

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 Nicole Lauenstein

Dated: 7 July 2023

Reference: JM Appleyard (jo.appleyard@chapmantripp.com)
LMN Forrester (lucy.forrester@chapmantripp.com)

EVIDENCE OF NICOLE LAUENSTEIN

- 1 My full name is Nicole Lauenstein.
- 2 I have the qualifications of Dipl. Arch. and Dipl. R.U.Pl., equivalent to a Master in Architecture and a Master in Urban Design (Spatial and Environmental Planning) from the University of Kaiserslautern, Germany. Before moving to New Zealand, I became a member of the BDA (German Institute of Architects) and the AIA (Association Internationale des Architects). I was an elected member of the Urban Design Panel for the Christchurch City Council from 2008 to 2016 and am a member of the Urban Design Forum.
- 3 I am director of a + urban, a Christchurch based architecture and urban design company established in 1999. I have over 25 years of professional experience in architecture and urban design, in particular within the crossover area of urban development, master planning, and comprehensive spatial developments.
- 4 I practised as an Urban Designer and Architect for the first 8 years in Germany, Netherlands, England and Spain and Australia before re-establishing my own architectural and urban design practice in New Zealand. In both practices I have undertaken many projects combining the architectural and urban disciplines. Projects have been varied in scale and complexity from urban revitalisation of city centres, development of growth strategies for smaller communities, architectural buildings in the public realm and private residential projects in sensitive environments.
- 5 Prior to my arrival in New Zealand I worked for several European Architects and Urban Designers. I was involved in a range of urban studies and rural area assessments for the governance of the individual federal states in Germany, investigating urban sprawl of major cities such as Frankfurt, Darmstadt, Rostock, Berlin, and the effect on the urban and rural character. This work included developing mechanisms and criteria to facilitate sustainable development. Other work for private clients consisted of designing sustainable developments in sensitive areas within very stringent development guidelines.
- 6 My experience in New Zealand includes working on growth strategies for urban and peri-urban areas, including rural and urban residential developments, with a mixture of densities from low, to medium and high. I have prepared several urban analyses, development strategies and design concepts, for both urban and rural residential areas within the Canterbury region (Lincoln, Rolleston, Tai Tapu, Ōhoka, Rangiora, Kaiapoi, Lake Hood, Ashburton). I have also done this for Akaroa and the wider South Island, namely developments in Queenstown, Wanaka, Invercargill, Marlborough Region, Hurunui District, and Buller District.

- 7 My most recent urban design and architecture work includes:
- 7.1 Urban analysis and strategic plans for Selwyn District Council, Hurunui District Council, Christchurch City Council, Queenstown and Lakes District, Nelson and Buller District, Wellington CBD and Auckland City and the greater Auckland urban area;
 - 7.2 Masterplans for urban development in Lincoln, Rolleston, Tai Tapu, Amberley, Rangiora, Ōhoka, Ashburton, Christchurch, Westport, Wanaka, Queenstown, and Auckland;
 - 7.3 Kirimoko residential development in Wanaka Stages 1 - 6;
 - 7.4 Mixed Use development Hagley Avenue, Christchurch;
 - 7.5 New Tait Building and Masterplan, north-west Christchurch;
 - 7.6 Several commercial and residential 'rebuild' projects in Christchurch;
 - 7.7 Outline Development Plans and Master Plans for post-earthquake Inner-City block infill and brown field conversions in Christchurch;
 - 7.8 Urban design consultation on large private and public rebuild projects in the Christchurch CBD justice and emergency services precinct;
 - 7.9 Analysis and identification of Character Areas within Christchurch as part of the District Plan Review;
 - 7.10 Several private Plan Changes and submission to proposed District Plans; and
 - 7.11 Papa Otakaro Avon River and East/North Frame concept design, Christchurch Central City.

CODE OF CONDUCT

- 8 While this is not a hearing before the Environment Court, I confirm I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

INTRODUCTION

Background

- 9 In 2022 I was engaged by the applicant, Rolleston Industrial Developments Ltd (*RIDL*) to provide urban design advice for a predominantly residential development proposal (*PC31*) for a 156ha site in Ōhoka (*Site*). RIDL specifically asked for a design concept that was very responsive to the following four matters.
 - 9.1 The design was to provide a bespoke solution that responded carefully to the existing waterways, in particular the Ōhoka Stream;
 - 9.2 The design was to integrate into the urban structure of the existing environment and reflect its history;
 - 9.3 The design was to complement the current Ōhoka activities i.e. Farmers market, and support the growing community; and
 - 9.4 The design was to add variety and choice to the current housing market in Ōhoka in a manner suitable to the existing character.
- 10 Part of the urban design advice was also to provide a better understanding of the urban context and growth of Ōhoka within the Waimakariri District and the wider Christchurch urban environment.
- 11 I prepared an Urban Design Statement, which was attached as Appendix F to the PC31 application.

Planning Framework

- 12 In preparing this evidence, I have consulted several statutory and non-statutory documents. Urban design related reference materials were also consulted, including, but not limited to:
 - 12.1 Our Space 2018-2048;
 - 12.2 Ōhoka Structure Plan 2010;
 - 12.3 Operative Waimakariri District Plan;
 - 12.4 Proposed Waimakariri District Plan and all related directions and variations;
 - 12.5 New Zealand Urban Design Protocol 2005;
 - 12.6 Canterbury Regional Policy Statement (*CRPS*);
 - 12.7 Waimakariri 2048 District Development Strategy July; 2018;

- 12.8 Boffa Miskell 2018 'Waimakariri District - Rural Character Assessment'; and
- 12.9 National Policy Statement on Urban Development 2020 (*NPS-UD*).
- 13 I have worked on private developments and plan changes in Ōhoka over the last 10 years and am familiar with the urban development pattern of the settlement.
- 14 As part of the preparation of my evidence, I have updated my Urban Design Assessment in light of the strategic planning direction introduced by the Proposed District Plan Review, and particularly in response to the discussion about intensification of 'urban environments' pursuant to the NPS-UD. In respect of the Proposed District Plan, I note that its application and relevance to PC31 are addressed in the planning evidence and legal submissions for RIDL, however I address it for completeness.

SCOPE OF EVIDENCE

- 15 My evidence will consider the following:
 - 15.1 Urban context - urban form and growth;
 - 15.2 Ōhoka context – historical and current urban form and character of Ōhoka;
 - 15.3 Site and proposal in the Ōhoka context;
 - 15.4 Urban design assessment of PC 31;
 - 15.5 Assessment against the NPS-UD and relevant provisions in the Canterbury Regional Policy Statement and District Plans; and
 - 15.6 Response to Section 42A report.

SUMMARY

- 16 The proposal completes and consolidates the urban form of Ōhoka. It assists in better defining the different elements that contribute to the urban form by providing legible thresholds between the outer areas and the core and it strengthens the centric form by strengthening the commercial and communal centre on Whites Road.
- 17 This development provides for a variety of densities in Ōhoka, encouraging a wider range of people to the area and providing housing to cater for various needs. This builds community diversity with a wide-ranging socio-economic reach, a range of ages, and different cultural backgrounds that fosters strength and resilience.

- 18 The small commercial and community hub within easy walking distance of the local community will help meet day-to-day needs and support activities within the neighbouring Ōhoka Domain. The potential introduction of a new school would provide easy access to education for local residents within their community footprint.
- 19 The location opposite the Domain increases active and passive surveillance for the area, adds security over the community and provides direct links from the Site to the Domain activating this green space. The development makes these connections through extending green corridors, increase in passive surveillance and a desirable walking / cycling / active space throughout the community.
- 20 Village character and heritage of Ōhoka are reflected in the spatial layout of the proposal, in the design of streets and public spaces, in the edge treatment of the perimeter roads, in the placement of the commercial centre, in the landscape treatment of the waterway margins, and in the location and design of the village gateways/ thresholds.
- 21 PC31 is well suited to improve the ecological health of the waterways through:
 - 21.1 Naturalisation;
 - 21.2 protection of the margins of the waterways; and
 - 21.3 runoff treatment in SMA's.
- 22 And in doing so, this lifts the resilience of the land and the community.
- 23 Development in Ōhoka versus Kaiapoi, Pegasus or Woodend clearly avoids areas of natural hazards further adding to resilience to development within the district.
- 24 In my view, the proposed development is a better outcome than the alternative 4ha lifestyle development which is anticipated as an outcome under both the Operative and Proposed District Plans.

URBAN CONTEXT – URBAN FORM AND GROWTH

NPS-UD

- 25 The NPS-UD in 2020 set a new direction for urban development with a focus on increasing capacity and intensification within existing urban environments. The Greater Christchurch area is one of those urban environments straddling across three districts - Selwyn, Christchurch and Waimakariri (refer to my **Appendix 1** – regional overview).

Wider Greater Christchurch urban context

- 26 Christchurch remains the main urban centre for the Greater Christchurch area with the majority of job opportunities, commercial activities and the largest provider of services. Travel distances from Ōhoka to key destinations within the Christchurch metropolitan area, are reasonably short, approximately 15 – 20 minutes, which is a reasonable travel distance and time compared to other metropolitan areas such as from surrounding areas into the centre of Auckland, Wellington or Dunedin. A major city the size of Christchurch with all its services and work opportunities will always create a pull for people to move to the wider area and commute to work. This can never be completely eliminated.
- 27 With regard to smaller townships and settlements within the commuting range of larger metropolitan areas, the importance here is to provide a good level of access to daily services within a walking/cycling distance within the same locality; and ensure that digital connectivity is strong to support the growing trend of working from home. At the same time park and ride can reduce the carbon footprint of the commuter travel and with a growing community, bus services can also respond with additional routes and services.

Wider District Context – Ōhoka Township within the Waimakariri District

- 28 At the district scale, Ōhoka is well-positioned to access services like larger supermarkets, specialist shops, medical services, secondary education in Kaiapoi 7.5km, and Rangiora approximately 9 km away. Recreational destinations such as the beach, Bottle Lake Forest, Spencer Park, the Kaiapoi River and Waimakariri River are all destinations within the wider district which are also within a reasonable distance from Ōhoka.
- 29 The Waimakariri 2048 District Development Strategy has identified Rangiora and Kaiapoi as the key activity centres for the district followed by Woodend /Pegasus and Oxford. This creates a hierarchy within the district of urban townships based on existing population and approximate size. Under normal conditions the anticipated urban growth would be directed towards these urban areas. However, for Waimakariri there are significant other matters beyond the size of an existing urban area that need to be taken into consideration when locating urban growth.
- 30 Many areas in the Waimakariri District are affected by development constraints of various nature such as coastal inundation, liquefaction and flooding, noise contours, areas of cultural significance, etc.
- 31 The primary growth areas identified in the 2028 District Development Strategy (Rangiora, Kaiapoi, Woodend and Pegasus) are all significantly curtailed by these constraints. Three out of the four centres (Kaiapoi, Pegasus and Woodend) are affected by several natural hazards including coastal inundation, liquefaction and

flooding. With regards to providing growth areas that are resilient, which is a key requirement of the NPS-UD (Policy 1(f)), exposure to natural hazards should generally be avoided in terms of intensification and urban growth.

- 32 Ōhoka benefits from sitting outside of these major growth limiting constraints in a more protected and elevated position, right between the two main activity centres. This makes it a logical location to accommodate some of the anticipated growth. The proposal is located on largely flat land with few natural constraints and has been designed to contribute to a well-functioning urban environment, as I explain in more detail below.
- 33 The current growth strategy for the urban environment of the Waimakariri District accommodates residential growth on the outskirts of Rangiora and Kaiapoi. Further growth of these areas is constrained, particularly adjoining Kaiapoi, and other more suited locations to accommodate some of the required growth have been overlooked.

ŌHOKA CONTEXT

Historic development patterns of Ōhoka (refer to my Appendix 2)

- 34 The original settlement of Ōhoka was established at the location of the Mill/Whites Road intersection where the remnants of the early town structure are still visible with further clusters at the old school site on Jacksons Road/Mill Road and on the Bradleys/Mill Road intersection. The clusters grew together over time forming a sizable rural settlement that provided services to the local industry, surrounding farming activities and was well established with churches, a community hall, a large public domain and a school with a roll off 200 students. This fast growth in the 1800s was followed by a decline which reduced the settlement to the historic remnants we still see today.
- 35 In the mid 1900s Ōhoka started to slowly grow again from this historic nucleus with mainly residential additions. These were initially of a smaller scale, establishing along the length of Mill Road. The form of the settlement became elongated from Bradleys Road through to the local school on Jacksons Road, and remained bounded by the Ōhoka North Stream to the north of Mill Road and Ōhoka Stream south of Mill Road for a long time. This original structure of the village framed by two waterways is still a key feature of the character of the centre of the village we see today.
- 36 Ōhoka remained reasonably unchanged until two subdivisions on Keetly Place and Wilsons Drive were added in the 1990's, extending Ōhoka for the first time beyond this containment. Each was designed around a cul-de-sac and they still stand as semi-isolated clusters with little connections to the heart of Ōhoka.

- 37 Keetly Place extended the development north of Mill Road and beyond by stepping over the Ōhoka North Stream to the north. Wilsons Drive started to fill in part of the gap between the local domain and the Ōhoka school to the west but remained within the waterway confines of the Ōhoka Stream to the south of Mill Road.
- 38 Throughout the early 2000s through to 2015 lifestyle blocks of varying sizes have started to surround the village core to the north, south and east. The most recent expansion of Ōhoka has been through Plan Changes 17 and 21, adding potential larger areas of low density development to the north of Ōhoka between Bradleys Road and Threlkelds Road. However, only Plan Change 21 has progressed, known as Hallfield on Bradleys Road.
- 39 The southern part of Ōhoka, east of Whites Road, beyond the Domain, south of Ōhoka Stream, is dominated by larger rural lifestyle blocks stretching all the way to Tram Road and Mandeville. This 4ha rural residential development pattern dominates the rural landscape around Ōhoka, particularly to the east and south.
- 40 To the west of Ōhoka, there is still a larger area of traditional rural land with working farms, allowing for extensive open views to the west towards the Alps. The silhouette of the tall mountain range often forms the backdrop for these west views on clear days.
- 41 The continuous additions of lifestyle subdivisions within and around Ōhoka have increased the settlement's extent significantly (refer to my **Appendix 3** – Ōhoka zoning).
- 42 In summary, the growth pattern of Ōhoka has been in response to firstly the need for rural services and secondly to the demand of rural lifestyle. This resulted in a form that is incomplete, even within the core. There are several holes in the fabric making the settlement incohesive and internally disconnected. This is most noticeable along Mill Road, the main road through the centre of Ōhoka, where many gaps remain to be filled. This sense of disconnectedness also shows in the vehicular and pedestrian connectivity, or lack thereof, between the inner core of Ōhoka and the outer low density, rural lifestyle blocks.

Current urban form and varied character of Ōhoka (refer to my Appendix 3)

- 43 Ōhoka still displays this unique form with a spatially well-defined but not yet fully developed core, and a less defined, not fully developed, and in most parts disconnected, perimeter of low density and rural residential properties beyond the core.
- 44 The structure of Ōhoka therefore allows for an illusion of a small rural settlement with village characteristics. The densely planted waterways create a backdrop and boundary to the core giving the core of Ōhoka the sense of a small contained 'village', whilst the

more recent residential development remains hidden behind this dense vegetation. Lifestyle blocks aid this perception by creating an impression of rural land beyond the core through the use of rural edge treatment to properties hiding development from most views.

Settlement core

- 45 The core of the village still remains around the T-intersection (at Mill Road and Whites Road) with a few commercial activities concentrated in this area. The original rural service function of Ōhoka has now shifted to residential and community focused activities centred around the petrol station, the community hall and the Ōhoka Domain. This is aided by a regionally significant farmers market held weekly on Fridays, featuring over 50 stalls. This market regularly attracts many people visiting from across the broader Canterbury region and is indicative of Ōhoka's potential role as a growth area. All these are historic elements and the community activities contribute to village character and identity.
- 46 The development typology within this core area of Ōhoka is urban in nature with a line-up of residential properties ranging from 1000m² to 1.2ha, but it also displays rural characteristics in street scene and landscape treatment. The smaller sites are either remnants of the original settlement or have been subdivided from larger properties. This has created a finer grain pattern facing Mill Road opposite the proposed development. The site with the largest road frontage is approximately 60 m and accommodates the Town Hall. Within this road sequence the smallest sites are approximately 20m wide similar to urban sites. It is this fine grain, variety in lot sizes, varied road setbacks and access driveways, and the differences in property edge treatments that contribute to the village character of Ōhoka.

Low density urban character (Residential 4B Zone)

- 47 Keetly Place and Wilson Drive, are both Residential 4B Zone developments with larger properties of 1ha average size designed around a cul-de-sac. Keetly Place is now well established and shows strong rural residential characteristics with large trees, rural style fencing, and continuous tall hedging along property boundaries with dwellings that are well set back into the sites, creating a sense of seclusion. The street scene is dominated by large specimen trees planted in private gardens providing a picturesque setting.
- 48 As part of the Keetly Place development the Ōhoka North Stream has been naturalised and a public walkway added within the esplanade to the north of the waterway. The esplanade provides public access to this high amenity environment off Keetly Place and Bradleys Road. But there is no pedestrian link provided to Mill Road.
- 49 Wilsons Drive has a more suburban feel to the layout due to a lack of established trees and narrower property frontages along the road. Houses address the street and are clearly visible. The street scene itself has stronger urban features through the planting, street

lighting and property edge treatment. It displays a more urban character despite its very low density.

- 50 Both developments have contributed to a gradual physical expansion of Ōhoka, but have as of yet, not changed its village character. This is because neither development can be seen at all from the village centre. They are entirely secluded, surrounded by dense vegetation and, apart from road access, they provide no direct interface or connection with the core of the village.
- 51 Both developments should be viewed through the threshold approach, creating legible thresholds into the core of Ōhoka.
- 52 Keetly Place located outside of the core does create its own threshold when crossing over Ōhoka North Stream, but Wilsons Drive does not and as such sits uncomfortably within the core. In my view, it should have been designed as an integral part of the core with a finer grain and good permeability/connectivity to Mill Road, the Domain and Ōhoka Stream.
- 53 PC 31 straddles both scenarios 'within core' and 'outside of core' development and has clearly applied this threshold approach to protect, support and strengthen the spatial definition and character of the core. The proposal applies the threshold in a similar way as Keetly Place by limiting the connection across the waterway to one main road link. However, it provides several pedestrian and cycle links across all waterways to facilitate easy movement for these slower modes of transport. This threshold approach is repeated at each waterway break the development into smaller parts.
- 54 In 2012, further areas to the north were opened up to residential development. Stage 2 of Hallfield along Bradleys Road (Plan Change 21) is under construction. Kintyre (Plan Change 17) to the east of Hallfield has not been developed yet, apart from a few standalone lifestyle lots far set back from Mill Road.
- 55 Similar to Keetly Place and Wilsons Drive, the Hallfield development cannot be seen at all from the village centre and has not yet been able to connect to the village core. The planned pedestrian connection from Newtons Road to Mill Road has not been able to be established without the Kintyre land being developed.
- 56 Part of the Kintyre (Plan Change 17) land is clearly visible from Mill Road, but has yet to be developed into the enabled density and currently only features a few scattered dwellings on larger lifestyle blocks.

Lifestyle block character

- 57 The development to the south of Mill Road and East of White Road is of a typical 4ha lifestyle block character with a larger dwelling, well set back from the road, nestled into a landscaped curtilage. Gardens

often feature expansive lawn areas and dense, evergreen boundary vegetation screening houses and outdoor areas form public views. Only intermittent views into long driveways sometimes show glimpses of the residential nature of the activity behind the semi-rural street appearance.

- 58 It is important to include this typology of 4ha rural residential as part of Ōhoka, in particular those along White Road directly adjoining the Ōhoka Stream and proposed Site. These lifestyle blocks already form part of the extended form of Okoka and directly connected to the core without a sense of physical separation.
- 59 In the future these areas may further subdivide in accordance with the Waimakariri 2048 District Development Strategy, which proposes infill development within some rural lifestyle properties to increase residential capacity. If this happens, it will change the nature of these developments in a similar way as the subdivision of land has done within the core, creating a finer grain and bringing further urbanisation to Ōhoka.

What is 'Village' character?

- 60 In my view, the term village character is difficult to define and to some extent misleading as it implies that a village automatically has character. Village is defined by size/population meaning larger than a hamlet (small cluster of building) and smaller than a town.
- 61 Character however, is a qualitative term not quantitative. Village character is therefore not a matter of lot sizes nor a matter of the size of the settlement itself. If it was, every small settlement in New Zealand would exhibit village characteristics which is definitely not the case. Village character is created over time through understanding and supporting the unique spatial characteristics of the settlement and specific local elements such as heritage buildings, landscape treatments, waterways and landforms, important viewshafts into the landscape, street design, design of public spaces, and building placement in relation to each other and the street. But most importantly, it is a product of the legible and fine grain of the built fabric, to a human scale and pedestrian level.
- 62 In New Zealand the term village is often used for smaller towns or settlements that display a specific and unique character, convoluting the two terms.
- 63 The character of a village, (settlement or even a town) is a combination of two key contributors:
- 63.1 a shared history and culture often represented in heritage buildings and settings, and specific spatial urban structures and

- 63.2 the recognition and response to locally unique landscape features
- 64 Combined they can provide a sense of place and identity which ultimately translates into character.
- 65 Ōhoka presents great opportunities with both of these key contributing elements, a historic core and the surrounding natural waterways and associated dense vegetation, having a strong presence. For Ōhoka, and specifically for the Site, this means using the natural qualities of the Site to allow the proposed development to integrate into the existing form. Strategic design measures to achieve this are:
 - 65.1 Ensuring the underlying spatial structure of the proposed development itself uses the Ōhoka Stream south of Mill Road as a naturally dense landscape break to contain the village core;
 - 65.2 Placing all commercial and community based activities within PC31 into the northern-most part to embed them directly in the village core;
 - 65.3 Using the waterway crossings as a spatial threshold that sequences the arrival into Ōhoka along Bradleys and Whites Roads to create legible thresholds and together with the waterways provide clear spatial definitions;
 - 65.4 Providing a cohesive and dense landscaped edge to Whites and Bradleys roads to provide a rural character and to screen the development in a similar manner as the road frontage treatment of neighbouring lifestyle properties;
 - 65.5 Continuing the standalone dwelling typology; and
 - 65.6 Avoiding references to suburban characteristics by controlling the use of solid, closed fencing around properties, typical kerb and channel roads etc
- 66 A useful document to guide the urban design response to rural character for Ōhoka is the 2018 'Waimakariri District - Rural Character Assessment' by Boffa Miskell.
- 67 I have underlined the specific characteristics that have informed the urban design response

Key characteristics:

- (i) *Distinctly residential focused rural character overall with development clusters at Mandeville,*

Ōhoka, Fernside (Residential 4A and 4B zones),
having semi urban characteristics.

- (ii) The built and human modified environment is a prominent feature of the landscape.
- (iii) Moderate and high density of rural residential and small rural lots. The area is typified by finely textured lot boundaries and shelter planting, mailboxes, mown roadsides, entrance gates, houses and buildings resulting in an enclosed landscape.
- (iv) Predominance of lots 4.99ha and less with small areas of larger lots scattered throughout.

**Potential for rural residential development /
intensification of rural development.**

It lies within the Greater Christchurch boundary which recognises and anticipates greater population density and development. This area is already highly developed and has a distinct 'residential' rural character with very few areas of extensive productive farmland remaining. The area does have potential for some further rural residential development, without significantly changing what is already a very domesticated rural environment. Also, the flat nature of the topography enables further change to be less discernible from roads, as views are generally curtailed by boundary tree plantings adjacent to the roads. However, further intensification of residential activity will need to be managed carefully to avoid the whole area becoming a large sprawling 'rural suburb' devoid of structure or hierarchy of lot size. The remaining productive farmland provides important open space relief from the more densely settled land, being less enclosed by vegetation, allowing more distant views, and a simple uncluttered pastoral environment.

In order to retain some sense of rural character as well as providing for further rural residential development, planning measures should aim to achieve a landscape which is a complex of higher density nodes (such as Ōhoka, Swannanoa and Mandeville) sitting within a matrix of less dense rural development or land uses. The critical aspect of this is that the whole area does not become a monotonous expanse of scattered rural residential and smaller lots. Rather, a coordinated pattern of development that concentrates more intensive rural subdivision around existing settlements

(Springbank, Fernside, and Swannanoa) and retains large areas for productive land.

- 68 At the time of the Boffa Miskell assessment, the NPS-UD and the Proposed District Plan were not yet available which might well have had an impact on some of the detail within this report, particularly in relation to lot size/densities references and general development capacity. I have therefore not relied on any specific densities stated and focused more on the overall intent and the character descriptions. In my view, PC31 accords with the overall intent and character descriptions outlined above.

SITE AND PROPOSAL IN THE ŌHOKA CONTEXT

- 69 For the purposes of this section, I refer to the revised ODP (see **Mr Walsh's** evidence) and the Illustrative Masterplan included with **Mr Falconer's** evidence.

Site spatial and structural characteristics

- 70 Several waterways dissect the Site in an east west direction as part of the natural and modified drainage pattern of the Site and follow the natural fall in elevation to the east. The Ōhoka Stream, with a range of mature trees and other vegetation along its margins, creates a natural demarcation for the northern part of the Site. Its interface with Whites and Mill Road allows this part of the site to directly interact with the village core.
- 71 There are two springs (northern spring and central spring) identified on the Site with associated ponding areas and spring fed streams. These run in an west-east direction across the centre of the Site and create the next natural development threshold.
- 72 To the south, a second waterway enters the Site on Bradleys Road and meanders through to Whites Road creating the third threshold.
- 73 Finally an overland flow path and conveyance path close to the southern edge of the Site creates the final fourth threshold.
- 74 Although the Site is large in the context of Ōhoka, it has a natural underlying structure of waterways that dissect the land and break it into five parts. Each waterway or conveyance forms a threshold and landscape demarcation, with the ability to contain and screen development within.
- 75 The natural drainage and conveyance system endemic to the Site forms the underlying structure for the design concepts (see **Mr Falconer's** evidence and accompanying Design Report) and Outline Development Plan (ODP) (see Mr **Walsh's** evidence) and assists not only with the integration of the development into the natural structure of the Site, but also by allowing the proposal to

spatially integrate into the surrounding landscape and therefore into the spatial structure of Ōhoka.

Completing the village form

- 76 The Site sits partially within the village core. In my view, this portion of the Site north of Ōhoka Stream has the responsibility to carefully respond to the specific village characteristics whilst the remaining parts of the Site need to contain and screen development to the outside to continue the characteristics of low density development along Whites Road.

- 77 Boundaries along Bradleys and Whites Roads assist with the definition of the threshold into the core and provide a rural edge treatment that gradually transitions to the finer grain character of the core part of Ōhoka (see **Mr Compton-Moen's** and **Mr Milne's** evidence regarding the landscape treatments). The Mill Road interface will be of a slightly more open nature to reflect its location within the core of Ōhoka and allow it to contribute and become part of the central community.

- 78 Viewing the proposal from within the village core the development bridges a gap along Mill Road and presents as part of the finer grain akin to the development at the opposite side.

- 79 Along Whites Road within this village core area, the development proposes to extend the Ōhoka centre southwards to create a direct link between the most public areas of the proposal and the Ōhoka Domain. This part of the proposal will be the main interface with the village core, supporting the existing infrastructure and providing additional services, but most importantly it will activate the road frontage and engage directly with the domain and the farmers market on Fridays.

- 80 South of the Ōhoka Stream this spatially contained, land-based design approach, has the ability to absorb a reasonable density as development will be naturally broken into smaller parts and houses will be screened by extensive vegetation corridors and road edge treatment to ensure that from the key approaches into the core, village characteristics will be retained.

ASSESSMENT OF PC31

- 81 In his evidence **Mr Falconer** assesses the key urban design aspects of PC31 and summarises them as follows:
 - 81.1 The proposal provides a compatible urban form that responds to the existing Ōhoka village context and contributes to a well-functioning urban environment;

- 81.2 The proposal ensures good connectivity with safe and efficient roading connections provided within the site and to the wider neighbourhood;
 - 81.3 The proposal enables a subdivision layout that is accessible, legible, efficient and adaptable to future change;
 - 81.4 The proposal provides an integrated series of open spaces that enhances the natural character and contributes to high quality public amenity;
 - 81.5 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; and
 - 81.6 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 character.
- 82 Each point is further elaborated upon and I agree with **Mr Falconer's** urban design assessment of the proposed development. In addition, in the sections below I provide some perspective from a wider contextual viewpoint.

Cohesive and compact urban form

- 83 The development will complete a segment of Ōhoka that until recently has been unavailable to be developed and therefore has not contributed to the village character or sense of community outside of providing open views into pastoral land. The way the development is structured and designed will emphasise the village character and spatial setting, and will contribute significantly to the identity and sense of community of Ōhoka.
- 84 The proposal completes and consolidates the urban form of Ōhoka. It assists in better defining the different elements that contribute to the urban form by providing legible thresholds between the outer areas and the core and it strengthens the centric form by strengthening the commercial and communal centre on Whites Road

Residential variety, choice, diversity, cultural and social aspect

- 85 The proposal introduces a variety of housing choices within a landscaped setting between natural waterways in the unique location of Ōhoka. It creates a choice for lifestyle unlike any other place in the District, and in my view that aspect will draw people to it.
- 86 The proposal will create more variety and diversity catering for a wider range of ages and being particularly attractive to those

wanting to live in a rural community but do not have the means or the desire to own a lifestyle block.

- 87 With the optional inclusion of a school or a small retirement village the development can cater for families or also allow people to age in their own community.
- 88 The location of the commercial hub opposite the Domain increases active and provides passive surveillance for this part of Whites Road and for the public recreational open space. The presence of the commercial and residential activities adds security over the community and in addition the direct links from the Site to the Domain will further activate the green space.
- 89 The evidence provide by **Ms Warren** illustrates how this proposal can also benefit the local community and local economy by providing a well-designed and located place for the farmers market in the winter, as well as providing additional parking in the vicinity of the market all year round.

Green and blue / ecology sustainability and resilience

- 90 The natural hydrological processes of the Site have been integrated into the layout and allow ecological processes and cultural values that are embedded within the landform and landscape to be revealed, respected and expressed.
- 91 The blue and green network creates the natural spatial skeleton for this to occur and provides opportunities for sustainable principles and ecological protection to be actively integrated into the development.
- 92 The larger green spaces, waterways and overland flow paths physically manifest as the primary structure of the development and include space for the treatment of all surface water runoff as well as the management of potential flooding in larger rain events. This underlying structure creates a higher-level resilience for future residents without impacting the wider community.

Connectivity and accessibility within Ōhoka

- 93 The proposal will significantly add to the connectivity within Ōhoka by creating a well-connected and physically permeable internal layout and a strong east-west corridor along the Ōhoka Stream esplanade connecting directly to the centre of Ōhoka and the Domain on Whites Road. This stream esplanade is a public environment and adds to the recreational and natural assets that are accessible to the entire Ōhoka community whereas they would not otherwise have been accessible when the land was held privately.

Commercial, Community and Education Facilities

- 94 The proposal provides more resilience to the wider Ōhoka community by offering a range of commercial facilities to service the village at

an easy walkable distance reducing reliance on the car for many of the day-to-day needs. It also offers space for community activities and provides for a school (if required).

4ha alternative development

- 95 Although the current zoning is rural, in my view it is unlikely the Site will retain a rural use long term. The desirable location, the lack of development constraints and natural hazards and the proximity to Christchurch, makes the Site a natural candidate for some type of residential development.
- 96 The current rural activities are surrounded on three sides by residential or community activities which can cause conflict due to reverse sensitivity. In my view, the ongoing growth of the District (as outlined in the evidence of **Mr Akehurst** and **Mr Jones**) and therefore need for a variety of new residential developments will put pressure the proposal Site and a 4ha rural residential development scenario will be a likely alternative. This typical lifestyle development is anticipated as an outcome under both the Operative and Proposed District Plans (with their minimum lot sizes).
- 97 The 4ha rural residential development typology creates the most inefficient use of land. It basically positions a large dwelling into an on average 3000m² domestic curtilage accessed via a long driveway. This leaves 3.5 ha, the majority of the site as "left over" land. Some lifestyle blocks to use this land for low key horticulture or keep animals, in particular horses. But from my observations and experience on other developments neither can be considered productive agricultural uses.
- 98 From an urban perspective in many respects the 4ha lots default position would be the worst possible outcome for the following reasons. It only marginally increase the housing capacity in the district and will not contribute to the wider Ōhoka community. Considering the significant contributions PC31 makes, as stated above, the proposed development is a far better outcome.

ASSESSMENT AGAINST STATUTORY PLANNING FRAMEWORK

- 99 The following assessment considers urban design matters related to PC31 with a particular focus on the wider urban context and connections and less on the site specific matters as these have been covered by **Mr Falconer** in his evidence.

Resource Management Act

- 100 Section 7 Other Matters states that - In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

(c) the maintenance and enhancement of amenity values

(f) maintenance and enhancement of the quality of the environment

101 PC 31 puts a strong emphasis on both the maintenance and enhancement of the amenity values of Ōhoka and the maintenance and enhancement of the quality of the environment. It achieves this through:

- 101.1 carefully responding to the unique characteristics of the historic settlement, including rural characteristics;
- 101.2 supporting the inherent spatial qualities of the surrounding waterways containing the core;
- 101.3 protecting, naturalising and enhancing the waterways within the Site; and
- 101.4 providing large landscape margins to the waterways.

102 These measures benefit not only the Site but have positive affect on the amenity, ecology and general quality of the wider Ōhoka area and its residents

Relevant provisions in the CRPS

103 The CRPS has to some extent been superseded or given specific direction by the NPS-UD on the matters of density, urban growth and intensification. I will leave this particular discussion to **Mr Walsh** and will focus on the relevant matters in Chapter 5 and Chapter 6 as they apply to the PC31 proposal, again with a focus on wider urban contextual matters.

Chapter 5

104 Objective 5.2.1 Location, Design and Function of Development (Entire Region) requires that development is located and designed so that it:

- 1. *achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and*
- 2. *enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety*

105 PC31's location at first sight might not satisfy point 1 however Ōhoka is part of the Greater Christchurch urban environment and when, natural hazards and other development constraints are included in the assessment, Ōhoka has been identified as a suitable location to accommodate some of the region's growth.

- 106 With regard to the other aspects, design and function, the proposal achieves consolidation of the existing Ōhoka settlement form, and provides a denser consolidated growth for the area.
- 107 The proposal satisfies all the relevant urban design requirements of point 2:
- 107.1 it provides a consolidated pattern of urban development in Ōhoka, and limits the extent of areas of rural-residential activity surrounding the settlement core; and
 - 107.2 it provides the opportunity to enhance the quality of the environment through the provision of open spaces, community facilities, and restoration of ecosystems;
 - 107.3 it encourages sustainable economic development by providing business activities in the centre of Ōhoka;
 - 107.4 it avoids conflicts between incompatible activities by providing a landscaped buffer/edge treatment to the rural interface; and
 - 107.5 it maintains regional identity and character by integrating into the settlement structure of Ōhoka, including strong rural references in the design of streets and open spaces.
- 108 I will leave other non-urban design matters to be addressed by experts in those fields.

Chapter 6

- 109 Chapter 6 is strongly tailored towards the recovery post-earthquake, which is now over 12 years ago. Specific details with regard to location and extent of urban growth may not be relevant and sometime may be in conflict the directive set by the NPSUD. However, it does provide some good guidance on the more general aspects of urban development with reference to the urban design protocol in Policy 6.3.2 Development form and urban design.
- 110 The proposal applies all seven principles of good urban design to the proposal, namely:
- 110.1 Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place, through context and site analysis;
 - 110.2 Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development;

- 110.3 Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services;
 - 110.4 Safety – recognition and incorporation of Crime Prevention Through Environmental Design (*CPTED*) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places;
 - 110.5 Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population;
 - 110.6 Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain; and
 - 110.7 Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.
- 111 The revised ODP and accompanying narrative introduces many of these principles however, some of them will require further resolution at detailed design stage i.e CPTED and elements of sustainable design, detailed design of streets and open spaces etc.

RELEVANT PROVISIONS OF THE DISTRICT PLAN AND PROPOSED DISTRICT PLAN

- 112 As the District Plan is under review, for completeness I have considered both plans with regard to the wider urban contextual matters that reach beyond the Site and relate to the Ōhoka settlement and the wider district. This leads to three key chapters in the Operative District Plan:
- 112.1 Chapter 15 Urban Environments
 - 112.2 Chapter 16 Business Zones
 - 112.3 Chapter 18 Constraints on Development and Subdivision
- 113 All of the relevant objectives and policies within these chapters will be addressed by the **Mr Walsh** in his planning evidence in detail. I will therefore summarise and only reiterate the most pertinent points.

15 Urban Environments

- 114 As discussed throughout my evidence PC31 meets the key objective to provide *quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas* - in this case Ōhoka. The related Policy 15.1.1.1 *to integrate new development, subdivision, and activities into the urban environments in a way that maintains and enhances the form, function and amenity values of the urban areas* is also met.
- 115 The explanation also covers aspects that the community values, as part of the form and function of the District's urban areas. I have indicated below through underlining where the PC31 proposal meets these expectations:
- i. *all settlements, including main towns, are small compared to Christchurch;*
 - ii. *rural setting – all urban areas are separated and surrounded by rural open space;*
 - iii. *dominant central community focal point and concentration of business activity in main towns;*
 - iv. *easy accessibility to locations within the urban area, to other urban areas within the District, and to Christchurch;*
 - v. *mixed housing densities, with flexibility in some areas to provide for varied housing needs;*
 - vi. *absence of high-rise buildings;*
 - vii. *generous open space such as parks and reserves;*
 - viii. *no heavy industry;*
 - ix. *urban services such as reticulated or community sewerage and water, kerb and channelling footpaths and street lighting particularly in the main towns;*
 - x. *a relatively quiet and safe environment when compared with a large metropolitan area; and*
 - xi. *cycleways*

- 116 I have included these community expectations to give an indication of how the development not only physically and spatially integrates into its environment but how well it responds to the wider community expectations.

16 – Business Zones

- 117 Chapter 6 covers objectives and policies related to business development. The main objective 16.1.1 is to

Maintain different zone qualities which provide opportunities for a range of business development appropriate to the needs of the business community, residents and visitors while sustaining the form and function of the urban environments.

118 The location of the Business zone on Whites Road within the core of Ōhoka adjacent the Domain and in close proximity to the main intersection, existing commercial functions and the historic community hall ensures that the key requirements in policy 16.1.1.1 will be met:

- *providing for the needs of the business community, residents and visitors;*
- *sustaining the form, function and accessibility of the urban environments;*
- *enhancing the amenity and character of buildings and public open spaces within the town centres;*
- *facilitating private and public services, facilities and activities;*
- *avoiding loss of social, cultural, administrative, and business activities to elsewhere in the towns, the district or to Christchurch;*
- *ensuring an effective and efficient business sector by concentrating activity;*
- *avoiding or remedying any adverse environmental effects on surrounding Residential and Rural Zones; and*
- *ensuring the town centres remain and provide the dominant location and focal point for business, social, cultural, and administration activities.*

119 More specific details on size, layout and type of commercial activity will be provided by other experts.

18 - Constraints on Development and Subdivision

120 Policy 18.1.1.9 sets specific design criteria for development in Ōhoka

Ensure that any growth and development of Ōhoka settlement occurs in a manner that:

1. *maintains a rural village character comprising a predominantly low density living environment with dwellings in generous settings;*
2. *achieves, as far as practicable, a consolidated urban form generally centred around and close to the existing Ōhoka settlement;*
3. *encourages connectivity with the existing village and community facilities;*
4. *achieves quality urban form and function;*
5. *allows opportunities for a rural outlook;*
6. *encourages the retention and establishment of large-scale tree plantings and the use of rural style roads and fencing;*
7. *limits the potential for reverse sensitivity effects;*

121 Based on my evidence above, I consider the PC31 proposal meets the criteria set out above.

- 122 I note that the first criteria refers to low density. The explanation that follows provides further detail and defines the low density to be properties of 0.5 to 1ha in size. I consider this to be an extremely low density even in the context of Ōhoka . This is not to say that larger lots should not be provided, but I consider a required density of 1.5 hh/ha does not accord with the purpose and direction of the NPS-UD or in fact with the appropriate mechanisms for maintaining and enhancing village character in this context.
- 123 As I have outlined above, the Ōhoka rural village character is a more nuanced matter and is not a matter of property size. For this reason, I consider the overall intent of Policy 18.1.1.9 to be achieved by PC31.

Proposed District Plan

- 124 The Proposed District Plan does not contain a specific set of criteria for managing growth in Ōhoka but provides district wide guidance on urban development through:
- 124.1 Objective SD-02 Urban development
- 124.2 Objective RESZ-01 Residential growth, location and timing
- 124.3 Objective RESZ-02 Residential sustainability
- 124.4 Objective RESZ-03 Residential form, scale, design and amenity values
- 124.5 Objective CMUZ-02 Urban form, scale and design (commercial)
- 125 The Proposed District Plan aligns better with the NPS-UD and supports intensification and higher densities, enables new development, as well as redevelopment of existing Residential Zones and intends to limit opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure.
- 126 In particular, Objective RESZ-02 Residential sustainability requires that the efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.
- 127 PC 31 aligns well with all these urban design related objectives of the Proposed District Plan.

NPS-UD - contributing to well-functioning urban environment

- 128 The NPS-UD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991. With regard to urban development, density and growth I consider the NPS-UD to be the main guiding document for PC31.

129 Therefore, in my view the change in direction initiated by the NPS-UD with the focus on providing sufficient housing capacity through new denser developments in and around urban environments and through intensification of existing developments is a key driver for all urban growth and development, including PC31.

130 Policy 1 sets out the relevant criteria to achieve the desired denser and more consolidated urban outcomes:

Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) *have or enable a variety of homes that:*
 - (i) *meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) *enable Māori to express their cultural traditions and norms; and*
- (b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) *support reductions in greenhouse gas emissions; and*
- (f) *are resilient to the likely current and future effects of climate change.*

131 PC31 is designed to meet the above housing criteria a(i), as I have outlined in my evidence above. In particular, the design of PC31 into various parts in order to respond to the existing form of Ōhoka (see my **Appendices 3a and 3d**), in fact enables the development of a range of housing typologies to suit a range of future residents.

132 In terms of criteria (c), PC31 provides a Business 4 zone in an optimal location to support existing commercial activity. The zone is tailored specifically to the daily needs of the wider Ōhoka community and differs from other commercial areas in the district so, in my view, will attract a variety of different type of business primarily due to location and size.

- 133 In addition, PC31 creates an entire new network for pedestrian and cycle movement through the Site and provides good access to the adjacent residential and rural residential areas and recreational space. It also provides easy access the centrally located commercial hub significantly improving the access to services, commercial facilities and community activities for all of Ōhoka.
- 134 Natural hazard already impact urban environments in the District, particularly in coastal areas. With climate change these impacts will further increase and further constrain development opportunities. In terms of criteria (f), the PC31 site, although not entirely free from natural hazards, is able to avoid the majority. Development on this Site will be a more resilient urban environment compared to the alternative locations in coastal areas. I am aware that natural hazards are not my area of expertise and in this respect I defer to the evidence of **Mr Throssell**, however the consequences of having to rebuild entire communities as a result of flooding, liquefaction or coastal inundation do fall into the area of urban design expertise. Building resilience into developments through location and design is therefore a very important aspect within the urban design field and starts with understanding the natural processes of the land.

RESPONSE TO SECTION 42A REPORT

- 135 I have read the Officers Report where relevant to urban design matters and the urban design and landscape report by Mr Nicholson (appendix 8) and have considered the recommendations made for the original ODP.
- 136 Although Mr Nicholson's report covers landscape and urban design matters my response will only focus on my field of expertise which is urban design (and architecture).

Urban form

- 137 Mr Nicholson sets out the relevant planning framework for the proposal (Section 4) and I agree with the documents referred to, however I consider that my evidence (together with the evidence of **Mr Falconer, Mr Milne and Mr Compton-Moen**) sets out a full and informed assessment of the proposal against these documents, including a comprehensive urban form and character assessment of the settlement.
- 138 Mr Nicholson proceeds (Section 5) to describe the existing environment of Ōhoka with a sole focus on the history of the settlement and the remaining historic remnants and their reuse. I agree that these are important individual components of the urban fabric of Ōhoka and contribute to the character but I consider a wider analysis of the existing environment and an adequate and full understanding of the structure and form of the township is required.

- 139 In Section 6 Mr Nicholson addresses the compact urban form based on the 400 and 800m walkability buffers around the domain/petrol station and local school, and on the proportion of the Site boundary that adjoins the existing township, which he estimates to be 17%.
- 140 In Mr Nicholson's opinion, "the proportion of the area that is close to the existing township, and the proportion of the boundary that adjoins the existing township are both useful indicators of the degree of compactness and consolidation of the proposed addition".
- 141 In my experience, urban form is a far more complex matter. It requires a full understanding of the underlying spatial structures, including overarching viewshafts and connections to the surrounding landscape and environment. It should always include approaches to and from the centre, general and locally specific movement patterns of various modes of transport, and needs to consider the density, type and connectedness of built form. All of the above are shaped by the green and blue structures of the underlying landscape and landform. Neither of these have been considered in Mr Nicholson's assessment of the urban form of Ōhoka.
- 142 In my view, reducing compact urban form to concentric walkability of 400m to 800m around two key facilities and the percentage of direct interface with the historic extent of the Ōhoka settlement does not provide sufficient, relevant or appropriate information to assess the compactness and consolidation of an urban form.
- 143 I have already covered the urban form and spatial structure of Ōhoka in my evidence and agree with **Mr Falconer** that the proposal provides a compatible urban form that responds to the existing Ōhoka village context and contributes to a well-functioning urban environment.
- 144 It completes the core village of Ōhoka where it interacts directly with the historic settlement and complements the character of the wider Ōhoka developed area.

Connectivity

- 145 In Section 7, Mr Nicholson has assessed the connectivity of the proposal internally as high, however the overall connectivity as low to moderate. His reasoning is that the network of roads which connects PC31 to the wider district are narrow, high-speed rural roads with no pedestrian or cycle facilities. I consider the connectivity provided by the ODP to be at least moderate if not moderate to high in terms of providing several connections to the existing wider settlement and creating new and improved access and connectivity for the existing community to commercial facilities, community facilities, potential a new school, and a variety of natural recreational areas and green spaces including a polo field.

- 146 The revised ODP and narrative provide more detailed information of the edge treatment on Whites and Bradleys Roads and clarify the type and location of shared pedestrian/cycling paths. The separated shared pathways and provision for crossings on Whites Road increase external connectivity and the ability to move along this road to the centre of Ōhoka on a safe pathway with a high level of amenity.

Accessibility

- 147 In Section 8, Mr Nicholson addresses the accessibility to public services and facilities, particularly within easily walkable or cyclable distances and refers to The New Zealand Household Travel Survey which found that the average walking trip was 1.0km, and the average cycle trip distance was 4.0km.
- 148 I agree that this survey provides good guidance on average travel behaviour and resulting desirable travel distances. However, we need to consider that the commercial/village centre facilities in Ōhoka are currently very limited and the proposed commercial areas will significantly improve the access to services and commercial facilities for the entire Ōhoka community.
- 149 With regard to travel distances to all the required destinations the concentric 400 and 800m buffers, or the 1km walking and 4km cycling buffers should be drawn around the larger proposed commercial area on White Road and the possible new school location as well as the existing Ōhoka School to provide an accurate representation of the accessibility within the Ōhoka environment.
- 150 Mr Nicholson assesses the overall accessibility - and I quote his definition - *to public services and facilities, particularly within easily walkable or cyclable distances* - as low based on:
- 150.1 limited access to retail, educational, recreational, community services or employment opportunities in Ōhoka;
 - 150.2 the distance from larger centres; and
 - 150.3 the lack of alternative transport options.
- 151 I disagree with this assessment. The proposal provides its own commercial centre which is well within the average 4km distance for cycling and for the majority of the Site within the average walking distance of 1km. The same applies to the possible location of a school within the Site.
- 152 The Site also provides ample passive recreational space within the landscaped margins of the naturalised waterways, particularly along:
- 152.1 Ōhoka Stream;

152.2 additional publicly accessible green space around part of the spring centrally located within the Site; and

152.3 areas adjacent to Stormwater Management Areas.

- 153 In addition to the Ōhoka Domain and the proposed polo field there are a variety of recreational spaces and smaller green spaces within a walkable distance.
- 154 The proposal not only offers commercial facilities it also adds to the employment opportunities in Ōhoka for the benefit of the entire community.
- 155 As **Mr Falconer** has expressed in his evidence Ōhoka is strategically located directly to the west of Kaiapoi, a short approximately 20 minute drive from urban Christchurch and the Christchurch International Airport. It is a 7-9km from either Kaiapoi or Rangiora, both key activity centres. Access to amenities and services that are not available in Ōhoka are therefore within a reasonable travel distance.
- 156 Facilities and services not provided for within the commercial area of the proposal are of a larger nature such as library, pools, high school, shopping malls and large supermarkets, or are of a specialist nature such as specialist medical care (hospital), entertainment venues, higher education and sporting facilities etc.
- 157 Finally, the lack of public transport options as an alternative to the car is a current impediment and this alternative mode to travel to Kaiapoi or Rangiora would be beneficial. **Mr Milner's** evidence addresses this point and I rely on his conclusions that there are viable public transport options to service future PC31 residents.
- 158 As **Mr Milner** outlines, an additional measure to reduce the use of the car for travel to larger centres is the inclusion of a Park and Ride facility within the proposal.
- 159 Considering all the above I would assess the accessibility overall as high with the proviso the development would benefit from a public transport route in the future. The proposal is well set up to accommodate a bus stop at the commercial hub on Whites Road.

Village character – rural versus urban

- 160 I previously set out what I consider creates the specific village character of Ōhoka and will not reiterate the details here except to demonstrate my disagreement with Mr Nicholson's conclusion that the proposal will fail to 'maintain' or 'retain' the rural village character of Ōhoka. He bases this assessment on the increased size and population of the settlement, the proposed 'suburban' densities, and the potential scale of the retirement home / educational facility.

However, he fails to explain what this rural village character is which he assesses the proposal against.

- 161 **Mr Falconer** in his evidence presents a compelling case in Matakana showing how a village character can establish around many elements and that no village, rural or urban, can be considered generically based on density, size or population.
- 162 The examples listed by **Mr Falconer** include Lincoln in the Selwyn District, a town of just over 9,180 (June 2022) population with a library, high school, university, supermarket and several primary schools, but which is still referred to as 'Lincoln Village'. In my view, this is due to the natural spatial structure the Liffey Stream creates with its large landscaped margins. It provides a natural spine connecting the different quarters of the town and creates a natural backdrop to the early settlement which now forms the centre of the village.
- 163 Although the size and population of Lincoln is very different compared to Ōhoka (including the proposal), it provides a good example as it has strong historic references and a landscape/landform that generates the village identity and character, similar to the much smaller Ōhoka.
- 164 This clearly shows that a full understanding of what specifically creates the village character of Ōhoka is required. With that understanding, a bespoke design can be developed (as proposed) to support and enhance this village character. In my view, it is therefore not a matter of rural versus urban but a matter of good design based on a thorough urban and landscape analysis.

CONCLUSION

Completing the urban form of Ōhoka

- 165 The proposal completes and consolidates the urban form of Ōhoka. It assists in better defining the different elements that contribute to the urban form by providing legible thresholds between the outer areas and the core and it strengthens the centric form by strengthening the commercial and communal centre on Whites Road.

Diversity and Variety of Living Environments

- 166 This development provides for a variety of densities in Ōhoka, encouraging a wider range of people to the area and providing housing to cater for various needs. This builds community diversity with a wide-ranging socio-economic reach, a range of ages, and different cultural backgrounds that fosters strength and resilience.

Local community and commercial facilities

- 167 The small commercial and community hub within easy walking distance of the local community will help meet day-to-day needs and support activities within the neighbouring Ōhoka Domain. The

potential introduction of a new school would provide easy access to education for local residents within their community footprint.

- 168 The location opposite the Domain increases active and passive surveillance for the area, adds security over the community and provides direct links from the Site to the Domain activating this green space. The development makes these connections through extending green corridors, increase in passive surveillance and a desirable walking / cycling / active space throughout the community.

Building on the Ōhoka Narrative and Character - creating a point of difference

- 169 Village character and heritage of Ōhoka are reflected in the spatial layout of the proposal, in the design of streets and public spaces, in the edge treatment of the perimeter roads, in the placement of the commercial centre, in the landscape treatment of the waterway margins, and in the location and design of the village gateways/ thresholds.

Ecological and environmental

- 170 PC31 is well suited to improve the ecological health of the waterways through:

170.1 Naturalisation;

170.2 protection of the margins of the waterways; and

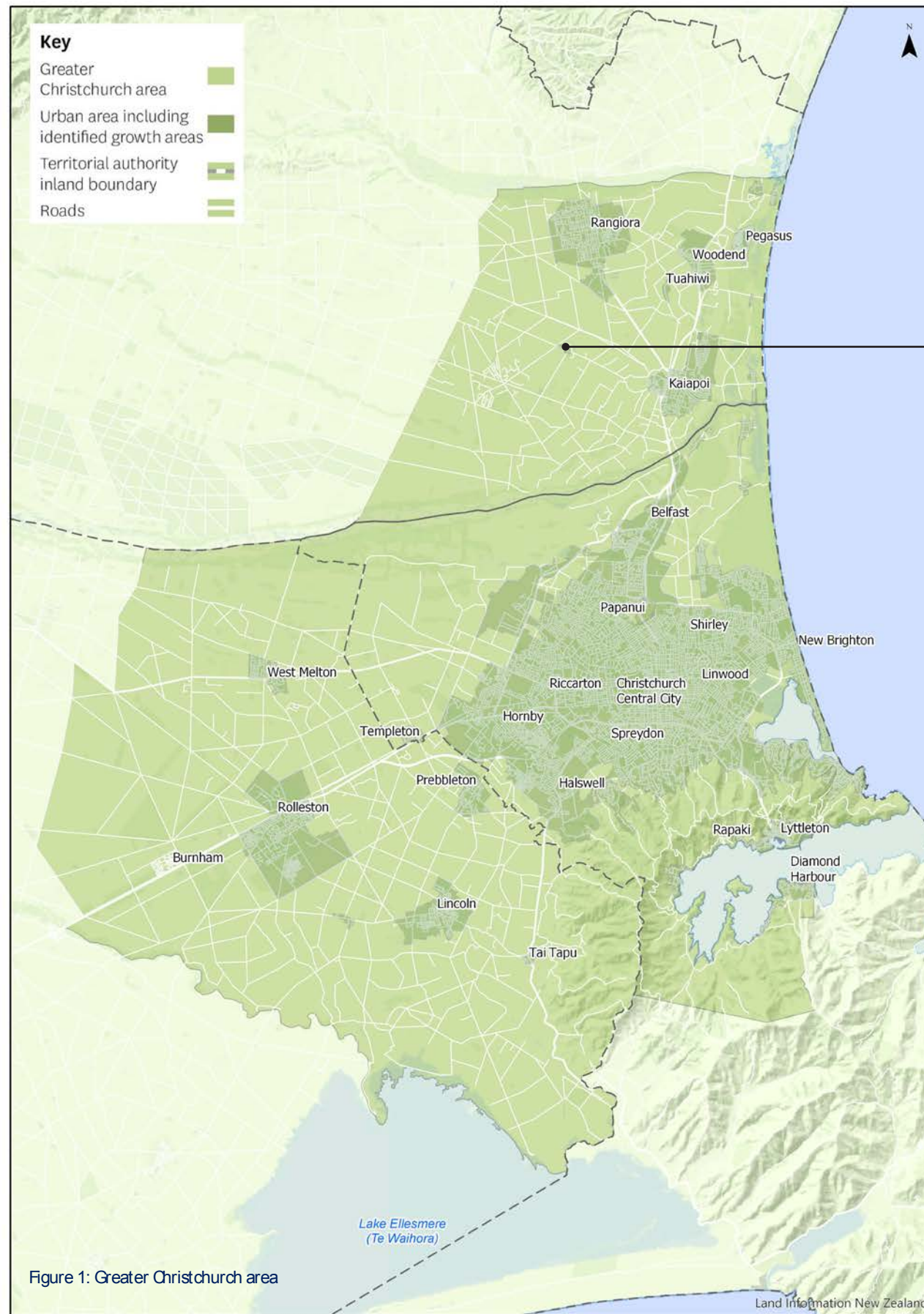
170.3 runoff treatment in SMA's.

Resilience

- 171 And in doing so, this lifts the resilience of the land and the community.
- 172 Development in Ōhoka versus Kaiapoi, Pegasus or Woodend clearly avoids areas of natural hazards further adding to resilience to development within the district.
- 173 In my view, the proposed development is a better outcome than the alternative 4ha lifestyle development which is anticipated as an outcome under both the Operative and Proposed District Plans.

Dated: 7 July 2023

Nicole Lauenstein



Ohoka

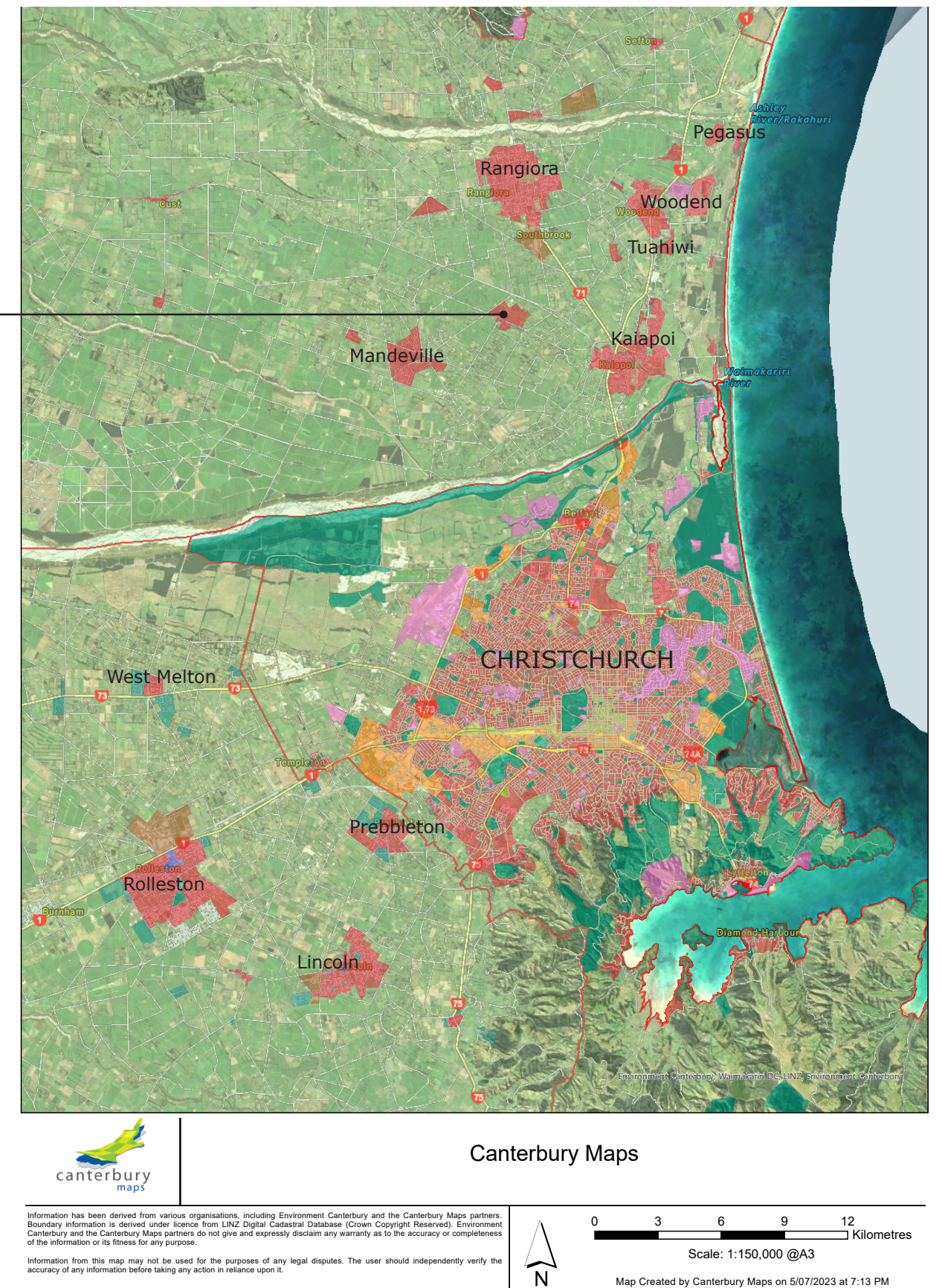


fig.1 Map of Greater Christchurch Area - courtesy of Land information New Zealand LINZ

fig 2. aerial photography courtesy of Canterbury Maps



Ohoka 1940 - 1944



Ohoka 1955 - 1959



Ohoka 1990 - 1994



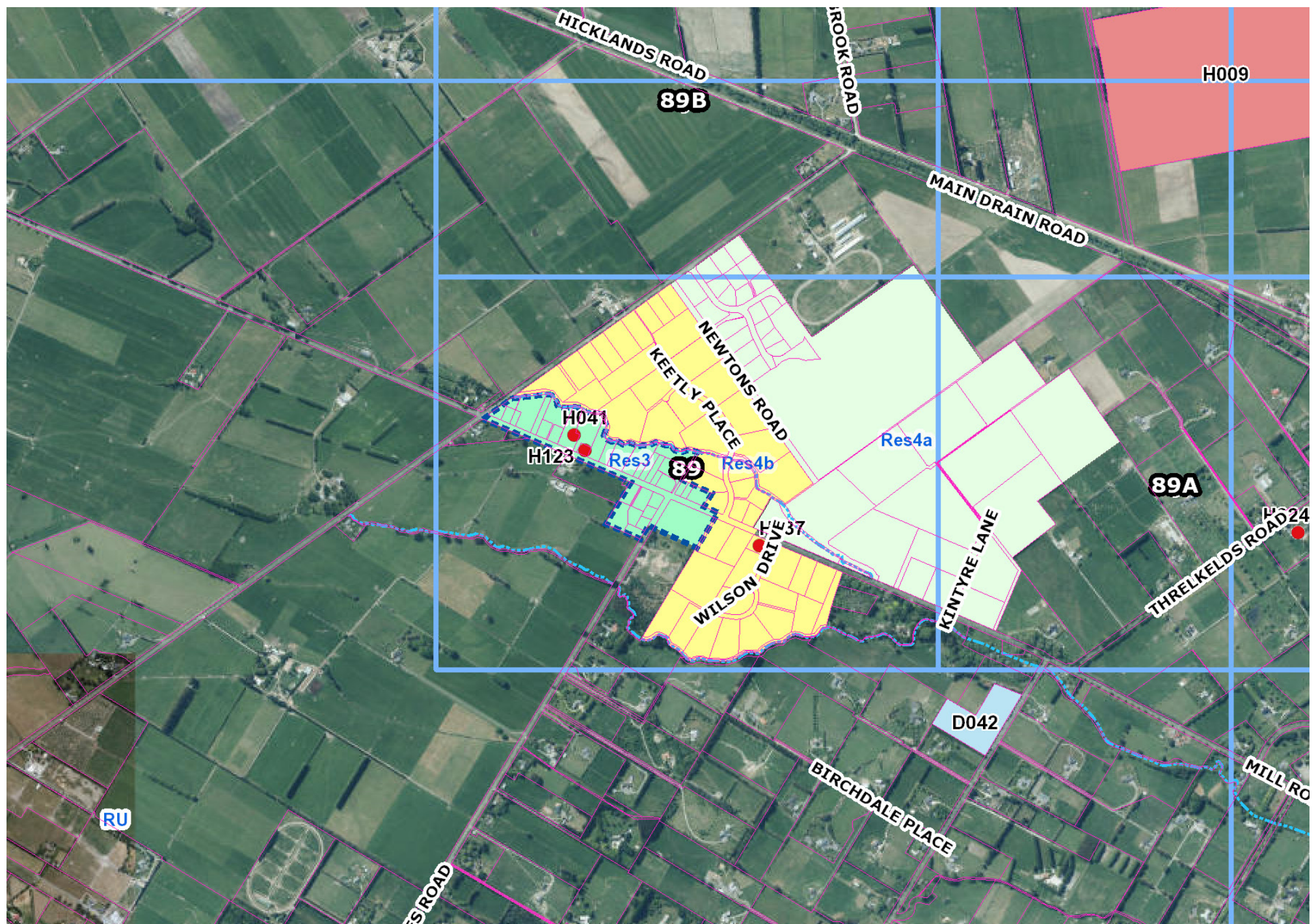
Ohoka 2004 - 2010



Ohoka 2010 - 2015



Ohoka 2015- 2020



Natural landscape features

- Ohoka North Stream
- Ohoka Stream - cutting through private farm land, in parts framing centre of Ohoka, naturalized in parts, potential to be developed further generally underutilized
- established structural landscape edge along rural road forming a strong street scape
- rural interface and outlook

Development pattern

- land with typical rural activities and character
- typical larger lifestyle blocks
- typical smaller lifestyle blocks
- existing enclaves (4A or 4B)
 - Keetly Place, well laid out semi-rural with a sense of place and strong rural references in streetscape and boundary treatment, established trees, limited views into the wider rural open landscape, predominantly internalized views within individual properties, range of property sizes, lack of connectivity
 - Wilsons Drive, similar cul de sac concept, less rural in character, lacking in landscape features, references to suburban typology in houses and driveway treatment, lack of connectivity, property sizes varied
- remainder of the original Ohoka Settlement, in decline due to lack of viable business and commercial opportunities, strong presence of community hall and domain at the heart of the settlement, relatively small property sizes (in comparison to 4A/B) zones giving Ohoka a village character, building stock old, existing community facilities, church, dentist and area school

Spaces, nodes and focal points

- local domain limited connectivity and underutilized
- existing community/commercial facilities
- area school
- Friday market
- Ohoka centre around intersection, petrol station, market, carpark, strong presence of Town Hall and Domain

Recreational circulation pattern

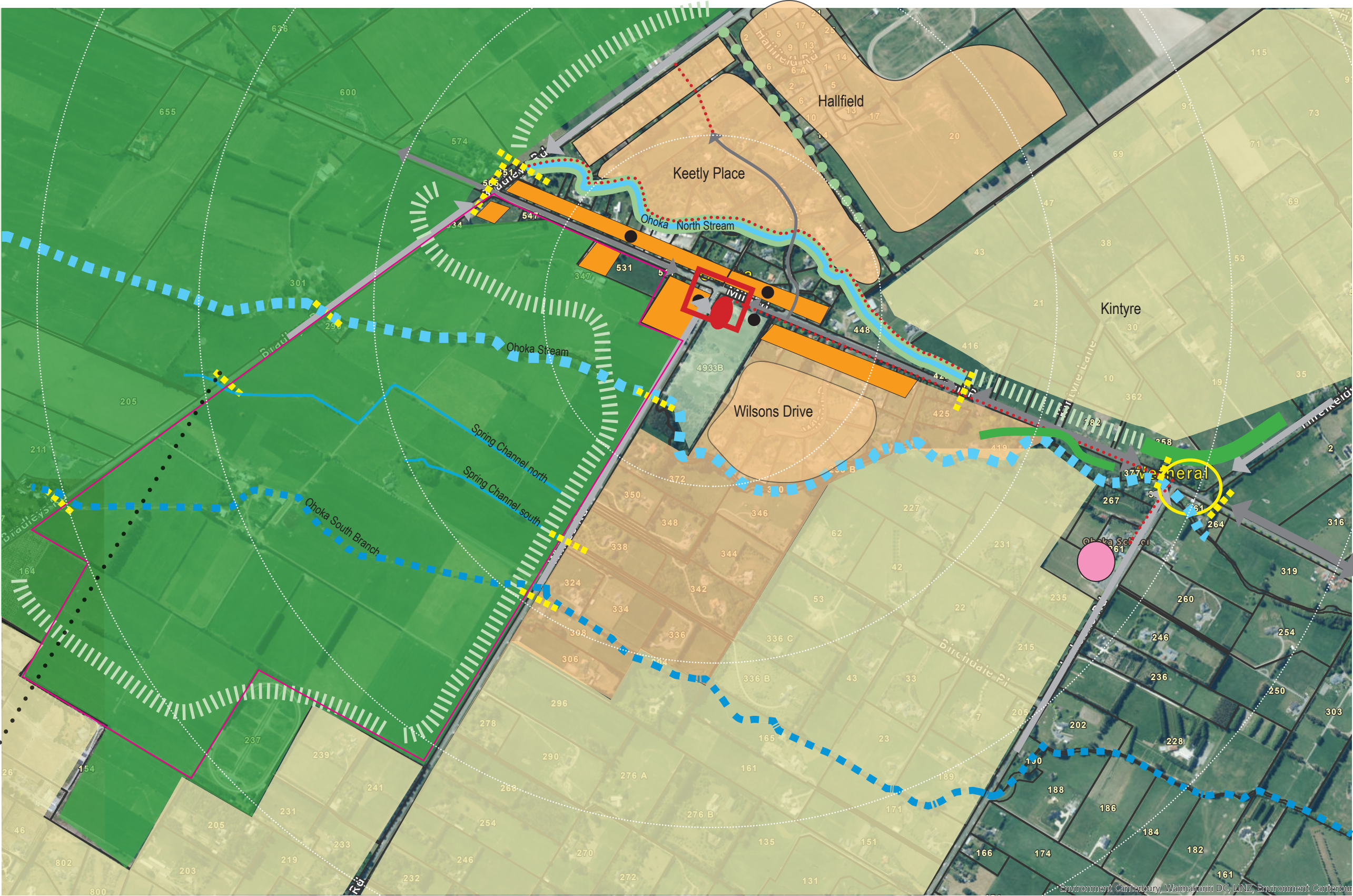
- 400m walking circles
- pedestrian network

Approach

- strengthening existing and creating new natural thresholds
- natural gateway at intersection surrounded by mature copse of trees, accentuated by bend in road

Roading

- Mill Road - main street, limited daytime traffic, increased traffic associated with school hours and commuting travel, defined streetscape through structural landscape and natural spatial sequencing of road
- side streets leading up to Mill Road, less traffic in particular towards the north, southern connection more frequented to access school and to connect to Mandeville area and sport facilities
- paper road - creates a physical and visual boundary to the northern enclave Hadfield Development, limited views to the rural environment, opportunities to improve connectivity



Ohoka inner core

- 1 settlement centre around Mill and White Road intersection to strengthen historic centre and activate domain
- 2 infill development to northern and southern side of Mill Road
- interconnected pedestrian and cycle network linking destinations along green space with high permeability to centre
- green network including SW areas and recreational reserve
- waterways
- special purpose areas education/ retirement living
- overland powerlines
- thresholds
- rural interface and outlook
- commercial and community
- 3 commercial and community facilities to wrap around Mill / White corner extending down White Road to create village commercial centre around a small village square opposite Domain
- 4 Ohoka stream to become main public pedestrian/ cycle connection to school and all southern residential areas
- 5 standard residential density between larger naturalized waterways to break up built environment into smaller areas
- 6 larger lots wrapping around along White Road and Bradleys Road to create a buffer and transition to existing rural residential lots
- 7 transition of development density from lifestyle block to LLR/4A with a strong rural character
- 8 Residential areas in Ohoka outside of ODP south of Ohoka stream can intensify (infill)
- 8a rural lifestyle blocks with opportunities for GRZ and LLR / 4A infill development
- 8b rural lifestyle blocks with opportunities for LLR / 4A infill development
- 9 area north-east still to develop, intensification possible at south-west corner where it connects to the centre
- Development constraints**
- 10 clear rural to settlement boundary along Bradleys Rd
- 11 flood risk

