

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12: Rezoning requests (larger scale)

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Statement of evidence of Nicole Lauenstein (Urban Design) on
behalf of Carter Group Limited and Rolleston Industrial
Developments Limited

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

chapmantripp.com
T +64 3 353 4130
F +64 4 472 7111

PO Box 2510
Christchurch 8140
New Zealand

Auckland
Wellington
Christchurch



**STATEMENT OF EVIDENCE OF NICOLE LAUENSTEIN ON BEHALF OF
CARTER GROUP LIMITED AND ROLLESTON INDUSTRIAL
DEVELOPMENTS LIMITED**

INTRODUCTION

- 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, 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 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 on 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 submissions to proposed District Plans; and
 - 7.11 Papa Ōtākaro Avon River and East/North Frame concept design, Christchurch Central City.
- 8 I am familiar with the Submitters' request to rezone land bound by Mill Road, Whites Road, Bradleys Road (the *Site*).
- 9 I was involved in private plan change 31 (*PC31*) to rezone this land under the operative District Plan.

CODE OF CONDUCT

- 10 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

- 11 My evidence will address:
 - 11.1 Urban context - urban form and growth;
 - 11.2 Ōhoka context – historical and current urban form and character of Ōhoka;
 - 11.3 Site and proposal in the Ōhoka context;
 - 11.4 Urban design assessment of the rezoning request; and
 - 11.5 Assessment against the National Policy Statement on Urban Development (*NPS-UD*) and relevant provisions in the Canterbury Regional Policy Statement (*CRPS*) and Proposed District Plan (*PDP*).

- 12 In preparing my evidence, I have reviewed:
 - 12.1 The submitters' submissions on the PDP.
 - 12.2 The relevant provisions of the PDP.
 - 12.3 The NPS-UD, including practice and guidance notes.
 - 12.4 Waimakariri District Development Strategy 2048 (*WDDS*).
 - 12.5 Rural Residential Development Strategy 2019 (*RRDS*).
 - 12.6 Greater Christchurch Urban Development Strategy Update 2016.
 - 12.7 Mahaanui Iwi Management Plan 2013 (*IMP*).
 - 12.8 CRPS.
 - 12.9 New Zealand Urban Design Protocol 2005.
 - 12.10 People Places Spaces: A design guide for urban New Zealand, Ministry for the Environment, 2002.
 - 12.11 Other non-statutory documents and guidelines related to urban design best practice.
 - 12.12 Our Space 2018-2048;

- 12.13 The draft Greater Christchurch Spatial Plan;
- 12.14 Ōhoka Structure Plan 2010;
- 12.15 Boffa Miskell 2018 'Waimakariri District - Rural Character Assessment';
- 12.16 The evidence of **Mr Garth Falconer, Mr Tony Milne, Mr David Compton-Moen, Mr Nick Fuller, and Mr Tim Walsh**;
- 12.17 Further submissions relating to the rezoning of the Site; and
- 12.18 The relevant documents from PC31.

SUMMARY OF EVIDENCE

- 13 The proposal contributes to well-functioning urban environments as per Policy 1 of the NPS-UD.
- 14 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 supports the centric form by strengthening the commercial and communal centre on Whites Road.
- 15 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 which fosters strength and resilience.
- 16 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.
- 17 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.
- 18 The 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 township gateways/ thresholds.

- 19 The rezoning request is well suited to improve the ecological health of the waterways through:
- 19.1 naturalisation;
 - 19.2 protection of the margins of the waterways; and
 - 19.3 runoff treatment in Stormwater Management Areas (*SMA's*);
- and in doing so, this lifts the resilience of the land and the community.
- 20 Development in Ōhoka avoids areas within the district that have multiple natural hazard risks and other constraints, further adding to the resilience of development within the district.
- 21 In my view, the proposed development is a better outcome than the alternative 4ha lifestyle development which is anticipated as an outcome under the Proposed District Plan.

URBAN CONTEXT – URBAN FORM AND GROWTH

NPS-UD

- 22 The NPS-UD 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 **Appendix 1** – regional overview).

Wider Greater Christchurch urban context

- 23 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 (outside of peak hours), which is a reasonable travel distance and time compared to other metropolitan areas such as from surrounding areas in 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.
- 24 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 with 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 public transport and park and ride facilities can reduce the carbon footprint of commuter travel.

Wider District Context – Ōhoka Township within the Waimakariri District

- 25 At the district scale, Ōhoka is well-positioned to access services like larger supermarkets, specialist shops, medical services, secondary education in Kaiapoi approximately 7.5km away, and in Rangiora approximately 9 km away. Larger recreational areas such as the beach, the Tūhaitara Coastal Park which covers approximately 700ha of land along the coastline from the Waimakariri River mouth to the settlement of Waikuku Beach, the Ashley and Kaiapoi Rivers, and the Waimakariri River are all destinations within the wider district that are also a reasonable distance from Ōhoka.
- 26 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.
- 27 Many areas in the Waimakariri District are affected by development constraints of various nature in particular natural hazards such as coastal inundation, liquefaction and flooding, but also by planning constraints such as airport noise contours, and other matters of importance such as areas of cultural significance.
- 28 The primary growth areas identified in the 2048 District Development Strategy (Rangiora, Kaiapoi, Woodend and Pegasus) are all, to varying degrees, curtailed by all or some of these constraints (covered in detail in the evidence of **Mr Walsh**). Three out of the four centres, Kaiapoi, Pegasus and parts of Woodend are affected by coastal inundation and/or flooding risk. With regards to providing growth in areas that are resilient to the likely current and future effects of climate change, which is a key requirement of the NPS-UD (Policy 1(f)), exposure to natural hazards needs to be carefully addressed and in some instances should be avoided in terms of intensification and urban growth.
- 29 Ōhoka benefits from sitting outside of major growth limiting constraints such as exposure to coastal inundation, flooding and liquefaction, due to a more protected and elevated position. Ōhoka also sits right between the two main activity centres of Rangiora and Kaiapoi. This makes it a logical location to accommodate some of the anticipated growth.
- 30 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.

- 31 The current growth strategy for the urban environment of the Waimakariri District accommodates residential growth on the outskirts of the key activity centres which, although logical from a consolidated infrastructure and form perspective, needs to be carefully considered against the risks of the underlying natural hazards and other constraints that exist in and around these centres. Further growth of these areas needs to be considered, against the benefits of areas with lesser constraints and hazards. With the strong focus on growth around existing centres, areas that are well suited to accommodate some of the required growth have been overlooked.

ŌHOKA CONTEXT

Historic development patterns of Ōhoka (refer to Appendix 2)

- 32 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 township 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 of 200 students. This fast growth in the 1800s was followed by a decline which reduced the township to the historic remnants we still see today.
- 33 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 township 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 township framed by two waterways is still a key feature of the character of the centre of the township we see today.
- 34 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 connection to the heart of Ōhoka.
- 35 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 east but remained within the waterway confines of the Ōhoka Stream to the south of Mill Road.
- 36 Throughout the early 2000s through to 2015 lifestyle blocks of varying sizes have started to surround the township core to the north, south and east. The most recent expansion of Ōhoka has been

through Plan Changes 17 and 21, adding larger areas of large lot residential (formerly Residential 4a/4b under the Operative District Plan) 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. Plan Change 17 seems to be struggling to move forward with the lack of a cohesive approach and a multitude of landowners in disagreement. So far only a small parcel has been realised as a standalone isolated development.

- 37 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 lifestyle development pattern dominates the rural landscape around Ōhoka, particularly to the east and south.
- 38 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.
- 39 The continuous additions of lifestyle subdivisions within and around Ōhoka have increased the township's extent significantly (refer to **Appendix 3** – Ōhoka zoning).
- 40 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 township 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 Appendix 3)

- 41 Ōhoka still displays a 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 large lot residential, rural residential and lifestyle properties beyond the core.
- 42 The structure of Ōhoka therefore allows for an illusion of a small rural township 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 township, 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.

Township core

43 The core of the township 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 of these are historic elements and alongside the community activities contribute to the character and identity of the township.

44 The development typology within this core area of Ōhoka is of a low density but is definitely urban in nature with a line-up of residential properties ranging from 1000m² to 1.2ha. 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 character of Ōhoka. Nevertheless, the township does display rural characteristics in street scene, property boundary treatment and general landscape treatment. The key elements that contribute to the ruralness of the Ōhoka township are the landscape setting and rural streetscapes, not the density, building typology or built form.

Low density urban character (Large Lot Residential Zone)

45 Keetly Place and Wilson Drive are both Large Lot Residential Zone developments with larger properties of 1ha on average 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.

46 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.

47 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.

- 48 Both developments have contributed to a gradual physical expansion of Ōhoka, but have as of yet, not changed its character. This is because neither development can be seen at all from the township 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 township.
- 49 Both developments should be viewed through the threshold approach, creating legible thresholds into the core of Ōhoka.
- 50 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.
- 51 The Site 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 to break the development into smaller parts and provide a clearly legible township form.
- 52 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 allotments set back a significant distance from Mill Road.
- 53 Similar to Keetly Place and Wilsons Drive, the Hallfield development cannot be seen at all from the township centre and has not yet been able to connect to the township core. The planned pedestrian connection from Newtons Road to Mill Road has not been able to be established without the Kintyre land being developed.
- 54 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 blocks.
- Lifestyle block character**
- 55 The development to the south of Mill Road and east of White Road is of a typical 4ha lifestyle block character with larger dwellings, 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 from public views. Only intermittent views into long driveways sometimes show

glimpses of the residential nature of the activity behind the semi-rural street appearance.

- 56 This typology of 4ha rural lifestyle forms part of the extended form of Ōhoka, in particular those along Whites Road directly adjoining the Ōhoka Stream and the Site. They directly connect to the core without a sense of physical separation.
- 57 In the future these areas may be further subdivided 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.

SITE AND PROPOSAL IN THE ŌHOKA CONTEXT

- 58 Ōhoka presents great opportunities with the key contributing elements including, 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:
- 58.1 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 township core;
- 58.2 Placing all commercial and community-based activities within the northern part of the site to embed them directly in the township core;
- 58.3 Using the waterway crossings as a spatial thresholds that sequence the arrival into Ōhoka along Bradleys and Whites Roads to provide legible and clear spatial definitions;
- 58.4 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;
- 58.5 Continuing the standalone dwelling typology; and
- 58.6 Avoiding references to suburban characteristics by controlling the use of solid, closed fencing around properties, typical kerb and channel roads etc.

- 59 For the purposes of this section, I refer to the Outline Development Plan (*ODP*) (see **Mr Walsh's** evidence) and the Illustrative Masterplan included in **Mr Falconer's** evidence.

Site spatial and structural characteristics

- 60 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 Roads allows this part of the Site to directly interact with the township core.
- 61 There are two springs (northern spring and central spring) identified on the Site with associated ponding areas and spring fed streams. These run in a west-east direction across the centre of the Site and create the next natural development threshold.
- 62 To the south, a second waterway (often referred to as the Ōhoka South Stream/Branch) enters the Site on Bradleys Road and meanders through to Whites Road creating the third threshold. This stream will be naturalised and form the threshold to the large lot residential area of the proposal.
- 63 Finally, a landscaped overland flow path and conveyance path close to the southern edge of the Site creates the final fourth threshold and a sense of edge or boundary to the development.
- 64 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.
- 65 This 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 for the *ODP*. It assists not only with the integration of the development into the natural structure of the Site, but also ensures the proposal spatially integrates into the wider surrounding landscape patterns and therefore into the spatial structure of Ōhoka.

Completing the township form

- 66 The Site sits partially within the core of the township. In my view, this portion of the Site north of Ōhoka Stream has the responsibility to carefully respond to the specific township 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.
- 67 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).

- 68 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. Viewing the proposal from within the township core, the development bridges a gap along Mill Road and presents as part of the finer grain akin to the development on the opposite side.
- 69 Along Whites Road within this 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 township 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.
- 70 This spatially contained, land-based design approach of the entire proposal has the ability to absorb the densities enabled by the proposed zoning. 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, township characteristics will be retained.

ASSESSMENT OF THE PROPOSAL

- 71 In his evidence **Mr Falconer** assesses the key urban design aspects of the proposal and summarises them as follows:
- 71.1 The proposal provides a compatible urban form that responds to the existing Ōhoka urban area context and contributes to a well-functioning urban environment;
- 71.2 The proposal ensures good connectivity with safe and efficient roading connections provided within the Site and to the wider neighbourhood;
- 71.3 The proposal enables a subdivision layout that is accessible, legible, efficient and adaptable to future change;
- 71.4 The proposal provides extensive integrated open spaces that enhance the natural character and contribute to high quality public amenity;
- 71.5 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

- 71.6 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.
- 72 Each point is further elaborated upon by **Mr Falconer** and I agree with his 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**
- 73 The development will complete a segment of Ōhoka that until recently has been unavailable to be developed and therefore has not contributed to the character or sense of community outside of providing open views into pastoral land. The way the development is structured and designed will emphasise the character and spatial setting of the township, and will contribute positively to the identity and sense of community of Ōhoka.
- 74 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. It strengthens the centric form by providing a commercial and communal centre on Whites Road.
- Residential variety, choice, diversity, cultural and social aspects**
- 75 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.
- 76 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.
- 77 With provision for a school and retirement village, the development can cater for families or also allow people to age in their own community.
- 78 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.
- 79 The rezoning request will also provide for 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

- 80 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.
- 81 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.
- 82 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

- 83 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

- 84 The proposal provides more resilience to the wider Ōhoka community by offering a range of commercial facilities to service the existing urban area 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

- 85 The PDP proposes the Site be zoned Rural Lifestyle Zone, and therefore I consider it unlikely the Site will retain a rural productive use in the long term. The desirable location, the lack of development constraints, manageable impact of natural hazards, and the proximity to Kaiapoi, Rangiora and Christchurch, makes the Site a natural candidate for development.
- 86 In my view, the 4ha rural lifestyle typology is however an inefficient use of land. Usually, it results in roughly 3000m² domestic curtilage surrounding the dwelling accessed via a long driveway. This leaves more than 3.5 ha as "left over" land. Some lifestyle blocks use this land for low key horticulture or keep animals, often horses. But from my observations and experience on other developments, neither can be considered productive agricultural uses.

- 87 From an urban perspective, in many respects the 4ha lifestyle default position would be the least preferable outcome for the Site and the future of the Ōhoka township. It only marginally increases the housing capacity in the district and will not contribute as positively to the wider Ōhoka community compared to the proposed rezoning. It does not offer additional services, commercial areas or improvements to connectivity. The waterways will remain edged by private property without public access and limited, if any, ecological enhancement. Considering the significant contributions the proposal makes, as stated above, the rezoning request presents a superior outcome.

ASSESSMENT AGAINST STATUTORY PLANNING FRAMEWORK

- 88 The following assessment considers urban design matters related to the rezoning request 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

- 89 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 (as relevant):

(c) the maintenance and enhancement of amenity values.

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

- 90 The rezoning request 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:
- 90.1 carefully responding to the unique characteristics of the historic settlement, including rural characteristics;
 - 90.2 supporting the inherent spatial qualities of the surrounding waterways containing the core;
 - 90.3 protecting, naturalising and enhancing the waterways within the Site; and
 - 90.4 providing large landscape margins to the waterways.
- 91 These measures benefit the Site and have a positive effect on the amenity, ecology and general quality of the wider Ōhoka area and its residents.

Relevant provisions in the CRPS

- 92 The following discussion focuses on the relevant matters in Chapter 5 and Chapter 6 as they apply to the proposal, with a focus on wider urban contextual matters.

Chapter 5

- 93 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*

- 94 The Site's location satisfies point 1 as Ōhoka is identified as an existing urban area in the CRPS, and is part of the Greater Christchurch urban environment. When natural hazards and other development constraints are included in the assessment, Ōhoka is a suitable location to accommodate some of the region's growth.

- 95 With regard to the other aspects, design and function, the proposal achieves consolidation of the existing Ōhoka urban area form, and provides a denser consolidated growth for the township.

- 96 The proposal satisfies all the relevant urban design requirements of point 2:

96.1 it provides the opportunity to enhance the quality of the environment through the provision of open spaces, community facilities, and restoration of ecosystems;

96.2 it encourages sustainable economic development by providing business activities in the centre of Ōhoka;

96.3 it avoids conflicts between incompatible activities by providing a landscaped buffer/edge treatment to the rural interface; and

96.4 it maintains regional identity and character by integrating into the township structure of Ōhoka, including strong rural references in the design of streets and open spaces.

Chapter 6

- 97 Chapter 6 is strongly tailored towards the recovery post-earthquake, which occurred over 13 years ago. Specific details with regard to location and extent of urban growth may not be relevant and sometimes may be in conflict with the directive set by the NPS-UD as addressed by **Mr Walsh**. 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.

- 98 The proposal applies all seven principles of good urban design to the proposal, namely:
- 98.1 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;
 - 98.2 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;
 - 98.3 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;
 - 98.4 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;
 - 98.5 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;
 - 98.6 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
 - 98.7 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.
- 99 The ODP and accompanying text introduces many of these principles with some requiring further resolution at detailed design stage i.e. *CPTED* and elements of sustainable design, detailed design of streets and open spaces, These aspects of the proposal can only be addressed once detailed design information is available.

RELEVANT PROVISIONS OF THE PROPOSED DISTRICT PLAN

- 100 The PDP does not contain a specific set of criteria for managing growth in Ōhoka but provides district wide guidance on urban development through:
- 100.1 Objective SD-O2 Urban development;
 - 100.2 Objective RESZ-O1 Residential growth, location and timing;
 - 100.3 Objective RESZ-O2 Residential sustainability;
 - 100.4 Objective RESZ-O3 Residential form, scale, design and amenity values;
 - 100.5 Objective CMUZ-O2 Urban form, scale and design (commercial).
- 101 The PDP aligns 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.
- 102 In particular, Objective RESZ-O2 (Residential sustainability) requires that the efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.
- 103 I am satisfied that the proposal aligns well with the urban design related objectives of the PDP.

NPS-UD - CONTRIBUTING TO WELL-FUNCTIONING URBAN ENVIRONMENT

- 104 The NPS-UD sets out the objectives and policies for planning for well-functioning urban environments. Regarding urban development, density and growth I consider the NPS-UD to be the main guiding document for the rezoning request.
- 105 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 the rezoning request.
- 106 Policy 1 sets out the relevant criteria to achieving well-functioning urban environments:

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.*

- 107 The rezoning request is designed to meet the above housing criteria (a)(i), as I have outlined in my evidence above. In particular, the design of the proposed rezoning, which responds to the existing form of Ōhoka (see my **Appendices 3a and 3d**), enables the development of a range of housing typologies to suit a range of future residents.
- 108 In terms of criteria (b) and (c), the rezoning request provides a Local Centre 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 types of business primarily due to location and size.
- 109 In addition, the rezoning request 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.
- 110 The level of connectivity to the wider urban area, neighbouring towns, cities or to other settlements, is moderate and will require vehicular transport, in particular when traveling to Christchurch. These trips are however reasonably short and follow a well-connected road network. The closer destinations of Kaiapoi and Mandeville are still within a cycling distance, 7.5 and 4km (as the

crow flies) respectively. Even Rangiora at approximately 9km (as the crow flies) is within a cycling commute of 30 minutes using Flaxton Road.

- 111 Natural hazards already impact urban environments in the District, particularly in coastal areas around Kaiapoi. With climate change these impacts will further increase and further constrain development opportunities. In terms of criteria (f), the Site is free of significant natural hazard risks. Development on this Site will be more resilient compared to some of the alternative locations in the district. I am aware that natural hazards are not my area of expertise and in this respect I defer to the evidence of **Mr Throssell** (in respect of flooding), 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.

CONCLUSION

Completing the urban form of Ōhoka

- 112 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

- 113 The proposal 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

- 114 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.
- 115 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

- 116 The 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 township gateways/ thresholds.

Ecological and environmental

- 117 The proposal is well suited to improve the ecological health of the waterways through:

117.1 naturalisation;

117.2 protection of the margins of the waterways; and

117.3 runoff treatment in SMA's.

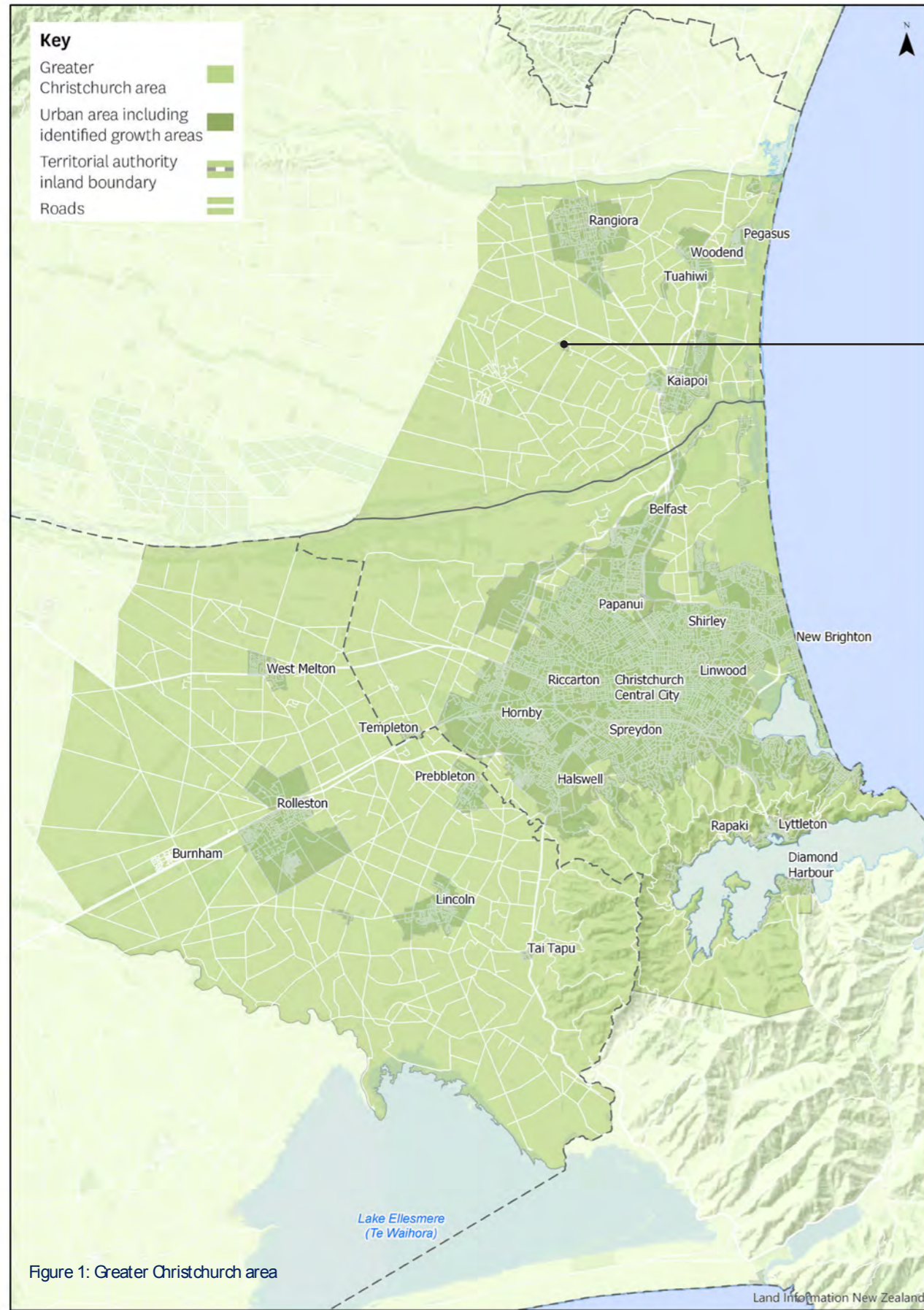
Resilience

- 118 In doing the above, the proposal lifts the resilience of the land and the community.
- 119 Development in Ōhoka clearly avoids areas with multiple natural hazards and constraints further adding to the resilience of development within the district.
- 120 In my view, the proposed development is a better outcome than an alternative 4ha lifestyle development which is anticipated as an outcome under the PDP.

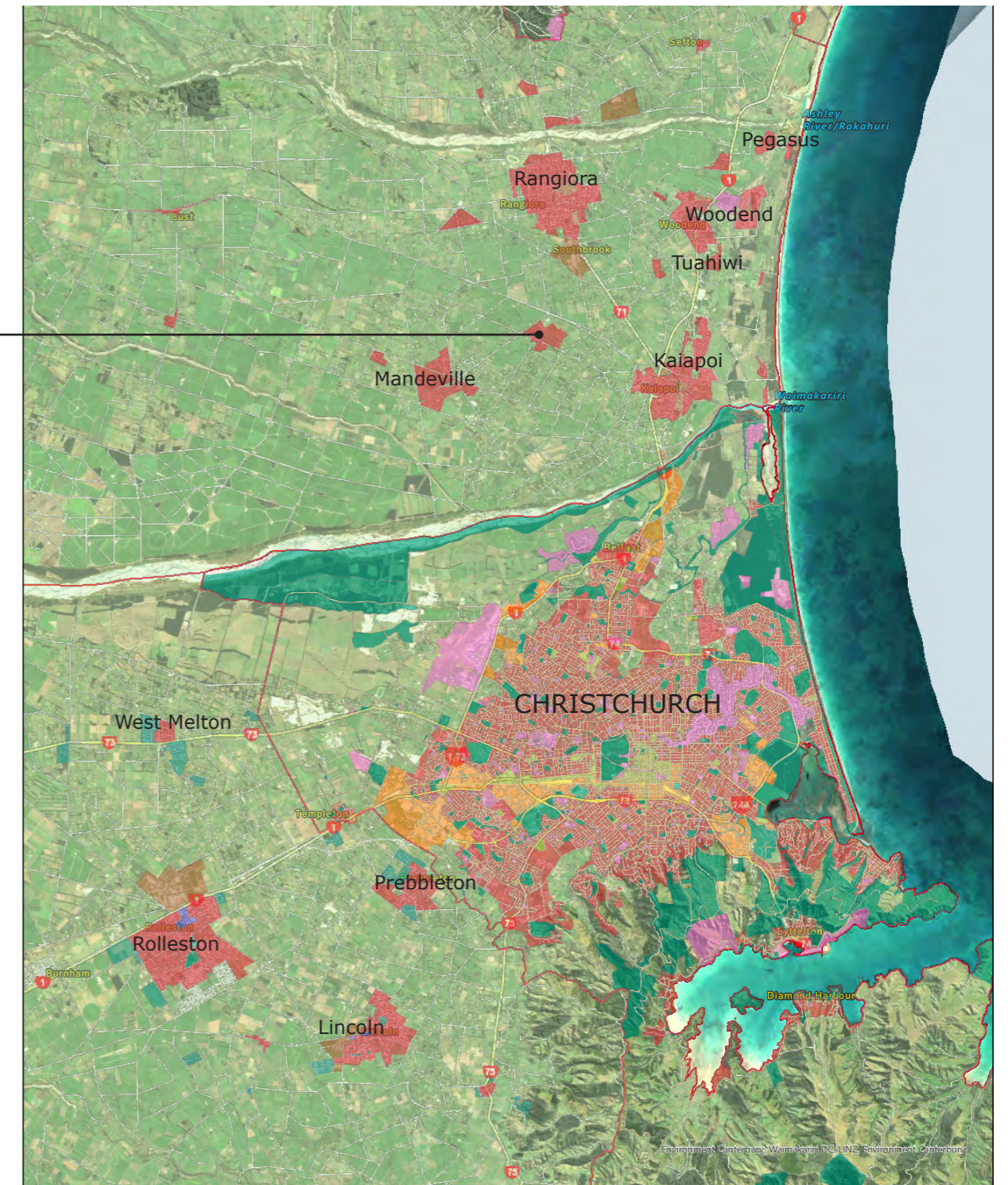
Dated: 5 March 2024

Nicole Lauenstein

APPENDIX 1



Ohoka



Canterbury Maps

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0 3 6 9 12 Kilometres

Scale: 1:150,000 @A3

Map Created by Canterbury Maps on 5/07/2023 at 7:13 PM

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

fig 2. aerial photography courtesy of Canterbury Maps

APPENDIX 2



Ohoka 1940 - 1944



Ohoka 1955 - 1959



Ohoka 1990 - 1994



Ohoka 2004 - 2010

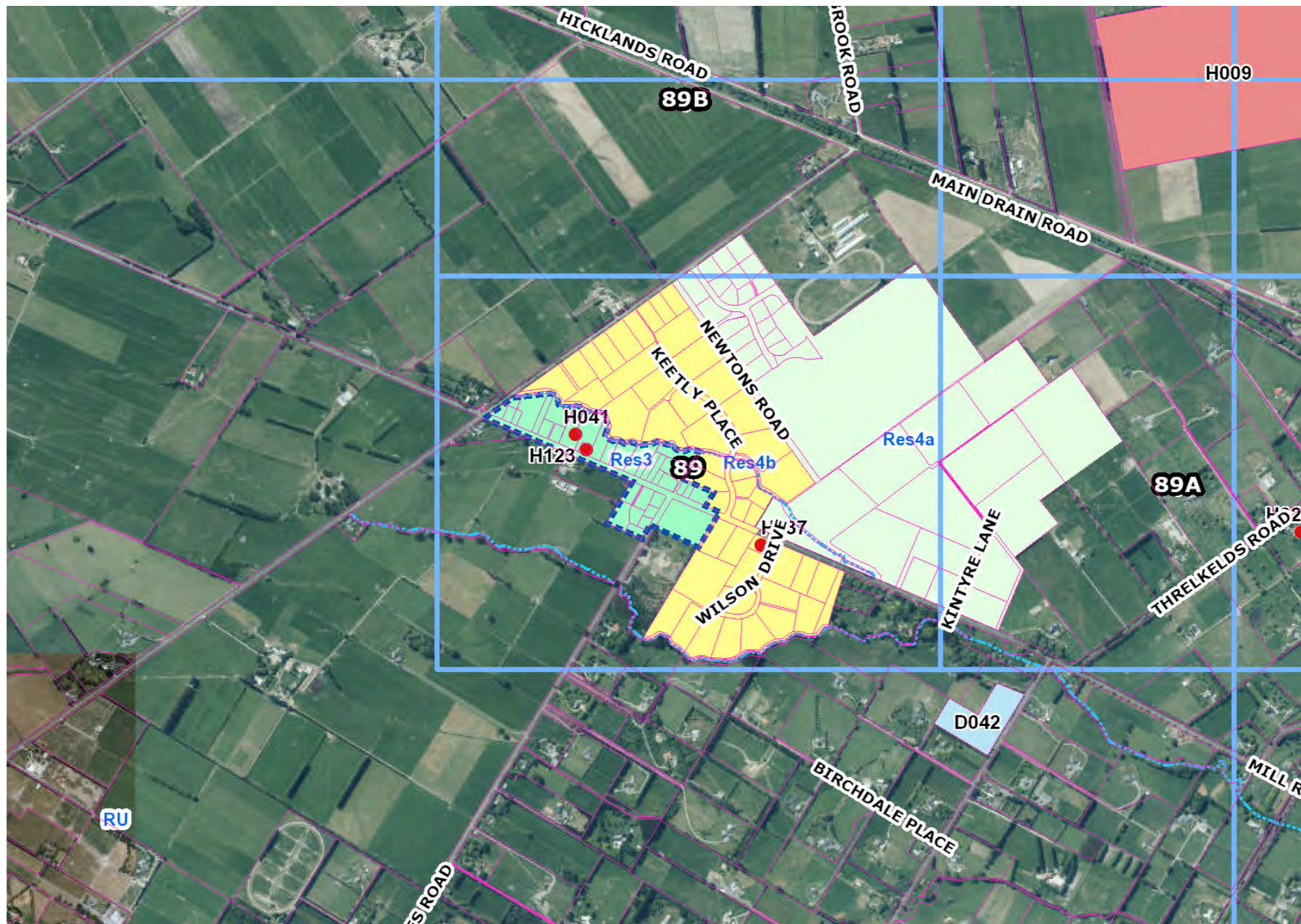


Ohoka 2010 - 2015



Ohoka 2015- 2020

APPENDIX 3



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

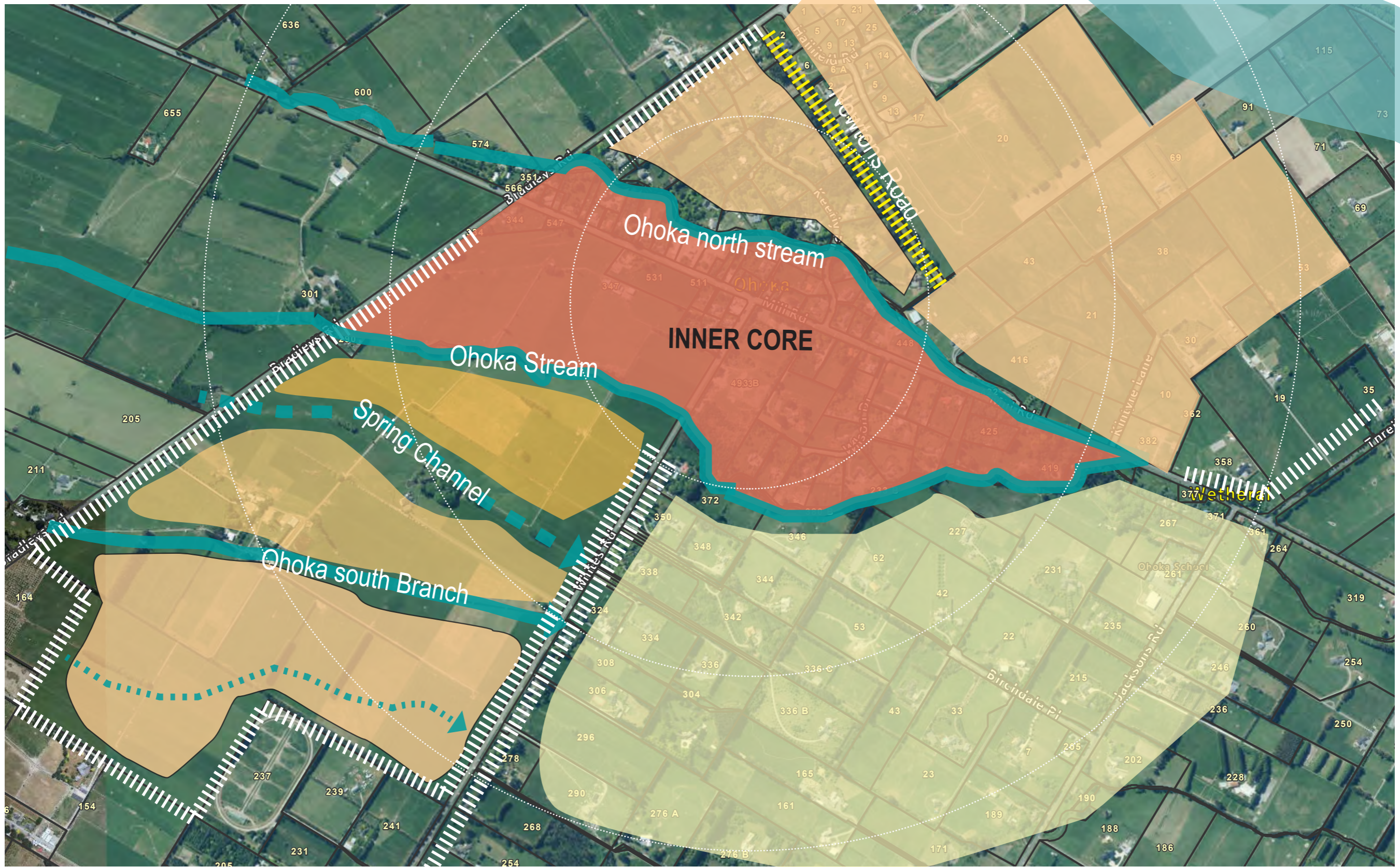
- strengthening existing and creating new natural thresholds
- natural gateway at intersection surrounded by mature copse of trees, accentuated by bend in road

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

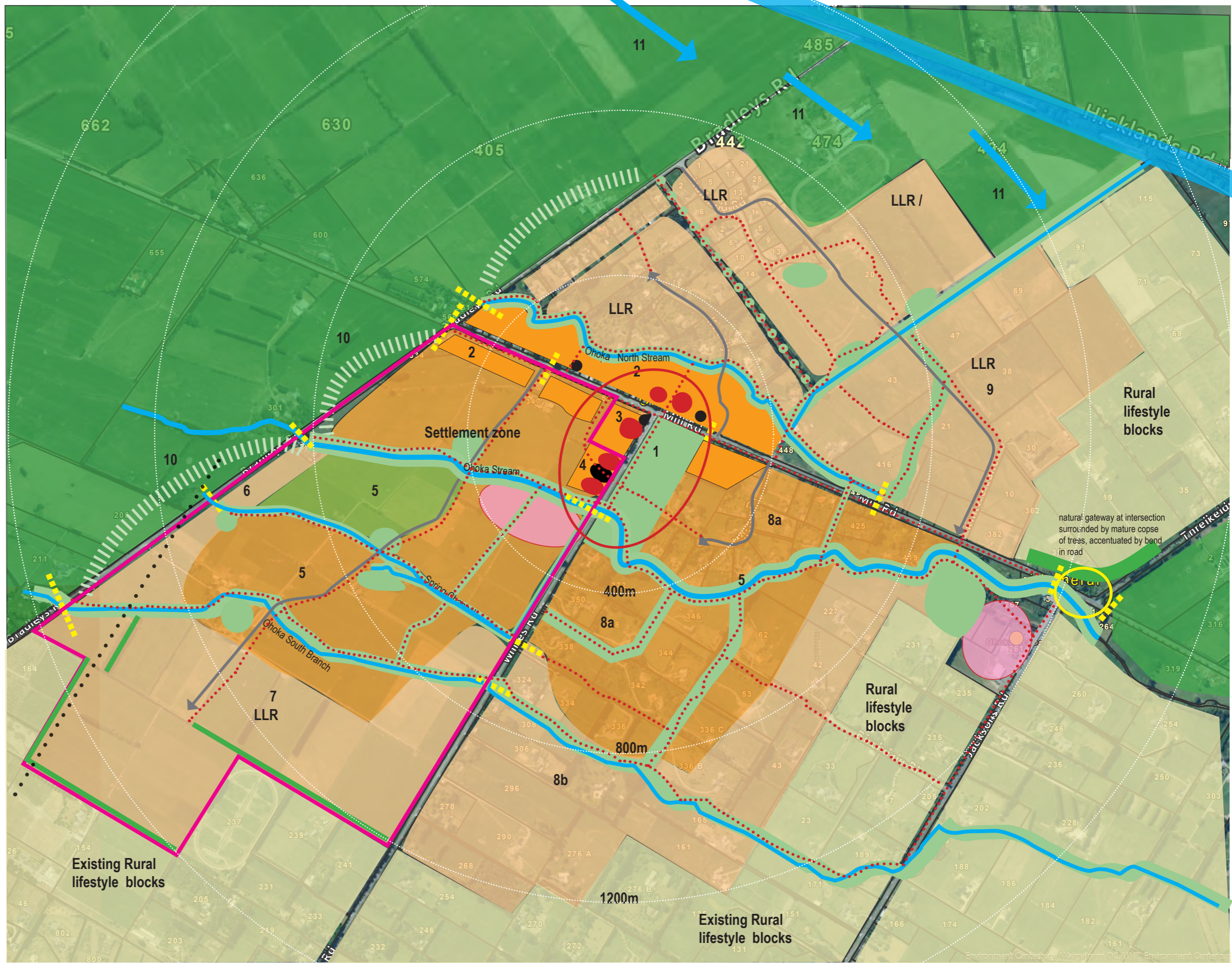


obverland flow / flood

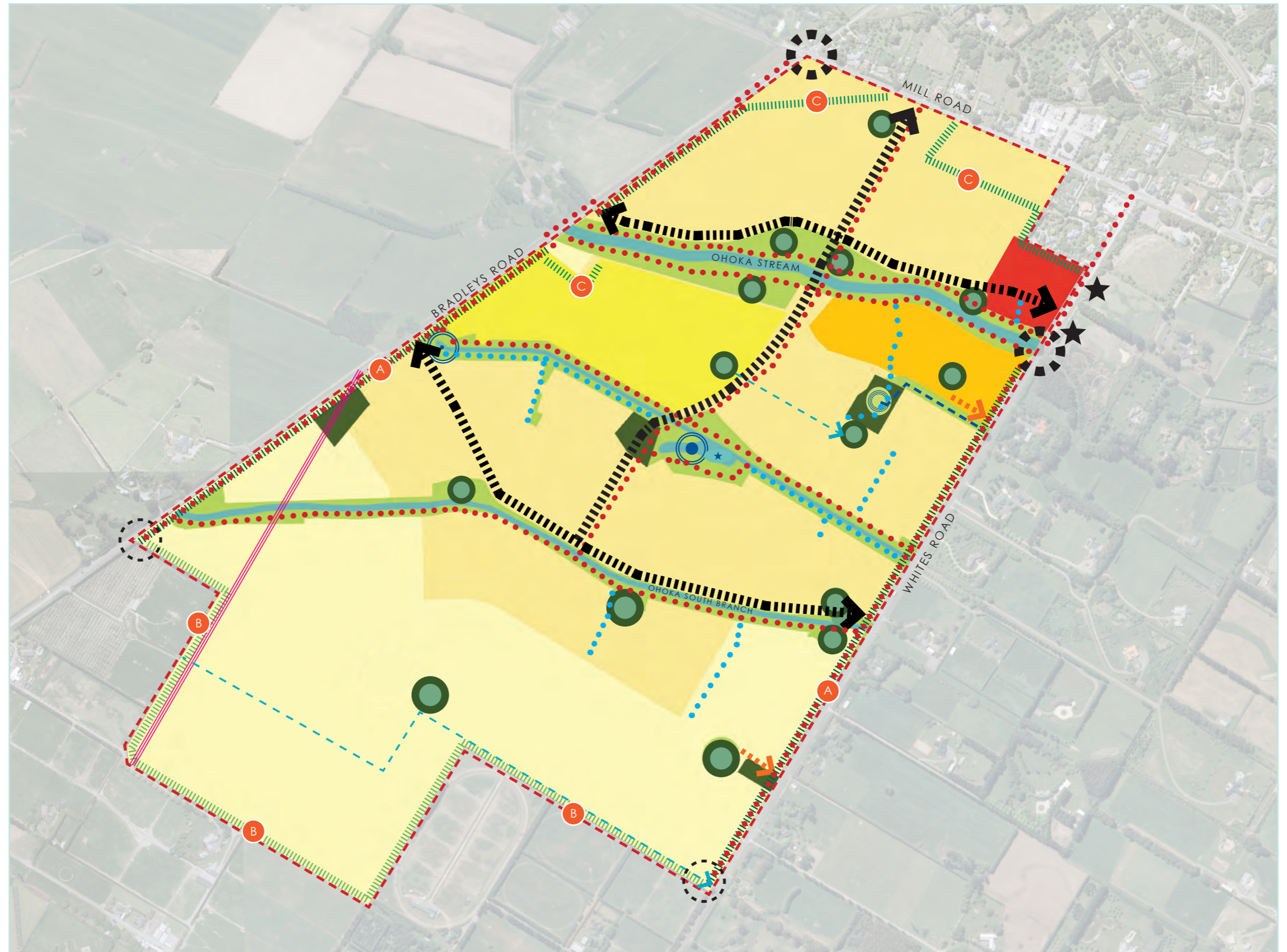


Ohoka inner core

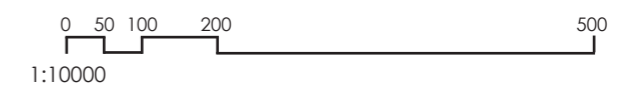
- 1 settlement centre around Mill and White Road intersection to strengthen historic centre and activate domain
- 2 infill development to northern and southern side of Mill Road
- interconnected pedestrian and cycle network linking destinations along green space with high permeability to centre
- green 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 settlement zone 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 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 settlement zone and LLR infill development
- 8b rural lifestyle blocks with opportunities for LLR 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



- LEGEND**
- Outline Development Plan Area
 - Settlement Zone
 - Settlement (Educational Overlay)
 - Settlement (Polo Grounds Overlay)
 - Large Lot Residential Zone
 - Local Centre Zone
 - Natural Open Space Zone
 - Indicative Reserves (Size and Location to be Confirmed)
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Village Threshold / Gateway
 - Potential Minor Threshold
 - Indicative Pedestrian-Cycle Network
 - Indicative Pedestrian Path
 - Indicative Stormwater Management Areas (size and location to be confirmed)
 - Existing / Modified Waterways
 - Existing Springs and Associated Setback (30m)
 - Stormwater Conveyance Flow Path
 - Groundwater seep and associated setback (20m)
 - Groundwater Seep Channel
 - Existing Pond (size and location to be confirmed)
 - Landscape Treatment A
 - Landscape Treatment B
 - Landscape Treatment C
 - Pedestrian / Cycle Crossing
 - Overhead 66kV Power Lines



A. OUTLINE DEVELOPMENT PLAN - 535 MILL ROAD, OHOKA



PROPOSAL - OUTLINE DEVELOPMENT PLAN

535 MILL ROAD, OHOKA - PROPOSED DISTRICT PLAN SUBMISSION