

Before the Independent Hearings Panel
at Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Proposed private plan change RCP31 to the Operative
Waimakariri District Plan

and: **Rolleston Industrial Developments Limited**
Applicant

Evidence of Garth Falconer

Dated: 7 July 2023

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EVIDENCE OF GARTH FALCONER

- 1 My full name is Garth James Falconer.
- 2 I am an urban designer and landscape architect and am the founder and director of Reset Urban Design Limited (*Reset*), a specialist urban design and landscape architecture practise. I hold a Bachelor of Arts from Auckland University, a Post Graduate Diploma in Landscape Architecture from Lincoln University and a Master's Degree in Urban Design from Oxford Brookes (UK).
- 3 I am a Fellow of the New Zealand Institute of Landscape Architects Tuia Pito Ora and a member of the Urban Design Forum.
- 4 I have been practising for 34 years and have worked on a wide range of settlements and masterplanned residential and commercial developments such as Hobsonville Point, Warkworth and Matakana. I am also the author of two published books on the history of urban design and landscape architecture in New Zealand.
- 5 I have been engaged by Rolleston Industrial Developments Limited (*RIDL*) since mid 2022 to provide urban design input and advice on the proposal to masterplan 850 residential lots and a local commercial area to supplement the existing Ōhoka settlement just north of Christchurch (*PC31*).
- 6 I have prepared an Integrated Landscape and Urban Design Report (*Design Report*) that supports PC31. The Design Report is attached as **Appendix 1** to my evidence.
- 7 The Design Report sets out the zoning and site context, vision, key elements and an indicative planting palette for PC31. Primarily, it provides an Illustrative Masterplan, based on the proposed Outline Development Plan (*ODP*) submitted with the PC31 application. In my view, the Illustrative Masterplan is a key tool for understanding the nature of development enabled through PC31 and the resulting urban design outcomes.

CODE OF CONDUCT

- 8 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 9 My evidence will address the following:
 - 9.1 Site and context;
 - 9.2 Summary of the urban design elements of PC31;
 - 9.3 Summary of the Design Report;
 - 9.4 Urban design assessment of PC31, including in relation to the relevant parts of the National Policy Statement on Urban Development 2020 (*NPS-UD*);
 - 9.5 Responses to Waimakariri District Council's (*WDC*) Section 42a Report, including addressing the relevant provisions in the Canterbury Regional Policy Statement (*CRPS*) and the Waimakariri District Plan (*District Plan*) and Mr Hugh Nicholson's assessment; and
 - 9.6 Responses to submissions.
- 10 In preparing my evidence I have reviewed;
 - 10.1 The PC31 application documents; and
 - 10.2 The Section 42A Report and Mr Nicholson's assessment.
- 11 I have also had a series of collaborative discussions with Ms Nicole Lauenstein, Mr Dave Compton-Moen and Mr Tony Milne regarding their assessments.

SITE AND CONTEXT

- 12 The small rural settlement of Ōhoka is a traditional centre established in the Nineteenth Century to service early local industry. Historically it has been equipped with social infrastructure including a school, churches, a community hall and a large public Domain located on the intersection of Mill Road and Whites Road. The existing area is easily accessible from local collector roads.
- 13 Ōhoka is strategically located directly to the west of Kaiapoi, a short 15 minute drive from urban Christchurch and the Christchurch International Airport.
- 14 Recent expansion of Ōhoka through lifestyle and large lot subdivisions have increased the settlement's spatial extent significantly to the north and east, although these subdivisions are based on isolated cul-de-sacs separated from the centre of Ōhoka (for a fuller description refer to **Ms Nicole Lauenstein's** evidence)

and have not added diversity to the existing housing stock or activities.

- 15 Indicative of Ōhoka's potential role as a growth area is the development of a regionally popular farmers market that is held weekly and features over 50 stalls and regularly attracts large numbers of people visiting from Christchurch and across the broader Canterbury region.
- 16 The zoning and site context is further addressed at pages 3-7 of my Design Report.
- 17 As set out on page 6 of the Design Report, and addressed from a technical perspective in the evidence of **Mr Ben Throssell**, the Ōhoka site context benefits from being outside significant flooding constraints, as well as other constraints commented on by others (refer to **Mr Tim Walsh's** evidence).
- 18 The site is an existing pastoral farm, largely flat with few natural constraints and good opportunities for integration with the surrounding environment, as shown on page 7 of the Design Report.

URBAN DESIGN ELEMENTS OF PC31

- 19 A full description of the proposal and planning background has been set out in the planning report as part of the application and in **Mr Walsh's** evidence. I will not repeat that information in this evidence.
- 20 In essence, PC31 entails augmenting the existing historic Ōhoka settlement with the provision of residential dwellings and local commercial areas on approximately 156 hectares of land extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road.
- 21 The key elements from an urban design perspective are that PC31 proposes:

21.1 an enhanced Ōhoka village centre with:

- (a) additional commercial retail facilities that cater for local convenience shopping and services with potential for work and office spaces;
- (b) off-street parking;
- (c) a 106-stall park n ride facility for public transport; and
- (d) a hardstand area that could cater for the local farmers' market in the winter season.

- 21.2 approximately 850 residential units, as well as a possible primary school, retirement village and a polo field and associated facilities;
 - 21.3 a substantial blue-green network that provides opportunities for movement, recreation, and the ecological enhancement of waterways, open green spaces and riparian margins; and
 - 21.4 a well-connected network of multi modal movement and high amenity streets and public facilities that complements the existing setting.
- 22 Overall, PC31 would complete a natural radial urban form to the settlement centred on the Ōhoka Domain whilst providing a broader range of housing and a small commercial centre.

DESIGN REPORT

- 23 As outlined above, the Design Report (see **Appendix 1**) essentially builds on the earlier concept of the high-level ODP that was submitted with the application. I note that the ODP has been updated to reflect various changes to PC31 and an updated version is attached to the evidence of **Mr Walsh**.
- 24 The Design Report has been specifically developed in response to submissions on PC31 and informed by greater research and detail. The Design Report is structured to provide an integrated package of information from analysis of context, through the articulation of the projects vision and key elements, an integrated Illustrative Masterplan, zoning, controls, staging, concept plans for the first stages and cross sections.
- 25 Central to this level of greater information, the Illustrative Masterplan (refer to pages 11 onwards) provides an indication of the possible urban structure and subdivision pattern of PC31. It is noted that this level of detail was not (and is not ordinarily) provided with the plan change application, but is intended to provide submitters and the decision-makers with a better indication of the eventual nature of development enabled by PC31 and the integration of best practise urban design.
- 26 The starting point for the Design Report was to identify the existing features and constraints of the site and its surrounding context including natural elements and built environment. Some of these details have been described in a number of expert reports previously provided in support of the PC31 application and are addressed in the evidence of RIDL's other witnesses. From that starting point, likely development scenarios are able to be established.

- 27 In urban design terms, the site's key characteristics of note are:
- 27.1 The site sits immediately adjacent to the current Ōhoka Village in the vicinity of Bradleys Road and Whites Road, together with a smaller edge onto Mill Road;
 - 27.2 Ōhoka Stream tributary which runs through the northern third of the site in a west-east direction is the most distinctive natural element within the generally flat site which is largely in grass paddocks supporting an existing pastoral farming operation;
 - 27.3 A number of minor waterways, including the northern and southern spring channels together with the associated pond, and the south Ōhoka branch, add character to the open landscape of pastureland;
 - 27.4 To the north, the site has an approximately 135m long frontage to Mill Road, along which lies the current Ōhoka Village and is the main road through Ōhoka;
 - 27.5 The current Ōhoka Village is mostly comprised of a mixture of small historic buildings, one garage, a small factory and rural residential properties;
 - 27.6 The site has extensive frontages to Bradleys Road to the west and Whites Road to the east;
 - 27.7 To the north and east, the immediate neighbourhood contains predominantly rural lifestyle blocks ranging from 2000m² to less than 2ha in size;
 - 27.8 To the south and further afield to the east, the surrounding area is dominated by rural lifestyle blocks (the majority being 3-6 ha in size) which are characterised by large setbacks and tall planted boundaries;
 - 27.9 To the immediate northwest along Bradleys Road is a large area of rural farming land. This gradually transitions to a more rural lifestyle environment further south along Bradleys Road eventually extending to Mandeville North;
 - 27.10 To the east across Whites Road are mostly 4ha rural lifestyle properties. Further along Whites Road there is a 6ha local reserve, Ōhoka Domain, that extends between Mill Road and Ōhoka Stream tributary. Ōhoka Domain, containing open lawns, regenerated bushland, playgrounds (including a new flying fox), tennis courts, a small bike track and other community facilities, currently accommodates a range of

recreational activities and community events. This includes a very popular and established Friday farmers' market; and

- 27.11 Both Bradleys and Whites Roads are characterised by typical rural road settings comprising a two-way carriageway with informal road verge often framed by extensive shelterbelts/vegetated edges to the adjoining properties.
- 28 Identification of the above characteristics enabled the following design responses to be incorporated in the Illustrative Masterplan through a collaborative multi disciplinary design exercise. Most relevant to my evidence:
- 28.1 Generally, PC31 contemplates a single house residential development with a small-scale commercial area on Mill Road and another onto Whites Road opposite the Domain. Provision is also made for a primary school, retirement village, and polo field;
 - 28.2 A north-south collector road is provided in the middle of the site from Mill Road down through to the southern end forming the key movement structure (refer to pages 16 and 17 of the Design Report);
 - 28.3 The northern two-thirds of the site provides a range of suburban-density residential lots with sizes likely ranging from 600 m² to 1000 m². The proposed residential density gradually transitions down from the commercial area in the northeast radiating to the south and west larger lot sizes ranging from a minimum of 2500m² to larger sizes (averaging 3300 m²);
 - 28.4 Since PC31 was lodged more detailed work has been completed on the Business-zoned area at the Whites Road frontage (refer to pages 20 and 21 of the Design Report) which is intended to form an extension of the existing Ōhoka Village with the provision of a range of small-scale commercial activities and local services to meet the daily needs of locals and visitors such as a large general store or small supermarket, bakery, café, hairdresser, pharmacy etc. There is also provision for work studio and upper level office spaces which would cater for local services such as smaller-scale businesses;
 - 28.5 The total leaseable area for the Business zones can range between 2500- 3000m² with car parking at the rear for 60 car park spaces;
 - 28.6 An additional feature of the Business Zone is a park and ride area for approximately 106 car parks which would provide for

car sharing and a possible future public transportation pick up and drop off. Furthermore, this area could be used for parking by market attendees on Friday mornings to relieve the often extensive and in places unsafe parking along Whites Road and Mill Road berms;

- 28.7 The built character of the proposed commercial area /village hub is envisaged to be configured in a finer-grained commercial pattern (typically 80 to 100m² one and two level units) with buildings fronting the streets and car parking areas to be inwards facing. The buildings would feature verandas for shelter and be rendered in a traditional rural village character, e.g. gable roofs with weatherboard timber cladding;
- 28.8 A main east-west collector road connection is provided from the Whites Road frontage through to Bradleys Road via a park-edge road on the northern side of the Ōhoka Stream tributary winding through the site including the proposed village hub;
- 28.9 Low density large lot residential is proposed to wrap the southern end of the site and sleeve the proposed suburban residential areas. The low density residential achieves an average size of 3300m²;
- 28.10 The Design Report includes a high-level conceptual layout of a possible primary school (pages 23 of the Design Report) to demonstrate its compatibility adjacent the proposed village hub;
- 28.11 Further refinement of ODP includes the enhancement of the Ōhoka Stream tributary by the provision of substantial riparian margins (minimum 20m wide on each side), the associated stormwater areas and open spaces, and a park-edge road on the northern side connecting with the proposed village hub (refer to page 20 and 26);
- 28.12 The Illustrative Masterplan shows in the middle of the site the integration and realignment of the northern spring into the southern spring. This creates a clear stream corridor with minimal bisecting effects and will benefit from a 15m riparian margin. The existing southern spring pond will be protected and accentuated to form a key landscape feature centrally within the site;
- 28.13 A minimum of 15m riparian margin is provided along the South Ōhoka Branch with a small middle portion decurved to follow a more natural and meandering form. All residential lots alongside will be set back at least 20m from the stream;

- 28.14 An integrated series of open spaces is configured around the existing natural and environmental features within the site and provides for a variety of quality green spaces. The stormwater treatment areas are essentially integrated into the open space network;
- 28.15 The Illustrative Masterplan depicts the configuration of the residential blocks within a permeable grid layout which provides direct key north-south and east-west connections throughout the site and a series of accessible and interlinked local streets;
- 28.16 A key urban design consideration regarding the block and street layout is to accommodate a variety of residential lots within a roading pattern that is efficient and walkable but essentially avoids the dominance of extensive rectilinear grids which are common for new greenfield subdivisions on a flat site. The use of a series of short rectilinear streets in combination with longer meandering roads, cul-de-sacs and kerbless edges creates a permeable roading network that has the ability to accommodate a suburban capacity whilst discreetly parcelling views and retaining some semi-rural character within the development;
- 28.17 The collector and local roads cross-sections are configured to incorporate open channel swales where applicable (the location and extent to which should be provided at the resource consent stage). The provision of a more informal drainage channel form combined with the meandering sections of the proposed streets is intended to contribute to the rural character and help create a more integrated subdivision pattern (refer to pages 25 and 26 of the Design Report);
- 28.18 The Design Report has also added information on pedestrian and cycle movement which is provided throughout the development via the street network and a series of connected off-road walking and cycling paths (refer to page 17). A large portion of the dedicated off-road paths are related to the stream corridors and the associated open spaces. In addition, linear mid-block green links are also proposed to enhance the connectivity for pedestrians and cyclists around the multiple stream corridors;
- 28.19 Additional work has gone into a comprehensive approach to help retain the rural character along Whites and Bradleys Roads. These are:
- (a) Larger residential lots with greater lot dimensions are proposed at the Whites and Bradleys Road frontages to

ensure that substantial setbacks from the road edges and generous separations between residential dwellings can be achieved;

- (b) A 10m planting strip is included to provide a vegetated buffer along the road frontages that are currently in rural character (Landscape Treatment A – see evidence by **Mr Compton-Moen** and **Mr Milne**); and
- (c) Vehicular access onto both Bradleys and Whites Roads is restricted to subdivision roads only (no property access) and carefully provided in conjunction with a landscape setting.

28.20 In terms of the rural neighbours to the south, larger low-density residential lots with a minimum lot size of 2,500m² are proposed along the southern boundaries together with either the retention of the existing shelterbelt and/or new boundary planting (Landscape Treatment B – see evidence of **Mr Compton-Moen** and **Mr Milne**).

28.21 Another additional feature of the open space character of PC31 is the inclusion of a full international scale polo field with attendant facilities in the area south of the Ōhoka Stream and Bradleys Road (refer to page 22 of the Design Report). This location benefits from proximity to the proposed village centre, as well as planned commercial and residential development. The site's open pastoral setting with rural views to the west and planned restoration work with native ecology, present a unique setting for new polo grounds. These features also recommend the site as a venue for events when not in play, as well as potential space for other sports and activities during the off season. Furthermore, there is a proposed horse trek/walking path circling the polo field to allow more social horse riders in the area to also enjoy the setting. As an alternative, the underlying zoning of this area would enable residential housing.

28.22 Particular regard has been given to the subdivision layout around the existing overhead powerlines and its associated transmission towers. The residential lots in this small area of the site are specifically configured and oriented to minimise the effects resulting from the required yard setbacks on the residential environment.

URBAN DESIGN ASSESSMENT OF PC31

- 29 As outlined above, the Illustrative Masterplan essentially demonstrates a possible urban structure and subdivision pattern that fundamentally addresses the elements set out in the previous

and updated ODP and provides for a functional urban area to accommodate the proposed residential and commercial activities whilst complementing and developing the rural village character of Ōhoka.

- 30 In my view, the following are the key urban design merits of PC31, particularly relating to the spatial arrangement of physical elements and its alignment with the existing and future context. These are structured into a number of topics.
- 31 I note that in forming my views on PC31, I have specifically considered the provisions of the NPS-UD relevant to urban design matters. This includes Objectives 1 and 4 and Policies 1 and 6.

The proposal provides a compatible urban form that responds to the existing Ōhoka village context and contributes to a well-functioning urban environment

- 32 The existing Ōhoka village is a desirable and attractive place for gathering, recreating, working and residential living. Historically established in the early phases of the settlement of the Canterbury region, Ōhoka's development has been embryonic though stalled with the demise of early industry (e.g. timber and flax milling). This has provided the basis for a larger permanent population.
- 33 As outlined above, recently lifestyle subdivisions have increased the settlement's spatial extent significantly to the north and east, although these subdivisions are not well-connected (active travel and roading) and have not added diversity to the existing housing stock or activities. By contrast, PC31 responds to the demand for single house residential units on smaller lots (as indicated in **Mr Chris Jones'** evidence) that are well-connected internally and close to necessary convenience retail and services also provided through PC31. The layout is arranged neatly towards the Domain and Mill Road with greenway links creating a strong structure based on open space corridors across the site.
- 34 The NPS-UD definition of a well-functioning urban environment (Policy 1) incorporates "good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport".
- 35 All of these attributes are fundamental to the integrated and holistic design of PC31. The Design Report details the provision of a range of housing options, employment opportunities, community and recreation facilities and active travel.

The proposal ensures good connectivity with safe and efficient roading connections provided within the site and to the wider neighbourhood

- 36 The roading plan and cross sections together with the cycling and walking plan set out in the Design Report provide a dedicated network of active travel paths that extend through the internal site and connect to the designated thresholds on Bradleys and Whites Roads (refer to pages 16 and 17 of the Design Report).
- 37 With restricted road intersections onto the main roads that frame the site there is provision for future walking and cycling connections which are proposed along Bradleys, Whites and Mill Roads that connect into the wider surrounds.

The proposal creates a subdivision layout that is accessible, legible, efficient and adaptable to future changes

- 38 The proposal is to be delivered in a series of stages that correspond with the greenway corridors running across from Bradleys to Whites Road west to east that naturally divide the site into quarters.
- 39 Centrally a spine collector road runs north south from the village centre to the larger lots to the south. The network of local roads are largely a relaxed grid like form that is highly connected and flowing.
- 40 PC31 makes efficient use of the land for housing with the majority of the lots at 600-1000m² and with larger lots on the southern periphery.

The proposal provides an integrated series of open spaces that enhances the natural character and contributes to quality public amenity

- 41 The regenerated stream corridor of the adjacent Ōhoka bush which is part of the Domain provides the precedent for the extension along all the waterways on the site. These enhanced waterways and corridors for extensive native plantings not only enhance the ecology of the overall site (see **Mr Mark Taylor** and **Ms Laura Drummond's** evidence), they also can be used for walking, cycling and recreation. Notably the three waterway corridors (refer page 9 Design Report) extend across and break up the extent of the site into vegetative framed discrete sections which decrease further the sense of scale.

The proposal provides multiple transport choices and encourages a walkable neighbourhood through the provision of a quality street network and off-road walking and cycling routes

- 42 The movement network extends over the entire site and into the surrounding multi modal network. Off road shared paths extend along the site's boundaries, through the greenways and along the

collector roads. All the local roads have footpaths on both sides. Collector roads follow the stream corridors to Bradley and Whites Roads, together with the central collector perpendicularly tying the site together.

The proposal provides an appropriate transition to the adjacent rural environment with spatial layout and landscape treatment specifically developed to help maintain the existing rural characters

43 This aspect is addressed in detail in the evidence of **Ms Lauenstein** and **Mr Milne**. From my perspective:

43.1 The southern quarter of the site is proposed to be zoned Residential 4a with larger lots ranging from a minimum of 2500 m² larger lots (averaging 3300m²).

43.2 The frequency of roading is less in this area of the site with fewer movements

43.3 A buffer of one lot wide frames the southern boundary along with boundary planting

Conclusion on urban design assessment

44 The Design Report which has been prepared since lodgement details the comprehensive and carefully considered urban design that features an ecologically enhanced, highly connected, open space network, increased housing capacity and complementary commercial facilities that retain a sense of village character and which contribute to a "well functioning urban environment".

RESPONSE TO SECTION 42A REPORT

45 The Section 42A Report by consultant planner Mr Andrew Willis takes into consideration the relevant statutory documents, submissions and expert peer reviews. I address those that are relevant to urban design matters as follows.

National Policy Statement for Urban Development 2020

46 The NPS-UD is noted as being of principal relevance to this plan change (7.3.5).

47 Insofar as urban design matters are concerned, based on my evidence set out above, I consider PC31 contributes to a well-functioning urban environment in respect of Policy 1. In my view, it is surprising that Mr Willis's conclusion is that the proposal does not satisfy the Policy 1 terms.

48 Mr Willis relies on the WDC urban design reviewer Mr Nicholson's conclusion and, in my opinion, erroneously extends a proposition that the proposal will join with Mandeville North "to give rise to a

sprawling low density residential conurbation... and is likely to function as a dormitory/lifestyle settlement” (7.3.38).

- 49 Mandeville North is over 4.2km distant from the site and is already largely developed based on lifestyle and large lot blocks. The Mandeville North settlement is quite unlike the PC31 proposal, which seeks to provide greater housing options, more efficient land use, and commercial local job opportunities.
- 50 I also refer to the evidence of **Mr Milne** which describes the site boundary treatment to the south, which clearly demarcates the site from Mandeville North.
- 51 I address the points made in Mr Nicholson’s report in more detail below.

Canterbury Regional Policy Statement and District Development Strategy

- 52 Other relevant planning documents noted by Mr Willis are:
- 52.1 The CRPS and Our Space. He considers the proposed development in Ōhoka is not anticipated by CRPS, which focuses growth planning on larger centres.
- 52.2 The Waimakiriri District Development Strategy ‘Our District, Our Future - Waimakariri 2048’ (*DDS*). Developed in 2018 by WDC as a guide to residential and business growth in the fast growing district, the DDS predates the NPS-UD.
- 53 The DDS places Ōhoka with small towns and settlements and intends for only further “organic” expansion.
- 54 However, I believe that while the DDS may have been overtaken by events since its publication in 2018, there are other aspects of it that remain relevant to the proposal.
- 55 The DDS noted that nearly 30% of recent consents were for lifestyle blocks which raised issues around sustainability
- 56 The DDS also noted a series of attributes for Sustainable Centre Growth Strategy around the District (page 5):
- 56.1 Provides for residential growth in an attractive historic rural centre;
- 56.2 Opportunities for environmental enhancement;
- 56.3 Provides for a diversity of homes and commercial services and efficient provision of infrastructure;

56.4 Achieves a sustainable urban growth pattern; and

56.5 Supports existing towns.

- 57 In my opinion, these attributes are the important criteria for urban expansion and the PC31 proposal conforms and supports all of them.

Operative Waimakariri District Plan

- 58 Mr Willis does not consider PC31 aligns with a number of objectives and policies within the Operative Waimakariri District Plan (*District Plan*) such as rural character (7.3.130 and 7.3.131).
- 59 The key area of contention centres on the specific Ōhoka growth policy 18.1.1.9 and the requirement "to ensure that any future residential development maintains its rural character village character" (7.3.142).
- 60 Of the eleven criteria listed under Policy 18.1.1.9, I consider the revised PC31 proposal achieves them all.
- 61 Central to the criticism of the proposal, Mr Willis refers to various submissions and Mr Nicholson's conclusion that the proposal will not maintain the rural village character (7.3.143); referring to a seven fold increase in population, a significant commercial area and potentially a retirement village and a school (7.3.144).
- 62 However, I consider the maintenance of a rural village character is not an issue of numbers, rather it is one of design.
- 63 There appears to be no strict definition of what makes a village in any WDC planning documents.
- 64 In terms of population, the National Geographic definition of a village below shows some broadness and would include the proposal.

A village is a small settlement usually found in a rural setting. It is generally larger than a "hamlet" but smaller than a "town." Some geographers specifically define a village as having between 500 and 2,500 inhabitants¹.

- 65 The WDC planning documents do not refer to very small settlements such as Cust or Ashely as hamlets, and while the use of the term 'village' is more selectively applied to certain small settlements, the criteria for a hierarchy of settlements is not defined.

¹ See education.nationalgeographic.org/resource/village/#

- 66 Broadening the discussion on this point and accepting a degree of relative smallness, it appears the definition of 'village' is also a result of character. For example, Lincoln township, with a population of 9,180 (2018) is still referred to as a village. The Selwyn District Council describes Lincoln, despite its size and mixed land uses, as retaining a village character:

Lincoln's charming village atmosphere combines its history as a rural service town, with its role as home to the nearby biotechnology campus of Lincoln University, with its Crown Research Institutes and the commercial research facilities².

- 67 Broadly I would contend that there is more consensus on what is not a village, for example, the presence of large format commercial and/or heavy industrial, vehicle domination, lack of human scale and interest, poor paths and open space, lack of built character and lack of profuse planting etc.
- 68 I would note that currently what is the centre of Ōhoka village lacks good paths, density, mix of uses and is dominated by vehicles. It does have some traditional buildings (a church and a community hall), lots of planting and the Domain which has some recreational facilities and space that is used for the farmers' market.
- 69 In my experience of urban development, many like the idea of living in a 'village' as it conjures up romantic notions of pre industrial society close to nature and one's neighbours. Across New Zealand the network of rural service centres traditionally has been characterised as a series of 'towns' in response to their basic economic function. Interestingly, the term village has gained popularity only recently and is closely related to the marketing of rural service centres near large urban catchments to increase patronage.
- 70 A good example of this association is the development of Matakana, a rural service centre on the periphery of Auckland, which I have been involved with the planning and design. Up until 2003, Matakana called itself a town, though it had a population of only around 200. That was before a private developer carefully installed a farmers' market and adjacent retail including a restaurant, art gallery, clothes boutique, pharmacy, a deli and a cinema all housed in a blend of high quality traditional and modern architecture. Launched as the "Matakana Village" the popularity of new Matakana has soared, creating many new businesses and jobs. The population of this village is now over 600 with over 100 new sections being developed currently. Recently Auckland Transport has extended a bus service to connect Matakana to the wider Auckland

² See selwyn.govt.nz/community/living-in-selwyn/townships/lincoln

region, whereas there had been no plans for this service prior to the creation of the 'village'.

- 71 The conclusion I make on this point is that "rural village character" can be retained and even enhanced by carefully considered design and the Design Report illustrates a comprehensive approach to deliver this desired outcome.

RESPONSE TO URBAN DESIGN PEER REVIEW

- 72 The independent urban design review by Mr Nicholson (June 2023) was commissioned by the WDC and has provided a peer review of the urban design and landscape matters submitted with the PC31 application. I note that the subsequently prepared Design Report has not been part of the review and expect Mr Nicholson will be able to comment on this at the hearing.

- 73 The peer review is focused on Ōhoka and does not consider the implications for Greater Christchurch. The peer review has drawn strategic direction from the NPS-UD, the CRPS, the District Plan and the DDS. The following are the sub headings listed and summarized in the review:

Existing environment

- 74 The urban design review provides a good summary of the historic establishment of Ōhoka's industry and social infrastructure. Also noted is the recent increase rural lifestyle residential in the area "leaving only a few traditional farms left in the area" (5.3). I agree with this assessment.

Compact Urban Form

- 75 The urban design review provides a diagram (Figure 3) with 400m and 800m walking catchments based on the intersection of Mill Road and Whites Road, the former of which is called "Ōhoka's long main street" (6.2). In Mr Nicholson's opinion, a compact or consolidated urban form for Ōhoka should lie within a minimum of 50% of the mapped 400m radius walkable catchment (6.6). Based on that criteria the site fails with only 20% sitting within the 400m catchment and 46% within the 800m (6.4) and in the reviewer's opinion would in effect create a "peninsula of urban land" surrounded by rural and rural residential land (6.7).

- 76 I disagree with this position for the following reasons:

76.1 Compact urban form is not defined solely by walking distances, but also by other factors such as densities, permeability and mixed use;

76.2 The 800m or a ten-minute walk is an often adopted definition of an urban centre, or a neighbourhood at 400m radius,

however, I do not know of any reference to this applying in the case of a rural village. In my view, the nature of rural village living is that it can often have an extended reach depending on its design e.g. Lincoln covers 9km².

76.3 The recent large lot development on the north side of Ōhoka (Hallfield) is 1.5km from the intersection of Mill and Whites Roads (service station location) and is poorly connected by paths and roads to the rest of Ōhoka. The extent of Mandeville North also has radius of 1.5km. The application of a 1.5km radius to complete a radial form to Ōhoka would encompass the proposal site.

76.4 I note that later in the urban design review it is stated that the average walking trip in New Zealand was 1.0km and that 64% of the site is within that distance from the service station (8.1). This would seem to support a larger walkable definition of what is a compact settlement.

Connectivity

77 I appreciate that highly connected multi modal movement is fundamental to good urban design and agree with the reviewer that “well connected street networks support walking and cycling” (7.1).

78 I note that the reviewer was assessing the earlier ODP and there was little information at that time detailing walking and cycling. The new information on pages 16 and 17 of the Design Report identifies shared paths along Whites and Bradleys Roads, pedestrian crossings to the Domain and a highly connected network internal to the site. The updated plans also feature the addition of a substantial park n ride facility with connections for public transport which is a significant positive for inter district connectivity.

79 The site design features a highly permeable street network with continuous north/south and east/west links and dedicated off street shared paths making this a well-connected proposal that also supports active travel.

Accessibility

80 The reviewer believes that potential residents would be “largely dependent on cars on a daily basis” (8.5) and hence would rate only a low level of accessibility.

81 I refer to the evidence of **Mr Milner** and **Mr Fuller** in this respect. From an urban design perspective, the Design Report details that the local commercial area will provide for most daily needs and services without the requirement for car trips, and that there is an active travel network provided across the site.

82 I therefore consider PC31 promotes good accessibility outcomes.

Rural vs urban character

- 83 I accept the reviewer's calculation of the eventual size of the population being similar to that currently of Oxford (2400 in 2018). I would also note that the proposal is to be built in stages over a number of years into the future.
- 84 The reviewer goes on to assert that "it is not possible to increase the population of Ōhoka by 700% and retain the existing village character (9.3).
- 85 The reviewer believes that it is not possible to retain a village character even with a low density of 12 houses per hectare (9.4).
- 86 Also, the reviewer believes that the addition of a retirement village "would significantly change the village character of Ōhoka" (9.5). However, there are many examples of retirement villages in rural centres, for example Amberley and Oxford.
- 87 I have detailed my opinions on what village character is or is not earlier, and I do not agree that character is inherently tied to size of population, rather it is a matter of the presence and arrangement of other elements such as human scale and interest and a mix of activities, all of which can be consciously designed to retain and enhance character.
- 88 I also note the overall context of the NPS-UD, which contemplates (Objective 4) that amenity values develop and change over time in response to the diverse and changing needs of people, communities and future generations. I consider this is important context for considering this aspect of PC31.

Well-functioning urban environment

- 89 The reviewer refers to the definition of a well-functioning urban environment from the NPS-UD (10.1) then goes on to suggest that the lifestyle settlement of Mandeville (current population 1500) would be connected into one urban dormitory conurbation by the proposal (10.3) that would offer little in the way of employment, community services or public transport.
- 90 In response, I note that the proposal is over 4.2km from Mandeville, which is made almost entirely of large lot and lifestyle blocks, is car dependent, has little active travel provision and little ecological enhancement. I consider what is proposed through PC31 to be very different, and sufficiently separate from, Mandeville.

RESPONSE TO SUBMITTERS

- 91 Of the various points raised by the submitters I will comment specifically on the effects on Ōhoka village character and amenity which is noted by Mr Willis as being the topic that received the most

submissions (6.9.2). I note that there was little comment raised on the internal site design.

- 92 Many of those submitting felt the proposal will ruin Ōhoka's quiet lifestyle and its historic rural village character (6.9.2), feeling that larger lifestyle sections were more in keeping (6.9.3).
- 93 As I have outlined above, the recently developed large lot and lifestyle blocks in the wider Ōhoka area are poorly connected to the settlement and have not added further facilities, including recreational, ecological, active travel or commercial. This type of development is essentially exclusive in character, does not enhance a village character and is an inefficient use of land from an urban design perspective.
- 94 Other submitters raised concerns over the spacing and number of proposed trees along White and Bradleys Roads (6.9.4). The proposed landscape treatment along the site's boundaries has been updated to provide a 10m wide planted margin which will screen views of houses. I refer to **Mr Milne's** and **Mr Compton-Moen's** evidence.
- 95 The submission by WDC suggests Ōhoka is more rural than urban, which is defined as incorporating rural road standards, soft landscape edges and margins, along with an open style fencing and vegetated boundary demarcation (6.9.5). These elements are comfortably included in the design of PC31, which will assist in contributing to the existing village character.
- 96 Several submitters are concerned at the potential for light pollution (6.12.1). The specification of street lighting will be detailed at subdivision stage and will be designed to limit light spill. This is specified in the Outline Development Plan.
- 97 One submitter wanted more reserve space and playgrounds and believes retirement villages need support in the form of medical and convenience facilities (6.12.2). The updated plans include provision for these.

CONCLUSION

- 98 The proposal responds to demand for increased levels of housing in the Waimakariri District in an established well serviced centre. Building on the historic foundations and destination draw of the very successful farmers' market, the proposal for residential housing adds retail, service and work facilities to satisfy the daily needs of a growing population and thereby reducing travel and enhancing the overall community.

- 99 The capability of the site to accommodate the proposed development has been well researched, with the retention and enhancement of the existing waterways being the basis for the structure of the discrete residential neighbourhoods.
- 100 Based on a walkable catchment the network of paths provide for both walking and cycling. A series of open spaces provide for regeneration of indigenous planting together with spaces for recreation and stormwater control.
- 101 The additions of retail and work units in the commercial area providing for local jobs, the substantial park and ride facility encouraging public transport, and the polo field providing for a regional sporting activity, further strengthens the benefits of the proposed development.
- 102 The staged development over the short to long term can be phased with market demand.
- 103 Concerns expressed about the scale of the proposal being too large and going against the village character can be mitigated by the proposed design features. Ōhoka is shown to have the historical basis and infrastructure capacity to accommodate the proposal in a most positive way.
- 104 Overall, the urban design merits of the proposal are strong and compelling, providing for residential growth in an attractive historic rural centre while developing the opportunities for environmental enhancement. The proposal provides for the efficient utilisation of infrastructure to achieve a sustainable urban centre and a growth outcome that supports existing towns in the broader Waimakariri district.
- 105 Overall, the proposal is highly supportable from an urban design perspective.

Dated: 7 July 2023

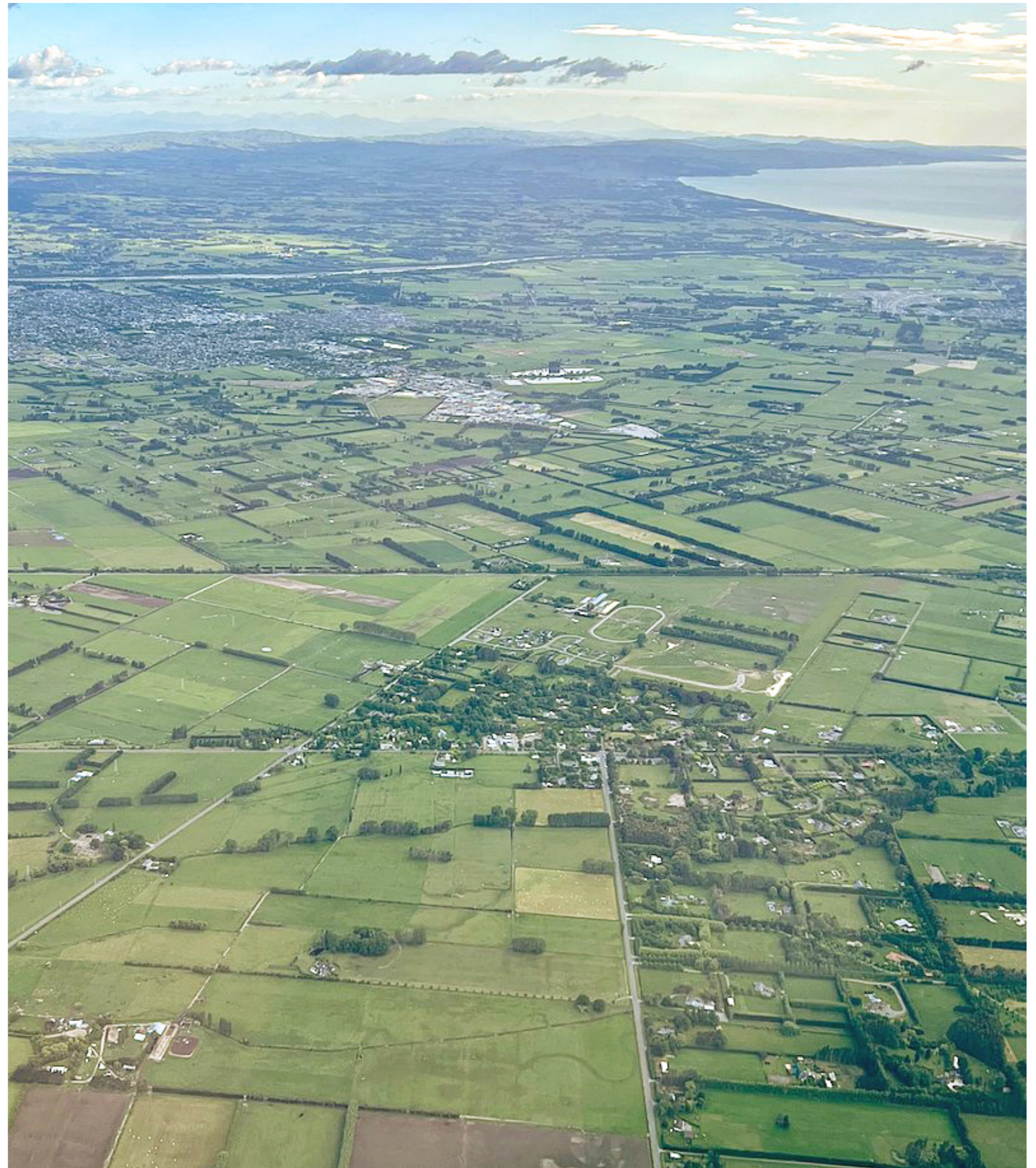
Garth James Falconer

ŌHOKA VILLAGE RESIDENTIAL DEVELOPMENT

DESIGN REPORT
FINAL

06 JULY 2023

PREPARED FOR ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED



INTRODUCTION

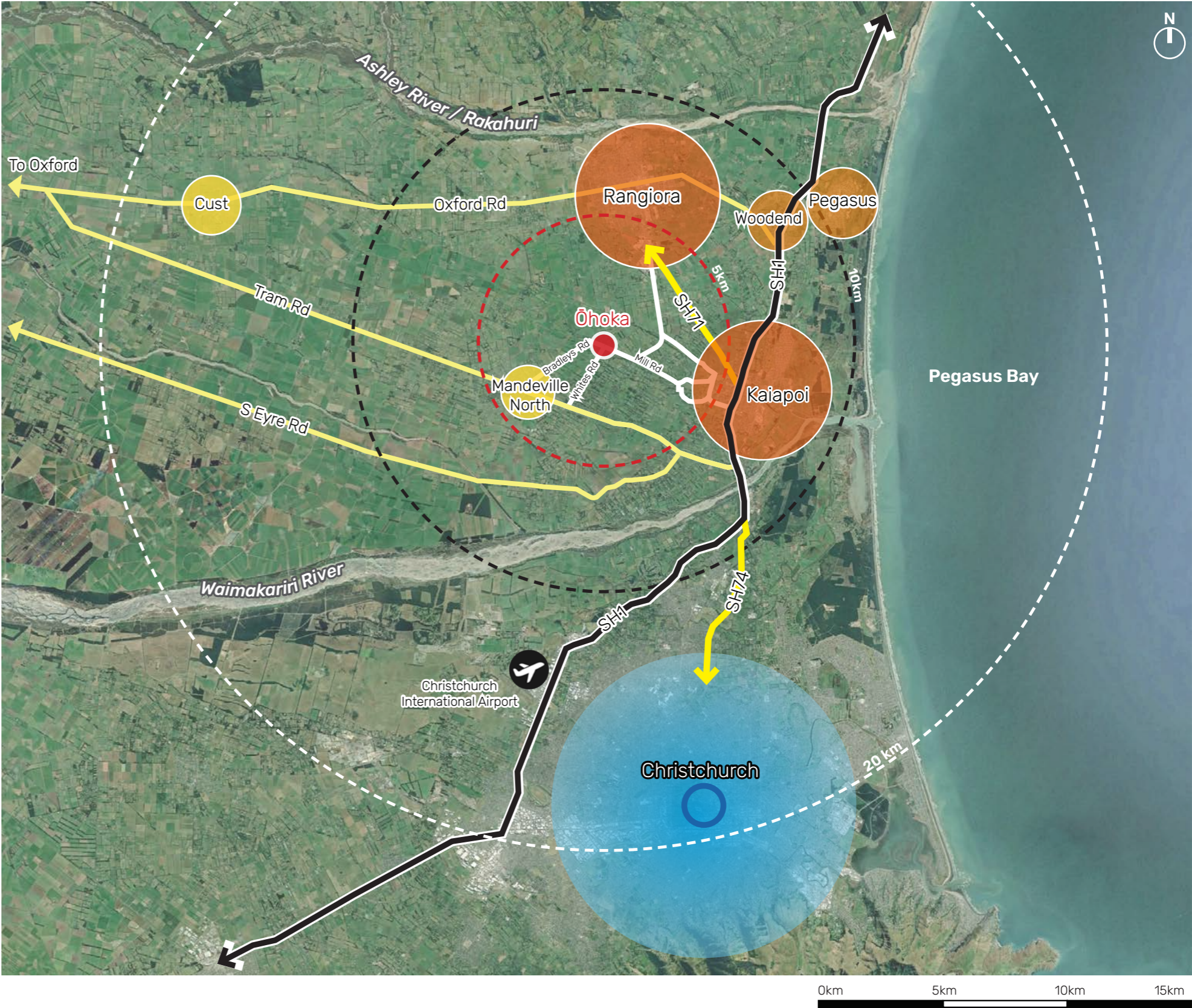
Reset Urban Design has been commissioned by Rolleston Industrial Developments Ltd to produce an Integrated Landscape and Urban Design report that supports the Ōhoka Private Plan Change. The development entails regeneration of Ōhoka Village Centre as well as the provision of residential dwellings on 156 hectares of land extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road.

The Plan proposes:

- An enhanced village centre with additional facilities for the local farmer's market that provides access to local goods and services
- Provision for approximately 850 residential units, as well as a school and/or a retirement village
- A blue-green network that provides opportunities for movement, recreation, and the ecological enhancement of waterways, open green spaces and riparian margins
- High amenity streets and public facilities that complements the town's setting

Ōhoka at a glance:

- Inland residential settlement, safe from coastal hazards
- Established community facilities and school
- 10-min drive to major towns (Rangiora, Kaiapoi) and SH1
- Easy access to Christchurch International Airport (20min drive via SH1), and Christchurch Central City (25min drive via SH1/SH74)



STRATEGIC CONTEXT

Waimakariri 2048 Development Strategy

Ōhoka Conforms to a Sustainable Centres Growth Strategy

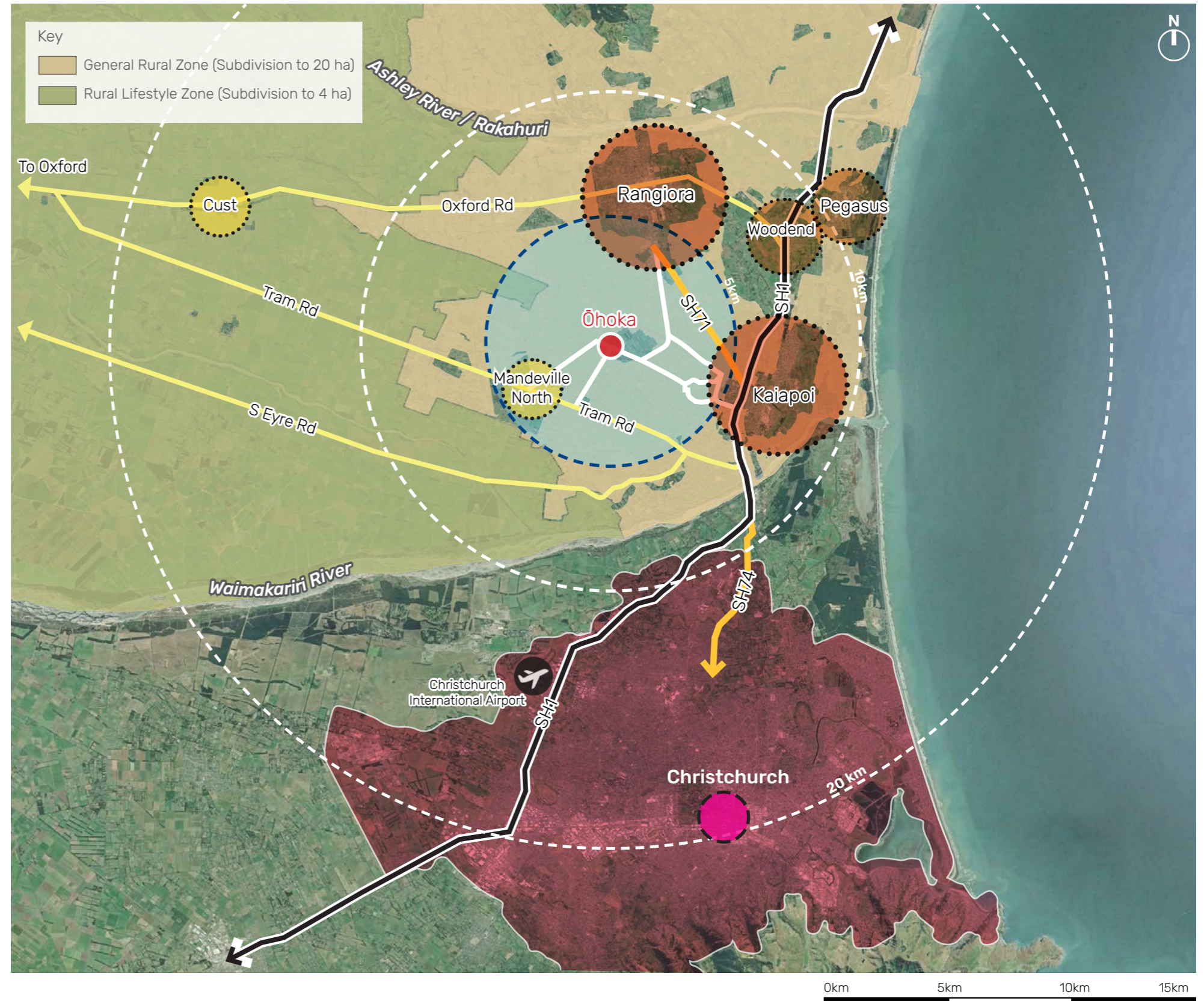


The Waimakariri 2048 Development Strategy (2018) aims to manage regional growth efficiently and sustainably, and to retain the character of the district's smaller settlements.

- 15000 extra homes may be required to accommodate growth by 2048.
- Four main centres for growth are identified, Oxford, Rangiora, Woodend/Pegasus and Kaiapoi. However natural barriers to expansion are restricting growth especially along the east coast, including higher rates of liquefaction, coastal inundation, high susceptibility to flooding, airport noise contour, and Tsunami evacuation zones.
- 29% of current growth is in the form of lifestyle blocks (>4 ha), this raises issues around sustainability.
- For rural residential development, a primary focus is to create new rural residential areas, with a secondary focusing on enabling large lot intensification within existing rural residential areas where there is sufficient community support and servicing available.

Growth around Centres in Waimakariri District

- Provides for residential growth in an attractive historic rural centre
- Opportunities for environmental enhancement
- Provides for diversity of homes and commercial services
- Efficient provision of infrastructure
- Achieves a sustainable urban growth pattern
- Supports existing towns



ZONING CONTEXT

A Logical Expansion

Zoning North and South of Ōhoka Settlement

Residential zoning (Large Lot Residential Zone) and Settlement Zone are already in place north of the proposed Ōhoka settlement, however the south is largely undeveloped and predominantly zoned for Rural Lifestyle Zone.

Allowing residential zoning to the southern side of the settlement would enable residential growth to occur on both sides of Ōhoka.



SITE CONTEXT

Surrounding Locality

Mandeville North - A Vehicle Oriented Hub

Mandeville North Village Centre provides the local community with a range of commercial offerings including a bar, restaurants, a small supermarket and fuel. Nonetheless, it is located within a sparse urban landscape of large lot residential and lifestyle blocks. This, combined with the spread out nature of local businesses, has encouraged a car dependent village centre and community.



SITE CONTEXT

Historic Features and Landuse

Ōhoka settlement was founded in the mid 1800's as a mill town. By the mid to late 1800's Ōhoka was a thriving settlement with multiple schools, a hotel and a number of shops and businesses clustered around the T-junction at Mill and Whites Road. These formed the nucleus of a small community, and a number of the buildings are visible today including the Community Hall, which is still used for social occasions and workshops, and the Gate Keeper's House, which has been preserved and relocated to Ōhoka Domain. Due to improvements in logistics, local milling was in decline by the mid 20th century. Many of Ōhoka's families moved to the city, and the settlement's growth was largely stalled relative to its neighbours. Land has primarily been used for farming, however lifestyle blocks and smaller residential lots are increasingly common.

- ① Commercial buildings clustered at the T-junction connecting Mill and Whites Rd
- ② Ōhoka St Albans Anglican Church
- ③ Ōhoka Hall
- ④ Ōhoka Domain and Gate Keeper's Lodge
- ⑤ Methodist Church
- ⑥ Ōhoka School
- ⑦ Historic location of Wilson's Mill and Wilson's Siding
- ⑧ Ōhoka Homestead and Station Stables & Dovecot. Original site of the Gate Keeper's Lodge

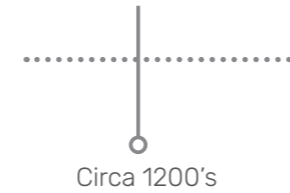


Aerial over Ōhoka 1940-1944 depicts an agrarian landscape with settlement clustered at the T-Junction between Mill and Whites Road. Site boundary is approximate.

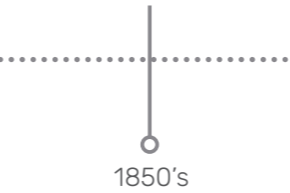
Timeline



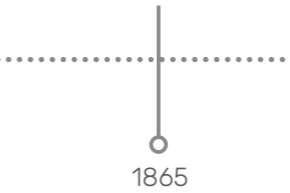
Ōhoka means "place of the stake for a decoy parrot (i.e. kākā), alluding to the site's rich ecological and indigenous history.



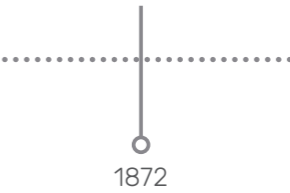
European settlers started developing Ōhoka as early as 1850. Ōhoka Bush, 1854, Slab & Canvas Hut, by James Preston.



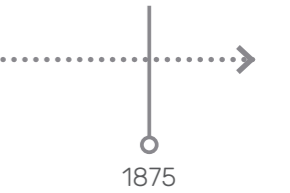
Ōhoka's first church (Methodist) is established. This church is still visible, albeit as a private residence.



Milling activity provides jobs and brings more people to the area. A memorial on Mill Road commemorates the flour mill commissioned by Isaac Wilson.



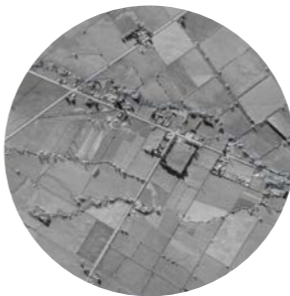
The Eyreton Railway Line is extended to Ōhoka, followed a year later by 'Wilson's Siding'.



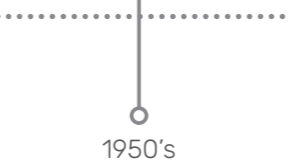
By the late 1800's Ōhoka had expanded significantly, with the school (pictured) boasting over 200 pupils. In the late 1800s Ōhoka was a flourishing village on the Kaiapoi-Bennett's railway line.



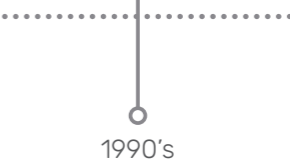
Bread from Ōhoka's Bakery being delivered by van. Improvements in transport infrastructure lead a decline in local milling and commercial activity.



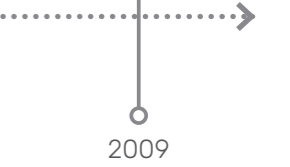
The 20th century saw a shift away from local milling, and populations migrating towards the city. Further development was largely stalled.



A small community clustered around the crossroads has persisted, however, and by the 1990's a radiating pattern of residential and lifestyle blocks was evident.



The Ōhoka Farmer's Market is established, connecting local growers with the community.



SITE CONTEXT

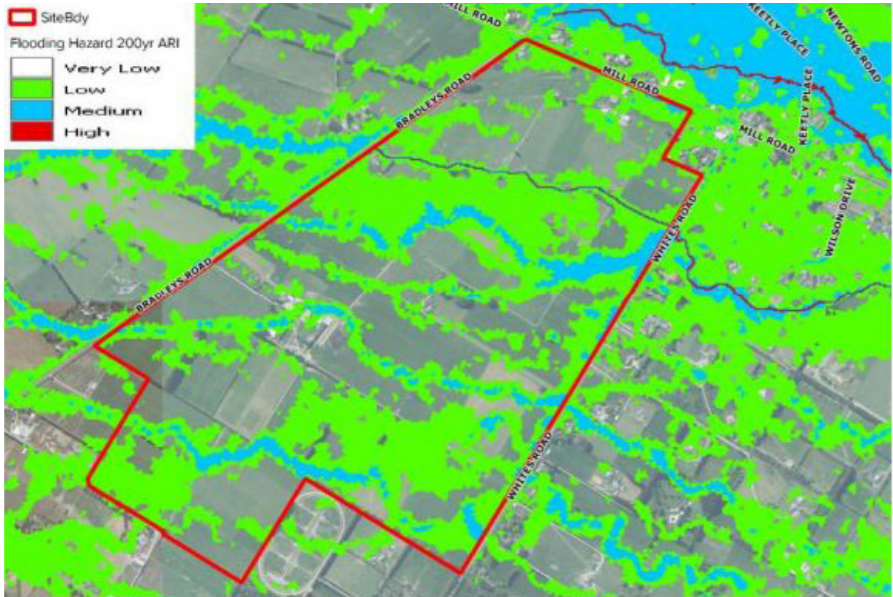
Natural Environment

Topology | Hydrology | Ecology

The site is characterised by large open paddocks with boundaries defined by shelterbelt trees.

There are two main existing waterways running west-east across the site, being the Ōhoka Stream Tributary in the north and the Ōhoka South Branch in the south, both feeding into the Kaiapoi River to the east of Kaiapoi.

The site is relatively flat and lacking in native wildlife or significant vegetation. Exceptions to this include Ōhoka Bush (adjacent to site), which has mature trees and native wetland planting, and linear shelterbelts of exotic trees common to the area. The section of the Ōhoka Stream adjacent to the domain is heavily planted with native species having recently been regenerated in the last 20 years.



Flood risks assessments by PDP determined that risk within the site was mostly “low” or “very low”, with the exception being land directly adjacent to the main waterways.




SITE CONTEXT

Built Environment



Form | Features | Landuse

 Approximate Site Boundary






Key Features

-  Rural Collector Road
-  Rural Local Main Road
-  Ōhoka Stream Walkway
- 1 ● Ōhoka Village Main Commercial Building
- 2 ● Ōhoka Farmers Market
- 3 ● Ōhoka Hall
- 4 ● St Albans Anglican Church
- 5 ● Existing Farm Building to be Retained

Built Characters

-  Existing Ōhoka Village
-  Smaller Lifestyle Block
-  Rural Lifestyle Block
-  Rural Farming/General Rural Activities
-  Recent Residential Development

Frontage Types

-  Village frontage
-  Rural Road Frontage
-  Interface with Public Open Space
-  Interface with Rural Residential Activities
-  Interface with Rural Production/General Rural Activities



1:10000@A3



VISION

The Ōhoka Village Residential Development is a well fitted extension of a historic settlement that enables broader community benefits.

Overarching Goals



Enhanced Ecological Corridors



A Safe and Accessible Movement Network



Distinctive Rural Village Characters



A Diversity Of Residential Housing



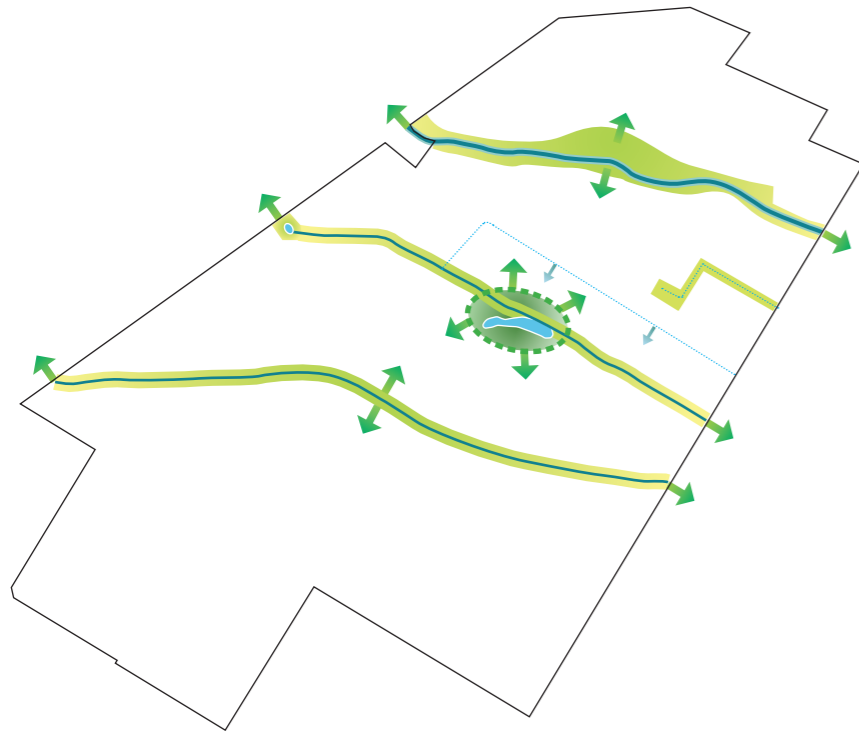
Generous and Connected Open Spaces



A Range of Compatible and Dynamic Commercial Activities

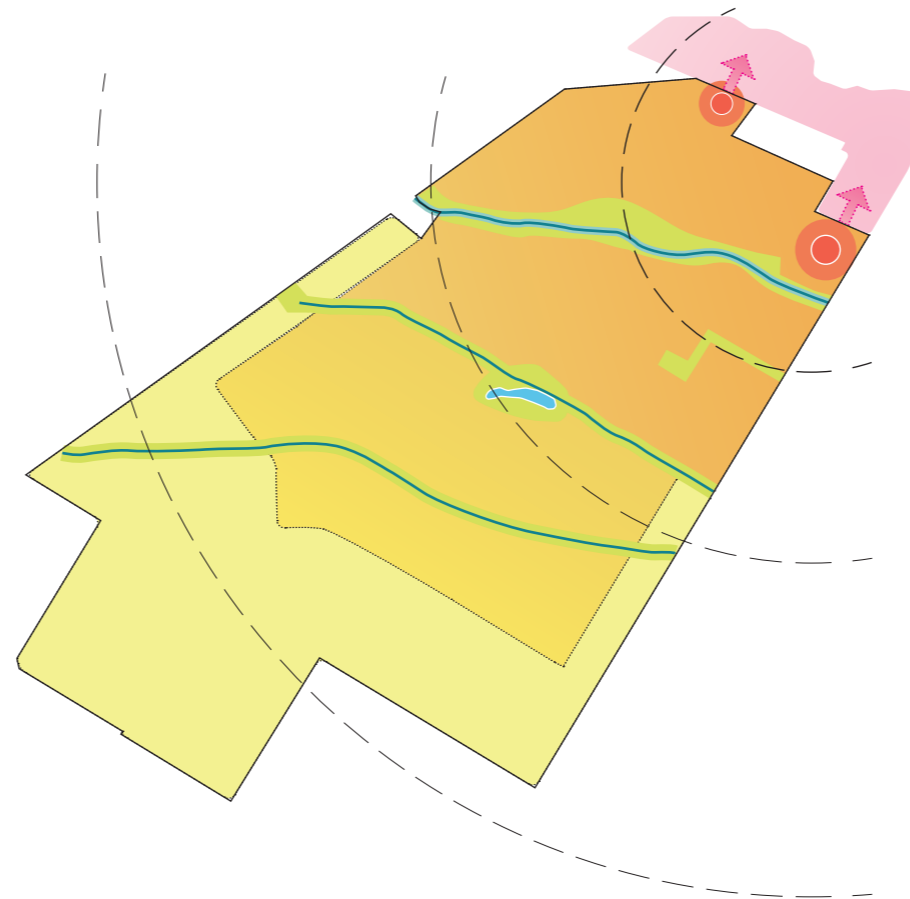
KEY ELEMENTS

Ecology



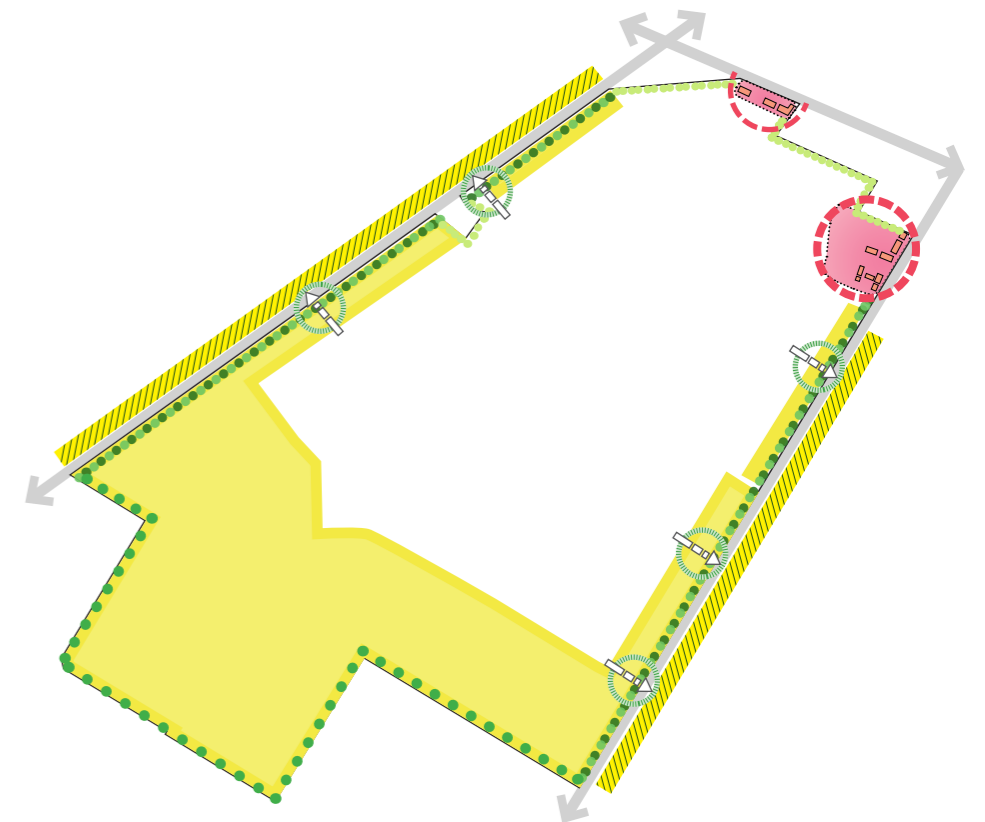
- Protect and enhance the Ōhoka Stream Tributary as a key ecological corridor
- Integrate and realign the northern spring into the southern spring to create a clear and enhanced stream corridor
- Protect and accentuate the southern spring pond to form a key landscape feature centrally within the site
- Retain other natural waterways & existing native planting

Urban Structure



- Create a natural radial urban form to complement the existing Ōhoka settlement
- Provide an enhanced village centre with additional facilities
- Provide suburban residential on the northern two-thirds of the site with densities transitioning down from the village centre to the south and west
- Provide large lot residential to sleeve the suburban residential and wrap the southern end of the development

Rural Character



- The proposed village hub is to be configured in a finer-grained commercial pattern (typically 80 to 100m² one and two level units) with buildings fronting the streets and internal car parking areas
- Larger residential lots in conjunction with shared path and 10m planting strip are proposed at the Whites and Bradleys Road frontages
- Vehicular access onto both Bradleys and Whites Roads is restricted and carefully provided with a landscape setting
- Planting buffer will be provided at the interfaces with the rural and residential neighbours

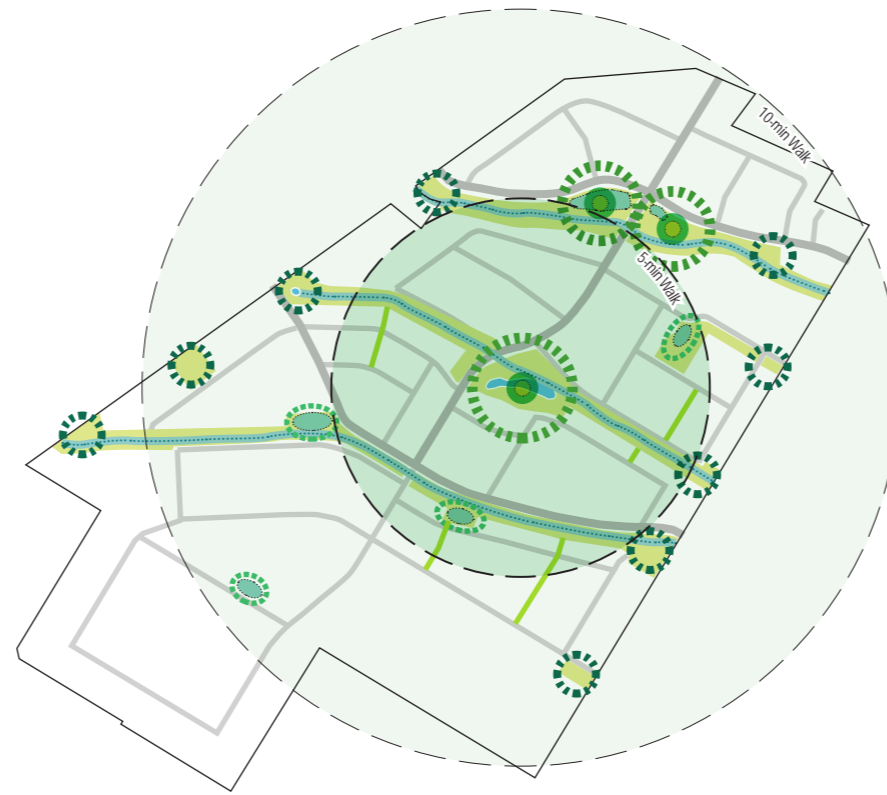
KEY ELEMENTS

Connection



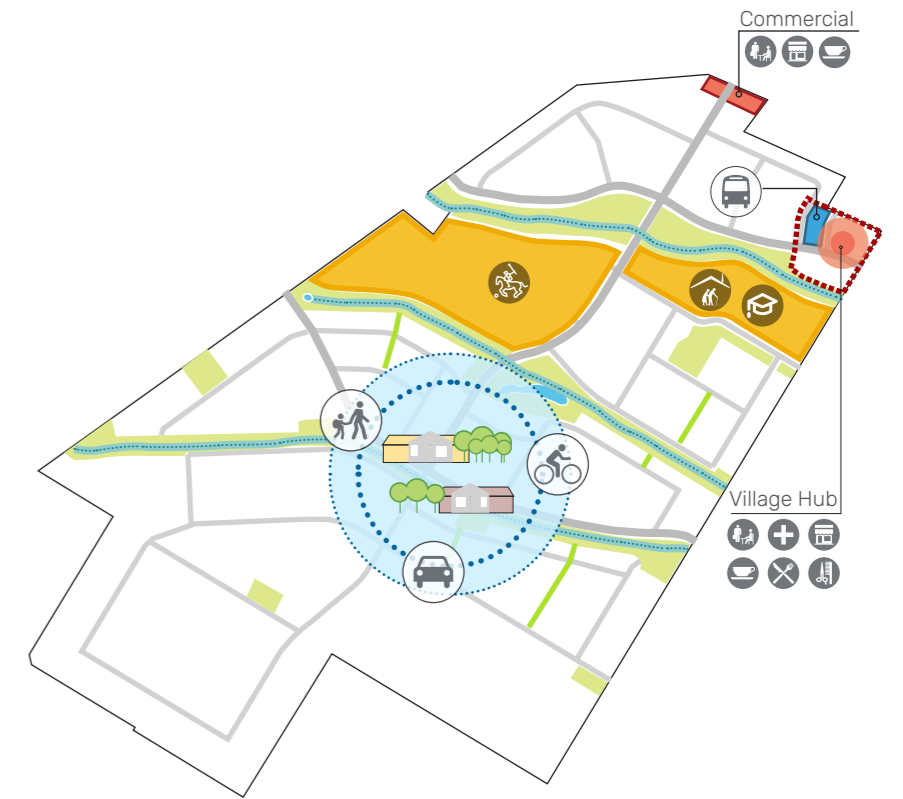
- Provide a central collector spine road in a north-south direction from the Mill Road frontage through to the south
- Provide a main east-west collector road connection from the Whites Road frontage through the village hub to Bradleys Road following the Ōhoka Stream tributary
- Create a permeable local street network which provides direct key north-south and east-west connections throughout the site and a series of accessible and interlinked local streets
- Provide a park and ride area adjacent to the village hub to promote car sharing and public transportation trips

Open Space



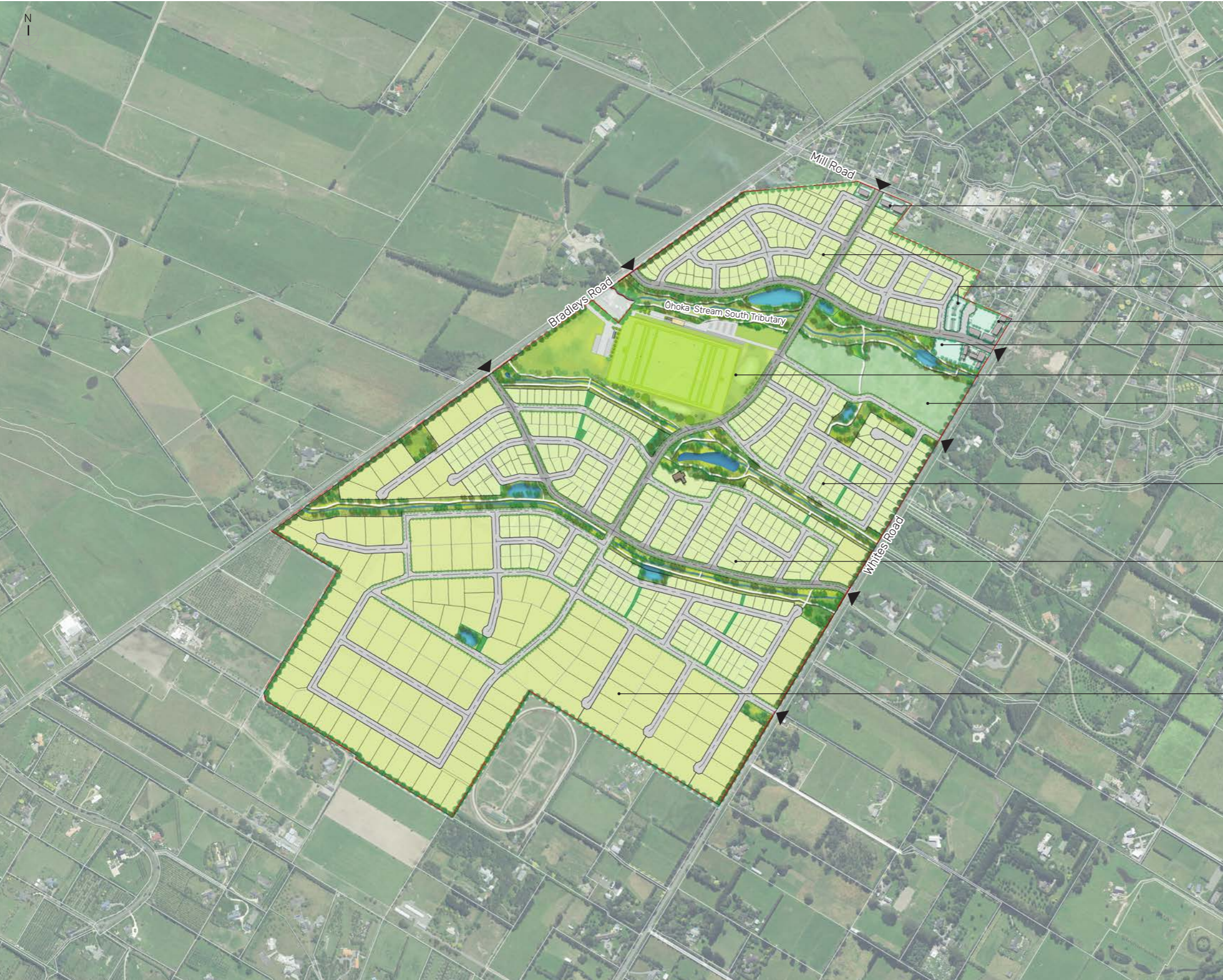
- Fit in an integrated series of open spaces to enhance the existing natural and environmental features within the site
- Provides for a variety of quality green spaces
- Integrate stormwater treatment facilities into the open space network
- Provide a series of connected off-road walking and cycling paths to ensure easy access to all proposed open spaces

Diversity



- Provide approximately 850 residential units with a range of types and sizes
- Promote multi-modal transportation
- Provide a variety of compatible commercial/business/community facilities for local catchment
- Alternative land uses for a polo field, a school/or a retirement village are provided

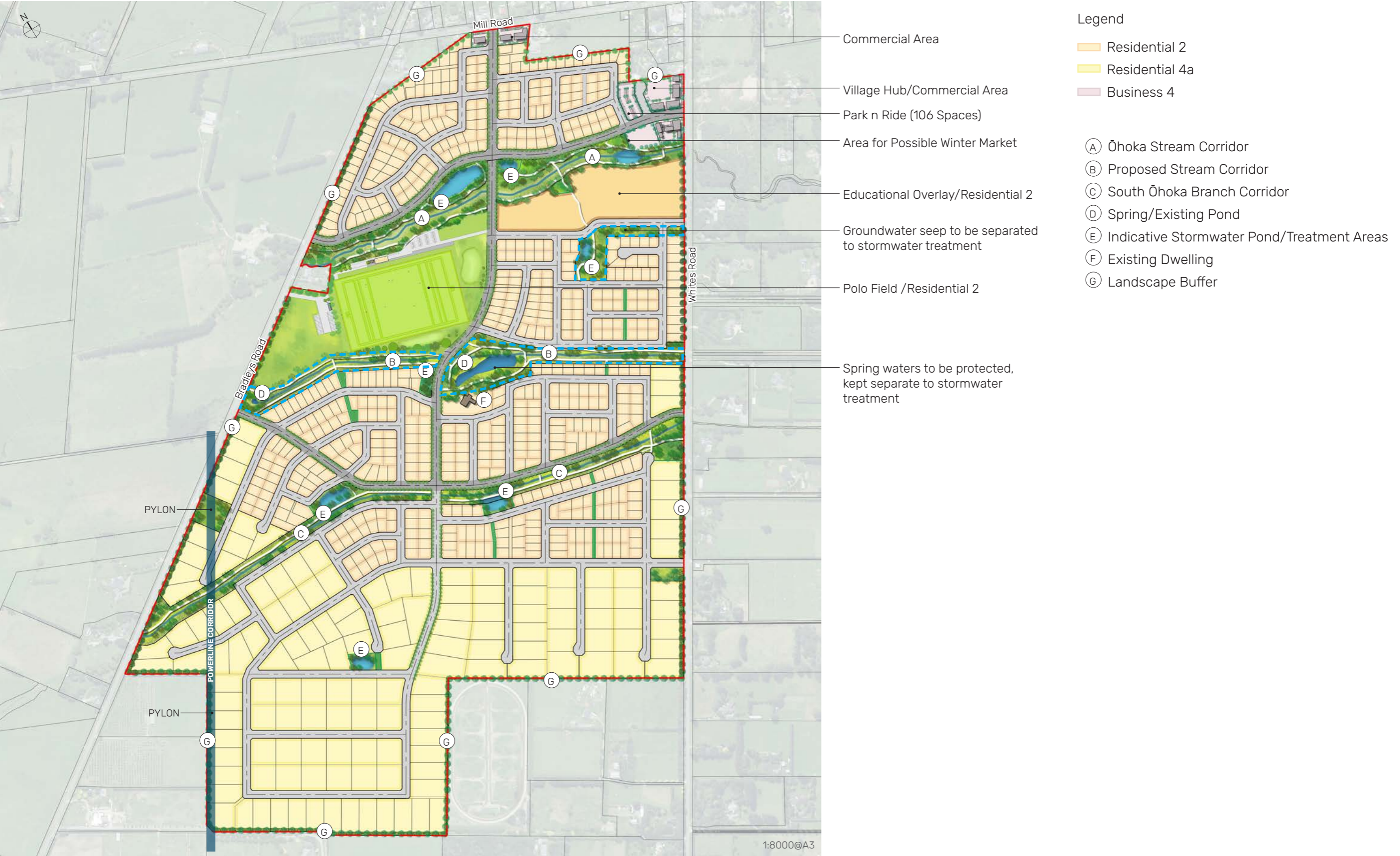
ŌHOKA ILLUSTRATIVE MASTERPLAN



- Commercial Area
- Residential 2
- Park and Ride
- Village Hub/Commercial Area
- Area for Possible Winter Market
- Polo Field/Residential 2
- Educational Overlay/Residential 2
- Residential 2
- Residential 2
- Residential 4a

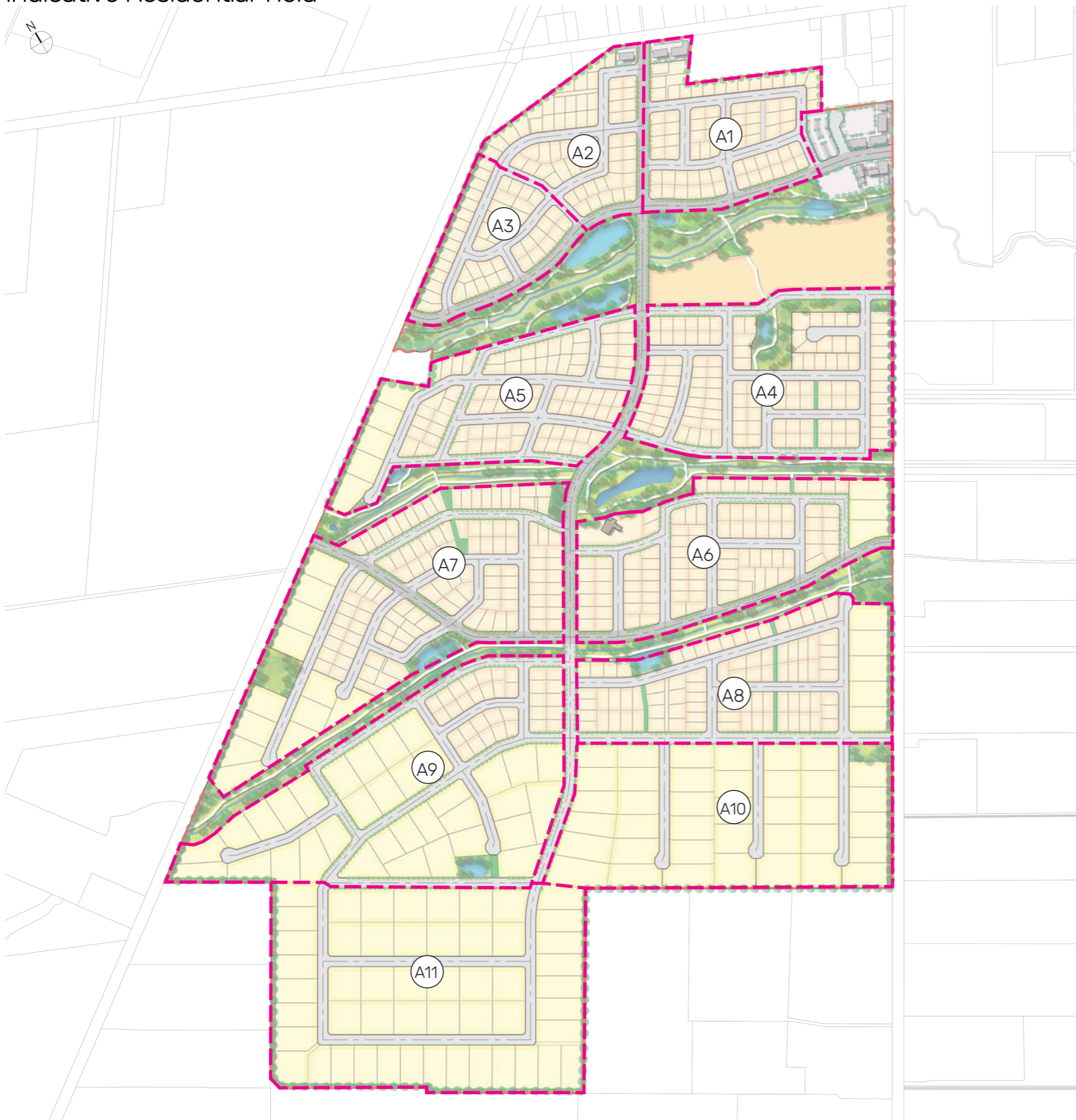
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ILLUSTRATIVE ZONING MASTERPLAN



ILLUSTRATIVE MASTERPLAN

Indicative Residential Yield

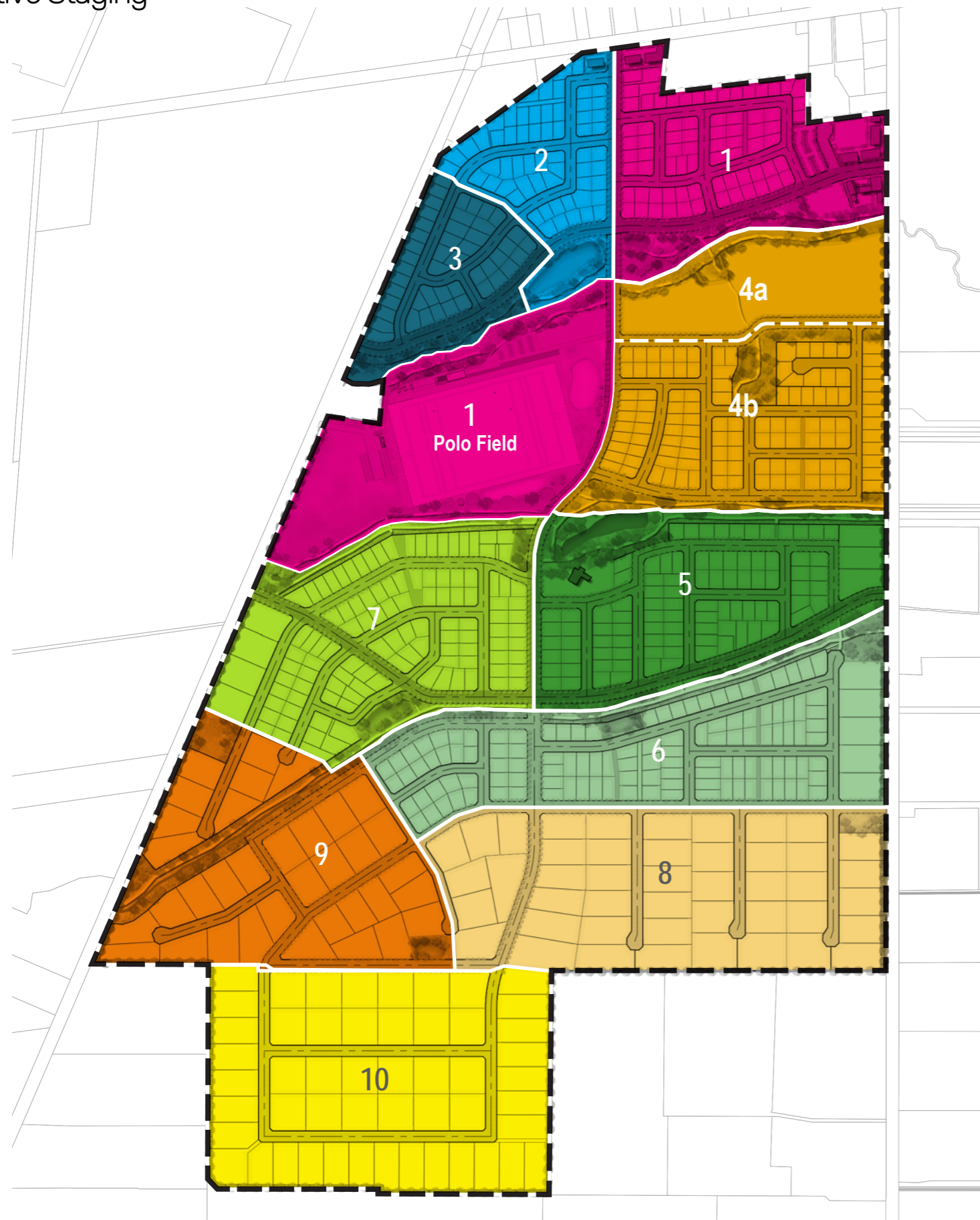


Residential Yield Chart (Indicative)

Area	Residential 2	Residential 4A	Sub-total
A1	75	0	75
A2	60	0	60
A3	47	0	47
A4	113	0	113
A5	82	5	87
A6	95	3	98
A7	111	12	123
A8	83	5	88
A9	34	36	70
A10	0	38	38
A11	0	51	51
Total	700	150	850

ILLUSTRATIVE MASTERPLAN

Indicative Staging



The Village Centre, first residential lots and polo field are included in stage 1, followed by additional residential lots in stages 2&3 on the northern side of Ōhoka Stream.

As the development progresses, new areas of land/stages will be opened up for implementation, using the natural watercourses and main connector roads as stage boundaries.

Legend

- Stage 1
- Stage 2
- Stage 3
- Stage 4a&4b
- Stage 5
- Stage 6
- Stage 7
- Stage 8
- Stage 9
- Stage 10

ILLUSTRATIVE MASTERPLAN

Blue-green Network



Key

- Recreational Greenway Route (Shared Pedestrian & Cyclist)
- Pedestrian Link

The protection and ecological enhancement of all waterways forms the basis of a blue-green network, as well as the provision of public open space.

- Protection, restoration and ecological enhancement of the existing streams and springs
- Generous setbacks and extensive planting along riparian margins and around springs
- Addition of constructed wetlands for stormwater treatment
- Exclusive use of eco-sourced native plants
- Separation between spring water and stormwater treatment flows
- Public access along riparian corridors to better connect people with their environment

Precedent Images



ILLUSTRATIVE MASTERPLAN

Indicative Road Network



Legend

- Indicative Collector Road (22m)
- Indicative Local Road A (17m)
- Indicative Local Road B (19m)
- Bradleys/Whites Road Frontage Treatment

Bradleys/Whites Road Frontage Treatment

- A** Future residential development setback from Whites Road by a minimum of 20m.
- B** Landscape treatment A - 10m landscape corridor to consist of native plant species.
- C** 1.2m Post and rail fencing along road and internal boundaries

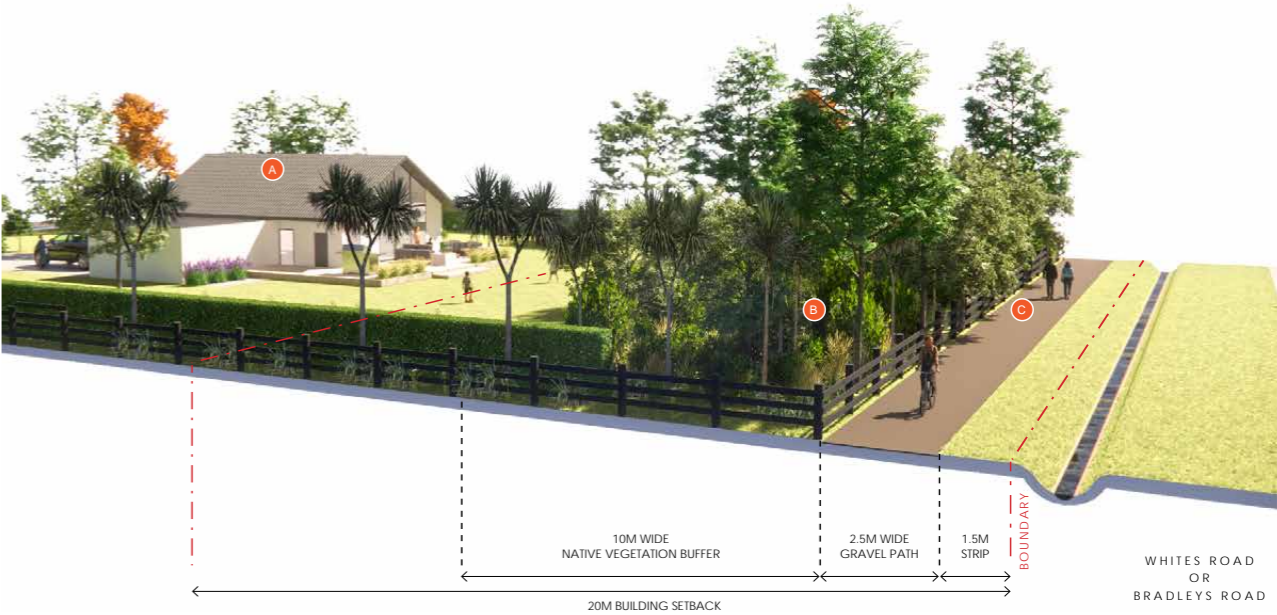


Diagram provided by DCM Urban Design

ILLUSTRATIVE MASTERPLAN

Indicative Walking & Cycling Network



Legend

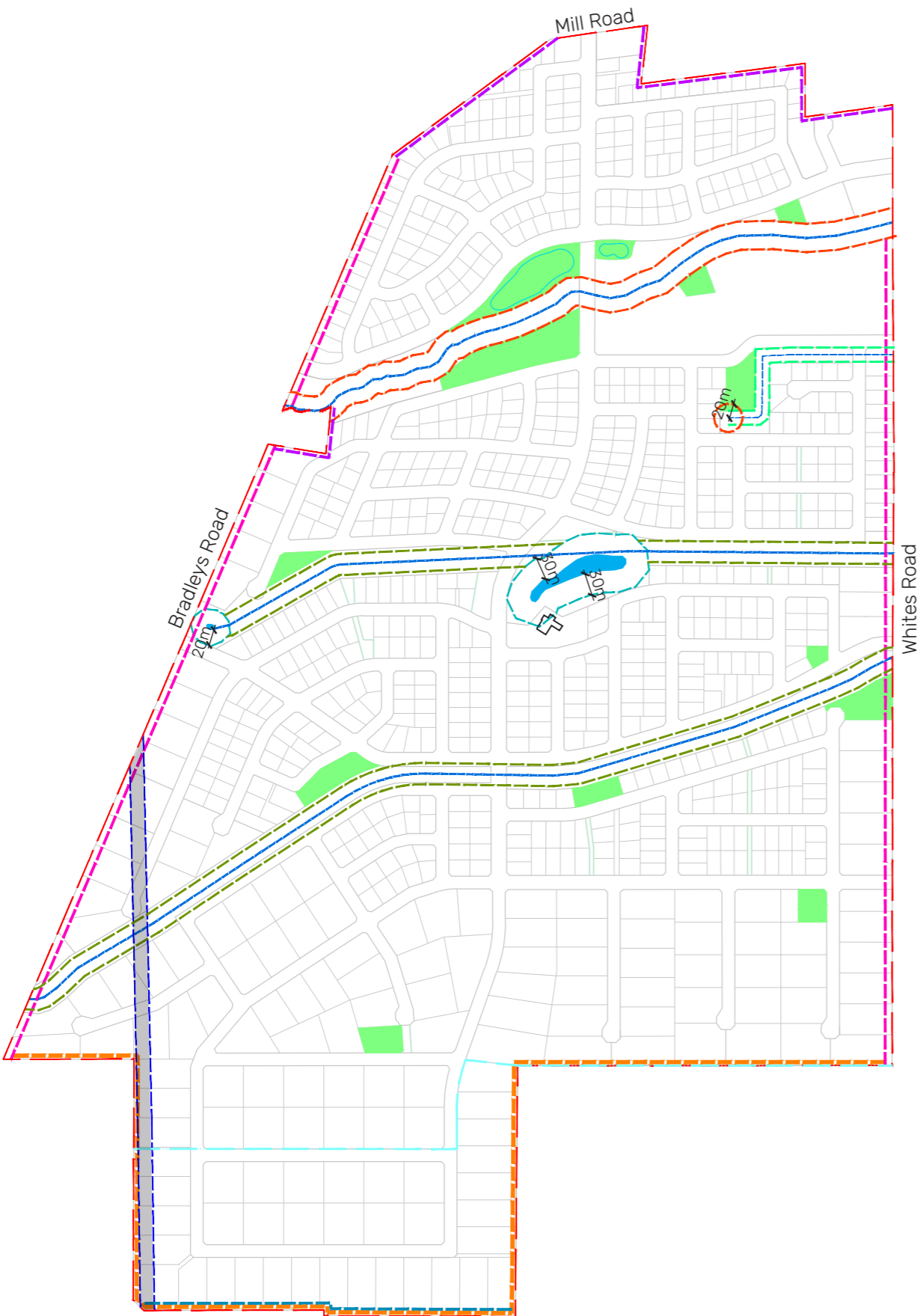
- Shared Path along Bradleys/Whites Road frontage
- Primary on-road Walking & Cycling Route
- Secondary on-road Walking & Cycling Route
- Recreational Greenway Route (Shared Pedestrian & Cyclist)
- Pedestrian Link
- Open Space
- ⋯ 400m Radius - 5min Walk

Precedent Images



ILLUSTRATIVE MASTERPLAN

Controls



Legend

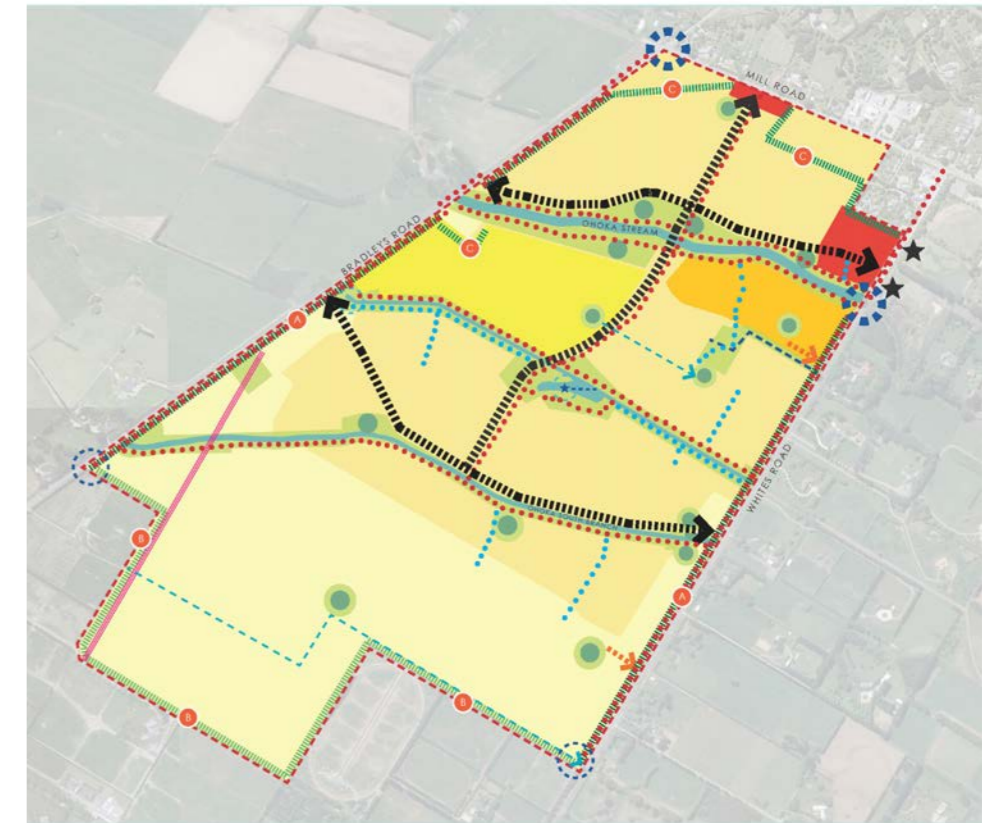
- Approximate Site Boundary
- Proposed Waterway
- Pond/Spring Setback (20m/30m)
- 5m Dry Drain Setback
- 10m Waterway Setback
- 15m Waterway Setback
- 20m Waterway Setback
- Landscape Treatment A
- Landscape Treatment B
- Landscape Treatment C
- Existing Pond/Spring
- Indicative Stormwater Management Areas
- 20m National Grid Corridor
- Proposed Stormwater Conveyance Path

ILLUSTRATIVE MASTERPLAN

Masterplan Overlaying Outline Development Plan



- LEGEND**
- Outline Development Plan Area
 - Residential 2
 - Residential 2 (Educational Overlay)
 - Residential 2 (Polo Grounds Overlay)
 - Residential 4a
 - Business 4 Zone
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Village Threshold / Gateway
 - Potential Minor Threshold
 - Indicative Pedestrian-Cycle Network
 - Indicative Pedestrian Path
 - Indicative Stormwater Management Area (size and location to be confirmed)
 - Existing / Modified Waterways
 - Existing Springs and Associated Setback
 - Stormwater Conveyance Flow Path
 - Groundwater Seep
 - Existing Pond (size and location to be confirmed)
 - Green Network
 - Landscape Treatment A
 - Landscape Treatment B
 - Landscape Treatment C
 - ★ Pedestrian / Cycle Crossing
 - Overhead 66kV Power Lines



Updated Plan Change Outline Development Plan

ILLUSTRATIVE MASTERPLAN

Village Hub Indicative Layout



Lot Size: approx. 600m² / Total Lots: 182



Playground



Housing



Stream
Corridor



Pond



Village Rural
Character

1:2500@A3



ILLUSTRATIVE MASTERPLAN

Village Hub Illustrative



ILLUSTRATIVE MASTERPLAN

Polo Field Concept

The area south of the Ōhoka Stream has been earmarked as a potential site for a polo field and associated infrastructure. This location benefits from proximity to the proposed village centre, as well as planned commercial and residential development.

The site's picturesque, pastoral setting, previous and planned restoration work and native ecology, present a unique setting for new polo grounds. These features also recommend the site as a venue for events when not in play, as well as potential space for other sports and activities during the off season.

The Proposed Polo Field is located to the south of Ōhoka Stream and adjacent to Bradleys Road. This location also frees up space closer to the village centre for other activities, e.g. a retirement village or school site.



Cowdray Park polo grounds



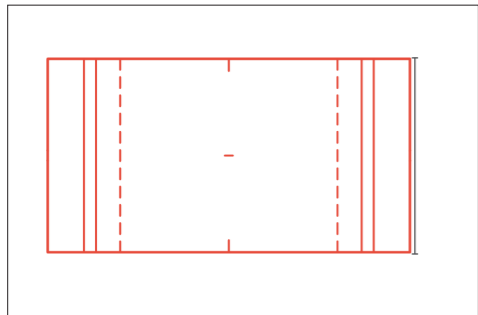
Beaufort Polo field



Auckland Polo Clubhouse



Auckland polo grounds



A polo pitch and its buffer zone can fit up to 4 rugby fields.



Bespoke facilities will be provided



1:2000@A3

N

ILLUSTRATIVE MASTERPLAN

Primary School Indicative Option



Primary School

Located in the heart of a new community
Adjacent to Ōhoka Stream corridor
Connected with broader pedestrian paths
Easy access to Ōhoka Domain
Near Park n Ride/Commercial Area

ILLUSTRATIVE MASTERPLAN

Retirement Village Indicative Option

(Site location may change if school proceeds)



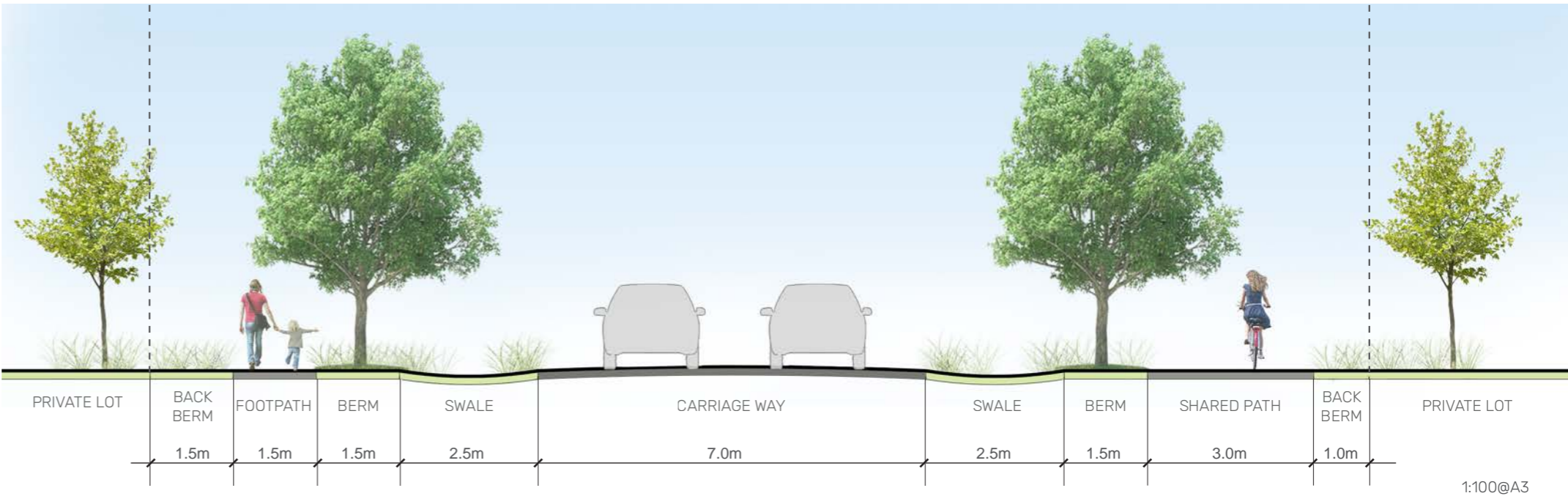
Retirement Village
Amenity & Care Facilities
A Mix of Housing Types/Sizes
Stormwater Treatment

ILLUSTRATIVE MASTERPLAN

Indicative Cross-sections



- 01 — Indicative Collector Road (22m)
- 02 — Indicative Local Road A (17m)
- 03 — Indicative Local Road B (19m)



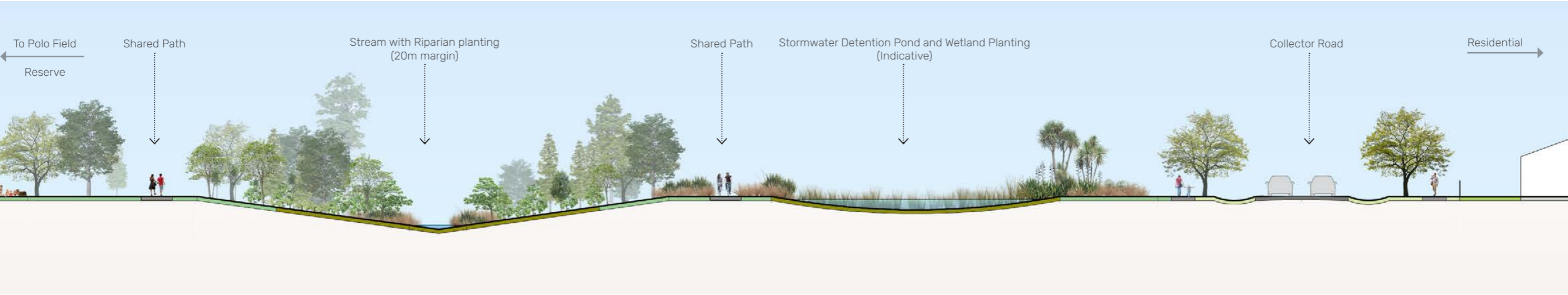
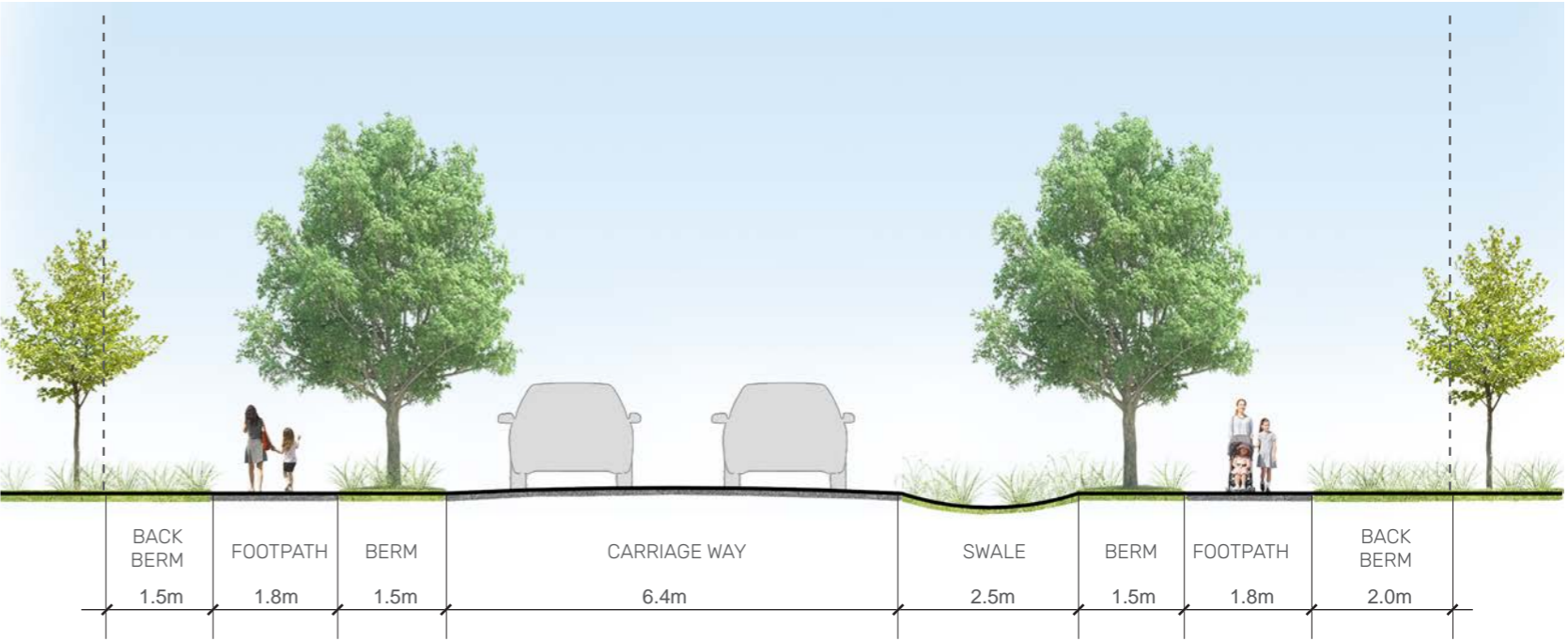
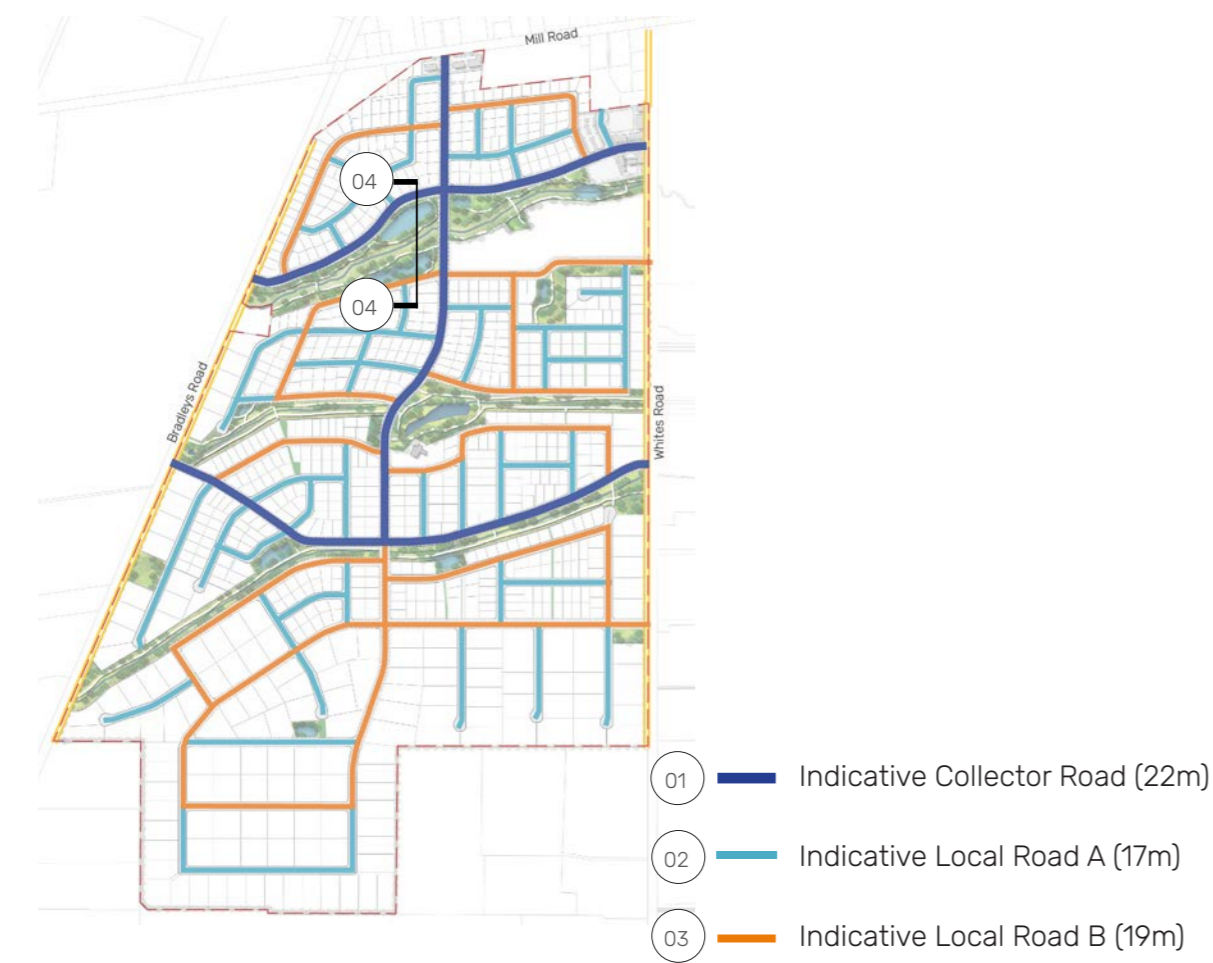
01 | Collector Road (22m)



02 | Typical Local Road A (17m)

ILLUSTRATIVE MASTERPLAN

Indicative Cross-sections



INDICATIVE PLANTING PALETTE

Street Trees

Collector Road



Pin Oak
Quercus palustris



Ornamental Callery Pear
Pyrus calleryana 'Aristocrat'

Local Roads



Kōwhai
Sophora tetraptera



Putaputāwētā
Carpodetus serratus



Copper Beech
Fagus sylvatica purpurea



Rewarewa
Knightia excelsa

Amenity Planting

Underplanting and Amenity Areas



Kakaha
Astelia chatinatica



Rengarenga
Arthropodium cirratum



Haumata
Chionochloa flavicens



Putaputāwētā
Carpodetus serratus prostrata



Marlborough Rock Daisy
Pachystegia insignis



Wharariki
Phormium



Pōhuehue
Muehlenbeckia complexa



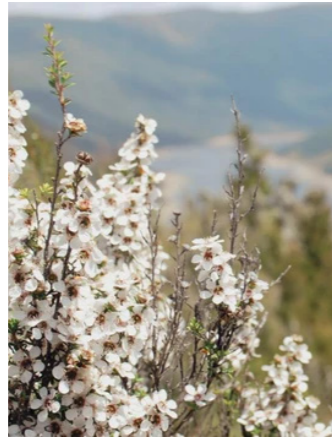
Ramarama
Lophomyrtus x ralphii 'Pixie'

INDICATIVE PLANTING PALETTE

Wetlands and Riparian Margins



Tī kōuka
Cordyline australis



Mānuka
Leptospermum scoparium



Karamū
Corprosma robusta



Kahikatea
Dacrycarpus dadrydiodes



Pōkākā
Elaeocarpus hookerianus



Rōhutu
Lophomyrtus obcordata



Mingimingi
Coprosma propinqua



Oioi
Apodasmia similis



Purei
Carex secta



Pukio
Carex virgata



Harakeke
Phormium tenax



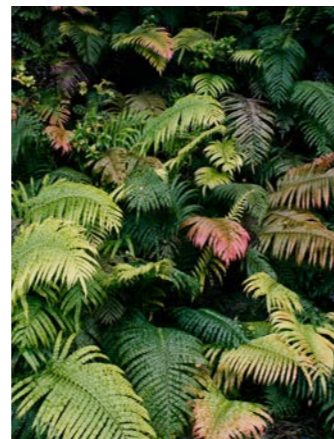
Toetoe
Austroderia richardii



Mokuautoto
Machaerina rubiginosa



Wiwi
Juncus pallidus



Kiokio
Parablechnum novae-zelandiae



Cyperus ustulatus
Veronica salicifolia



Koromiko
Veronica salicifolia



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