In relation to the relevant principles of CPTED, the SUP will promote improved activation of the area through a mix of activities and users with clearly defines boundaries between public and private creating a highly legible route.
- 4.2 I consider the proposed gravel (compacted crusher dust) surface and sealed steeper sections to be adequate from a CPTED perspective
- 4.3 I consider lighting the SUP to be inappropriate, and alternatively street paths which run along Tieko Street and Otaihanga Road should be encouraged as a safer night time route, further enhanced with highly legible wayfinding signage.
- 4.4 I consider that the design of the SUP proposed by the Applicant is largely acceptable and appropriate with regards to CPTED and recommend consent to be granted, with reference to conditions



Christopher Graham Greenshields

3 August 2022