

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*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 Garth Falconer (Urban Design) on behalf  
of Carter Group Limited and Rolleston Industrial Developments  
Limited

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Dated: 5 March 2024

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**STATEMENT OF EVIDENCE OF GARTH FALCONER ON BEHALF OF  
CARTER GROUP LIMITED AND ROLLESTON INDUSTRIAL  
DEVELOPMENTS LIMITED**

**INTRODUCTION**

- 1 My full name is Garth James Falconer.
- 2 I am an urban designer and landscape architect and am the founder and director of Reset Urban Design Limited (*Reset*), a specialist urban design and landscape architecture practise. I hold a Bachelor of Arts from Auckland University, a Post Graduate Diploma in Landscape Architecture from Lincoln University and a Master's Degree in Urban Design from Oxford Brookes (UK).
- 3 I am a Fellow of the New Zealand Institute of Landscape Architects Tuia Pito Ora and a member of the Urban Design Forum.
- 4 I have been practising for 34 years and have worked on a wide range of settlements and masterplanned residential and commercial developments such as Hobsonville Point, Warkworth and Matakana. I am also the author of two published books on the history of urban design and landscape architecture in New Zealand.
- 5 I am familiar with the Submitters' request to rezone land bound by Mill Road, Whites Road, Bradleys Road (the *Site*).
- 6 I was involved in private plan change 31 (*PC31*) to rezone this land under the operative District Plan.

**CODE OF CONDUCT**

- 7 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**

- 8 My evidence will address:
  - 8.1 Site and context;
  - 8.2 Summary of the urban design elements of the rezoning request;
  - 8.3 Summary of the Design Report; and

- 8.4 Urban design assessment of the rezoning request, including in relation to the relevant parts of the National Policy Statement on Urban Development 2020 (*NPS-UD*).
- 9 In preparing my evidence, I have reviewed:
- 9.1 The submitters' submissions on the PDP.
- 9.2 The relevant provisions of the PDP.
- 9.3 The NPS-UD, including practice and guidance notes.
- 9.4 Waimakariri District Development Strategy 2048 (*WDDS*).
- 9.5 The evidence of **Mr Nicole Lauenstein, Mr Tony Milne, and Mr David Compton-Moen**;
- 9.6 Further submissions relevant to my expertise relating to the rezoning of the Site; and
- 9.7 The relevant documents from PC31.

#### **SUMMARY OF EVIDENCE**

- 10 I have prepared an Integrated Landscape and Urban Design Report (*Design Report*) that supports the rezoning request. The Design Report is attached as **Appendix 1** to my evidence.
- 11 The Design Report sets out the zoning and site context, vision, key elements and an indicative planting palette for the rezoning request. Primarily, it is based on a comprehensive masterplanned approach which integrates all development considerations to provide surety of high quality outcomes. The Design Report also provides an Illustrative Masterplan, based on the proposed Outline Development Plan (*ODP*). In my view, the Illustrative Masterplan is a key tool for understanding the nature of development enabled through the rezoning request and the resulting urban design outcomes.
- 12 The proposal responds to demand for increased levels of housing in the Waimakariri District in an established well serviced centre that is relatively free of constraints. Building on the strategic location being close to Christchurch, historic foundations and destination draw of the very successful farmers' market, the proposal for residential housing adds retail, service and work facilities to satisfy the daily needs of a growing population and thereby reducing travel and enhancing the overall local community.
- 13 The capability of the Site to accommodate the proposed low density development has been well researched, with the retention and enhancement of the existing waterways being the basis for the structure of the discrete series of residential neighbourhoods.

- 14 The Site planning is also based on a highly walkable catchment. The network of paths provides for both walking and cycling, together with extensive open spaces which provide for regeneration of indigenous planting together with spaces for recreation and stormwater control.
- 15 The additions of retail and work units in the centrally located commercial area providing for local jobs, the substantial park and ride facility encouraging public transport, and the polo field providing for a regional sporting activity, further strengthens the benefits of the proposed development.
- 16 Ōhoka is a very attractive place to live for a broad range of people from couples, families to retirees, and the staged development can be phased with growing market demand.
- 17 A comprehensive approach has been included to help maintain the existing rural characters along the adjacent collector roads and at the interfaces with the southern rural neighbours.
- 18 The proposed rezoning in conjunction with the carefully composed and comprehensive design features successfully enables a well-integrated development that is sympathetic to the current characters of Ōhoka and positively contributes to a well-functioning urban environment.

#### **SITE AND CONTEXT**

- 19 The small rural township of Ōhoka is a traditional settlement centre, established in the Nineteenth Century to service early local industry on the out skirts of Christchurch. Historically it has been well equipped with social infrastructure including a school, churches, a community hall and a large public Domain located on the intersection of Mill Road and Whites Road. The existing area is easily accessible from local collector roads.
- 20 Ōhoka is strategically located inland, directly to the west of Kaiapoi, a short 15 minute drive from urban Christchurch and the Christchurch International Airport.
- 21 Recent significant expansion of Ōhoka through lifestyle and large lot subdivisions have increased the township's spatial extent largely to the north and east to an extent commensurate with that of the proposal, although these subdivisions are mostly based on an urban pattern of isolated cul-de-sacs separated from the centre of Ōhoka (for a fuller description refer to **Ms Nicole Lauenstein's** evidence) and have not added diversity to the existing housing stock or range of activities that would cater to a broad cross section of the population.
- 22 Indicative of Ōhoka's potential role as a larger centre in a growth area is the development of a regionally popular farmers market that

is held weekly and features over 50 stalls and regularly attracts large numbers of people visiting from Christchurch and across the broader Canterbury region.

- 23 The zoning and site context is further addressed at pages 3-7 of my Design Report.
- 24 As set out on page 6 of the Design Report, and addressed from a technical perspective in the evidence of **Mr Ben Throssell**, the Ōhoka site context benefits from being outside significant flooding constraints, as well as other constraints commented on by others (refer to **Mr Tim Walsh's** evidence).
- 25 The Site is an existing pastoral farm, largely flat with few natural constraints, predominantly modified though with good development opportunities for enhancement and integration with the adjacent environment, as shown on page 7 of the Design Report.

### **URBAN DESIGN ELEMENTS OF THE REZONING REQUEST**

- 26 A full description of the proposal and planning background has been set out in the evidence of **Mr Walsh**. I will not repeat that information in this evidence.
- 27 In essence, the rezoning request entails augmenting the existing historic Ōhoka township with the provision of residential dwellings and local commercial areas on approximately 156 hectares of land extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road.
- 28 The key elements from an integrated urban design perspective are that the rezoning request proposes:
- 28.1 an enhanced Ōhoka township centre with:
- (a) additional commercial retail facilities that cater for local convenience shopping and services with potential for local work and office spaces;
  - (b) off-street parking;
  - (c) a 106-stall park n ride facility for public transport; and
  - (d) a hardstand area that could cater for the local farmers' market in the winter season.
- 28.2 approximately 850 low density residential units, as well as a possible primary school, retirement village and a polo field and associated facilities;
- 28.3 a substantial blue-green network that provides extensive opportunities for movement, recreation, and the ecological

enhancement of waterways, open green spaces and riparian margins; and

- 28.4 a well-connected network of multi modal movement and high amenity streets and public facilities that complements the existing setting.
- 29 Overall, the rezoning request would complete a natural radial urban form to the township centred on the Ōhoka Domain that has been added to by recent lifestyle development whilst providing a broader range of housing and a small commercial centre.

### **DESIGN REPORT**

- 30 The Design Report (see **Appendix 1**) is structured to provide an integrated package of information from analysis of context, through the articulation of the projects vision and key elements, an integrated Illustrative Masterplan, zoning, controls, staging, concept plans for the first stages and cross sections.
- 31 Central to this level of greater information, the Illustrative Masterplan (refer to pages 11 onwards) provides an indication of the possible urban structure and subdivision pattern of the rezoning request.
- 32 The starting point for the Design Report was to identify the existing features and constraints of the Site and its surrounding context including natural elements and built environment. Some of these details have been described and are addressed in the evidence of other witnesses. From that starting point, likely development scenarios are able to be established.
- 33 In urban design terms, the Site's key characteristics of note are:
- 33.1 The Site sits immediately adjacent and is keyed into the existing Ōhoka urban area in the vicinity of Bradleys Road and Whites Road, together with a smaller edge onto Mill Road;
- 33.2 Ōhoka Stream tributary which runs (via a cut channel) through the northern third of the Site in a west-east direction is the most distinctive natural element within the generally flat Site which is largely in grass paddocks supporting an existing pastoral farming operation;
- 33.3 A number of minor waterways, including the northern and southern spring channels together with the associated pond, and the south Ōhoka branch, add character to the open landscape of pastureland;

- 33.4 To the north, the Site has an approximately 135m long frontage to Mill Road, along which lies the existing Ōhoka urban area and is the main road through Ōhoka;
- 33.5 The existing Ōhoka urban area is embryonic and incomplete mostly comprised of a scattered mixture of small historic buildings, one garage, a small factory and rural residential properties;
- 33.6 The Site has extensive frontages to Bradleys Road to the west and Whites Road to the east;
- 33.7 To the north and east, the immediate neighbourhood contains predominantly rural residential blocks ranging from 2,000m<sup>2</sup> to less than 2ha in size;
- 33.8 To the south and further afield to the east, the surrounding area is dominated by rural lifestyle blocks (the majority being 3-6 ha in size) which are characterised by large setbacks, tall planted boundaries and large stand alone houses;
- 33.9 To the immediate northwest along Bradleys Road is a large area of rural farming land. This gradually transitions to a more rural lifestyle environment further south along Bradleys Road eventually extending to Mandeville North;
- 33.10 To the east across Whites Road are mostly 4ha rural lifestyle properties. Further along Whites Road there is a 6ha local reserve, Ōhoka Domain, that extends between Mill Road and Ōhoka Stream tributary. Ōhoka Domain, containing open lawns, regenerated bushland, playgrounds (including a new flying fox), tennis courts, a small bike track and other community facilities, currently accommodates a range of recreational activities and community events. This includes a very popular and established Friday farmers' market; and
- 33.11 Both Bradleys and Whites Roads are characterised by typical rural road settings comprising a two-way carriageway with informal road verge often framed by extensive shelterbelts/vegetated edges to the adjoining properties.
- 34 Identification of the above characteristics enabled the following design responses to be incorporated in the Illustrative Masterplan through a collaborative multi-disciplinary design exercise. Most relevant to my evidence:
- 34.1 Generally, the rezoning request contemplates a low density single house residential development with a small-scale commercial area on Mill Road and another onto Whites Road opposite the Domain. Provision is also made for a primary school, retirement village, and polo field;

- 34.2 A north-south collector road is provided in the middle of the Site from Mill Road down through to the southern end forming the key movement structure (refer to pages 16 and 17 of the Design Report);
- 34.3 The northern two-thirds of the Site provides a range of large low -density residential lots with sizes likely ranging from 600m<sup>2</sup> to 1,000m<sup>2</sup>. The proposed residential density gradually transitions to larger lots, down from the commercial area in the northeast radiating to the south and west to the largest lot sizes ranging from a minimum of 2,500m<sup>2</sup> to larger sizes (averaging 3,300m<sup>2</sup>);
- 34.4 The Local Centre zoned area at the Whites Road frontage (refer to pages 20 and 21 of the Design Report) is intended to form an extension of the existing Ōhoka urban area with the provision of a range of small-scale commercial activities and local services to meet the daily needs of locals and visitors such as a large general store or small supermarket, bakery, café, hairdresser, pharmacy etc. There is also provision for work studio and upper level office spaces which would cater for local services such as smaller-scale businesses;
- 34.5 The retail area for the Local Centre Zone is capped at 2,700 with car parking at the rear for 60 car park spaces;
- 34.6 An additional feature of the Local Centre Zone is a park and ride area for approximately 106 car parks which would provide for car sharing and a possible public transportation pick up and drop off location. Furthermore, this area could be used for parking by market attendees on Friday mornings to relieve the often extensive and in places unsafe parking along Whites Road and Mill Road berms;
- 34.7 The built character of the proposed commercial area/township hub is envisaged to be configured in a finer-grained commercial pattern (typically 80m<sup>2</sup> to 100m<sup>2</sup> one and two level units) with buildings fronting the streets and car parking areas to be inwards facing. The buildings would feature verandas for shelter and be rendered in a traditional rural village character, e.g. gable roofs with weatherboard timber cladding;
- 34.8 A main east-west collector road connection is provided from the Whites Road frontage through to Bradleys Road via a park-edge road on the northern side of the Ōhoka Stream tributary winding through the Site including the proposed township hub;
- 34.9 The larger lots are proposed to wrap the southern end of the Site with an average size of 3,300m<sup>2</sup>;



- 34.10 The Design Report includes a high-level conceptual layout of a possible primary school (pages 23 of the Design Report) to demonstrate its compatibility adjacent the proposed township hub;
- 34.11 The rezoning request includes enhancement of the Ōhoka Stream tributary by the provision of substantial riparian margins (minimum 20m wide on each side), the associated stormwater areas and open spaces, and a park-edge road on the northern side connecting with the proposed township hub (refer to page 20 and 26);
- 34.12 The Illustrative Masterplan shows in the middle of the Site the integration and realignment of the northern spring into the southern spring. This creates a clear stream corridor with minimal bisecting effects and will benefit from a 15m riparian margin. The existing southern spring pond will be protected and accentuated to form a key landscape feature centrally within the site;
- 34.13 A minimum of 15m riparian margin is provided along the South Ōhoka Branch with a small middle portion decurved to follow a more natural and meandering form. All residential lots alongside will be set back at least 20m from the stream;
- 34.14 An extensive and integrated series of open spaces are configured around the existing natural and environmental features within the Site and provides for a wide variety of quality green spaces. The stormwater treatment areas are essentially integrated into the open space network;
- 34.15 The Illustrative Masterplan depicts the configuration of the residential blocks within a permeable grid layout which provides direct key north-south and east-west connections throughout the Site and a series of accessible and interlinked local streets;
- 34.16 A key urban design consideration regarding the block and street layout is to accommodate a variety of residential lots within a roading pattern that is efficient and walkable but essentially avoids the dominance of extensive rectilinear grids which are common for new greenfield subdivisions on a flat site. The use of a series of short rectilinear streets in combination with longer meandering roads, short cul-de-sacs and predominantly kerbless edges creates a permeable roading network that has the ability to accommodate a suburban capacity whilst discreetly parcelling views and retaining some semi-rural character within the development;
- 34.17 The collector and local roads cross-sections are configured to incorporate open channel swales where applicable (the location and extent to which should be provided at the

resource consent stage). The provision of a more informal drainage channel form combined with the meandering sections of the proposed streets is intended to contribute to the rural character and help create a more integrated subdivision pattern (refer to pages 25 and 26 of the Design Report);

34.18 Indicative of detail design considerations are those for the kerb and channel in Ōhoka which include a potential mix of hard and soft edging, involving catch pits and rain gardens/soak pits, with the option of incorporating an angled upstand to soften the sense of a 'hard' edge and are sympathetic with the existing rural character.

34.19 The Design Report has also added information on pedestrian and cycle movement which is provided throughout the development via the street network and a series of connected off-road walking and cycling paths (refer to page 17). A large portion of the dedicated off-road paths are related to the stream corridors and the associated open spaces. In addition, linear mid-block green links are also proposed to enhance the connectivity for pedestrians and cyclists around the multiple stream corridors;

34.20 Additional work has gone into a comprehensive approach to help retain the rural character along Whites and Bradleys Roads. These are:

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

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

34.22 Another feature of the open space character of the rezoning request is the inclusion of a full international scale polo field with attendant facilities in the area south of the Ōhoka Stream and Bradleys Road (refer to page 22 of the Design Report). This location benefits from proximity to the proposed township centre, as well as planned commercial and residential development. The Site's open pastoral setting with

rural views to the west and planned restoration work with native ecology, present a unique setting for new polo grounds. These features also recommend the Site as a venue for events when not in play, as well as potential space for other sports and activities during the off season. Furthermore, there is a proposed horse trek/walking path circling the polo field to allow more social horse riders in the area to also enjoy the setting. As an alternative, the underlying zoning of this area would enable residential housing.

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

### **URBAN DESIGN ASSESSMENT OF THE REZONING REQUEST**

- 35 As outlined above, based on a comprehensive masterplan approach the carefully composed Illustrative Masterplan essentially demonstrates a possible urban structure and subdivision pattern. It fundamentally addresses the elements set out in the ODP and provides for a functional urban area to accommodate the proposed residential and commercial activities whilst maintaining the spatially relaxed rural character in vicinity of the Site and within the broader Ōhoka urban area.
- 36 In my view, the following are the key urban design merits of the rezoning request, particularly relating to the spatial arrangement of physical elements and its alignment with the existing and future context. These are structured into a number of topics.
- 37 I note that in forming my views on the rezoning request, I have specifically considered the provisions of the NPS-UD relevant to urban design matters. This includes Objectives 1 and 4 and Policies 1 and 6.

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

- 38 The existing Ōhoka urban area is a desirable and attractive place for gathering, recreating, working and residential living. Historically established in the early phases of the settlement of the Canterbury region, Ōhoka's development has been embryonic though stalled with the demise of early industry (e.g. timber and flax milling). This has provided the basis for a larger permanent population.
- 39 As outlined above, recently, lifestyle subdivisions have increased the township's spatial extent significantly to the north and east equal to the extent of the proposal, although these subdivisions are not well-

connected (active travel and roading), are largely exclusive and have not added diversity to the existing housing stock or activities. By contrast, the rezoning request responds to the demand for single house residential units on smaller lots (as indicated in **Mr Chris Jones'** evidence) that are well-connected internally and close to necessary convenience retail and services also provided through the rezoning request. The layout is arranged neatly towards the Domain and Mill Road with greenway links creating a strong structure based on extensive open space corridors across the Site.

40 In relation to the NPS-UD definition of a well-function urban environment, the spatial layout and design features proposed have been comprehensively considered to meet the requirements set out by Policy 1. Of particular relevance to urban design, the design features and resulting outcomes that respond to Policy 1 of NPS-UD are outlined as follows.

41 The illustrative masterplan suggests that a variety of low density housing options could be provided throughout the development, based on the proposed subdivision pattern. It demonstrates flexibility and adaptability to change to meet future needs or changing housing requirements sufficient to create a well-balanced community.

42 Site planning and subdivision pattern are based on a walkable catchment, providing a connected network of walking and cycling paths integrated with a series of generous open spaces that are actively engaged with the natural elements within the Site including watercourses, wetlands and significant vegetation.

43 The proposed rezoning request provides a main commercial area as a township hub which offers a range of local retail and commercial services and serves as venue for the Ōhoka farmers market during the winter.

44 The provision of a park and ride facility in combination with a proposed commercial area encourages the use of and options for public transport and enhances the township hub which is well-connected to the proposed subdivision and the existing Ōhoka urban area.

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

45 The roading plan and cross sections together with the cycling and walking plan set out in the Design Report provide a dedicated network of active travel paths that extend through the internal Site and connect to the designated thresholds on Bradleys and Whites Roads (refer to pages 16 and 17 of the Design Report).

46 With restricted road intersections onto the main roads that frame the Site there is provision for the future walking and cycling

connections which are proposed along Bradleys, Whites and Mill Roads that connect into the wider surrounds.

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

47 The proposal is to be delivered in a series of stages that correspond with the greenway corridors running across from Bradleys to Whites Road west to east that naturally divide the Site into quarters.

48 Centrally, a spine collector road runs north south from the township centre to the larger lots to the south. The network of local roads are largely a relaxed grid like form that is highly connected and flowing.

49 The rezoning request makes efficient use of the land for housing with the majority of the lots at 600-1,000m<sup>2</sup> and with larger lots on the southern periphery.

**The proposal provides a extensive integrated open spaces that enhances the natural character and contributes to quality public amenity**

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

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

51 The movement network extends over the entire Site and into the surrounding multi modal network. Off road shared paths extend along the Site's boundaries, through the greenways and along the collector roads. All the local roads have footpaths on both sides. Collector roads follow the stream corridors to Bradley and Whites Roads, together with the central collector perpendicularly tying the Site together.

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

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

- 52.1 The southern quarter of the Site is proposed to be zoned Large Lot Residential with lots ranging from a minimum of 2,500m<sup>2</sup> in area (averaging 3,300m<sup>2</sup>).
- 52.2 The frequency of roading is less in this area of the Site with fewer movements.
- 52.3 A buffer of one lot wide frames the southern boundary along with boundary planting.

#### **Conclusion on urban design assessment**

- 53 The Design Report which has been prepared details the comprehensive and carefully considered urban design that features an ecologically enhanced and highly connected open space network, increased housing capacity and complementary commercial facilities that contribute to a "well-functioning urban environment" while being sympathetic to the existing low density rural character within the surrounding area and the growing centre.

#### **CONCLUSION**

- 54 The proposal to rezone the Site to residential land use responds to demand by a broader demographic for increased levels of housing in the Waimakariri District in an established well serviced centre. Building on the historic foundations and destination draw of the very successful farmers' market, the proposal for residential housing adds retail, service and work facilities to satisfy the daily needs of a growing population and thereby reducing travel and enhancing the overall community.
- 55 The capability of the flat Site to further key into the existing urban area and accommodate the proposed low density development has been well researched, with the retention and enhancement of the existing waterways being the basis for the structure of the discrete residential neighbourhoods.
- 56 Based on a walkable catchment the network of paths provide for both walking and cycling. A series of open spaces provide for regeneration of indigenous planting together with spaces for recreation and stormwater control.
- 57 The additions of retail and work units in the commercial area providing for local jobs, the substantial park and ride facility encouraging public transport use, and the polo field providing for a regional sporting activity, further strengthens the benefits of the proposed development.
- 58 The staged development over the short to long term can be phased with market demand.
- 59 The proposed rezoning in conjunction with the carefully composed and comprehensive design features successfully enables a well-

integrated development that is sympathetic to the current character of Ōhoka and positively contributes to a well-functioning urban environment.

- 60 Overall, the urban design merits of the proposal are strong and compelling, providing for well fitted residential growth in an attractive historic rural centre while developing the opportunities for extensive open space and environmental enhancement. The proposal provides for the efficient utilisation of infrastructure to achieve a sustainable urban centre and a growth outcome that supports existing towns in the broader Waimakariri district.
- 61 Overall, the proposal is highly supportable from an urban design perspective.

Dated: 5 March 2024



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Garth Falconer

**APPENDIX 1**

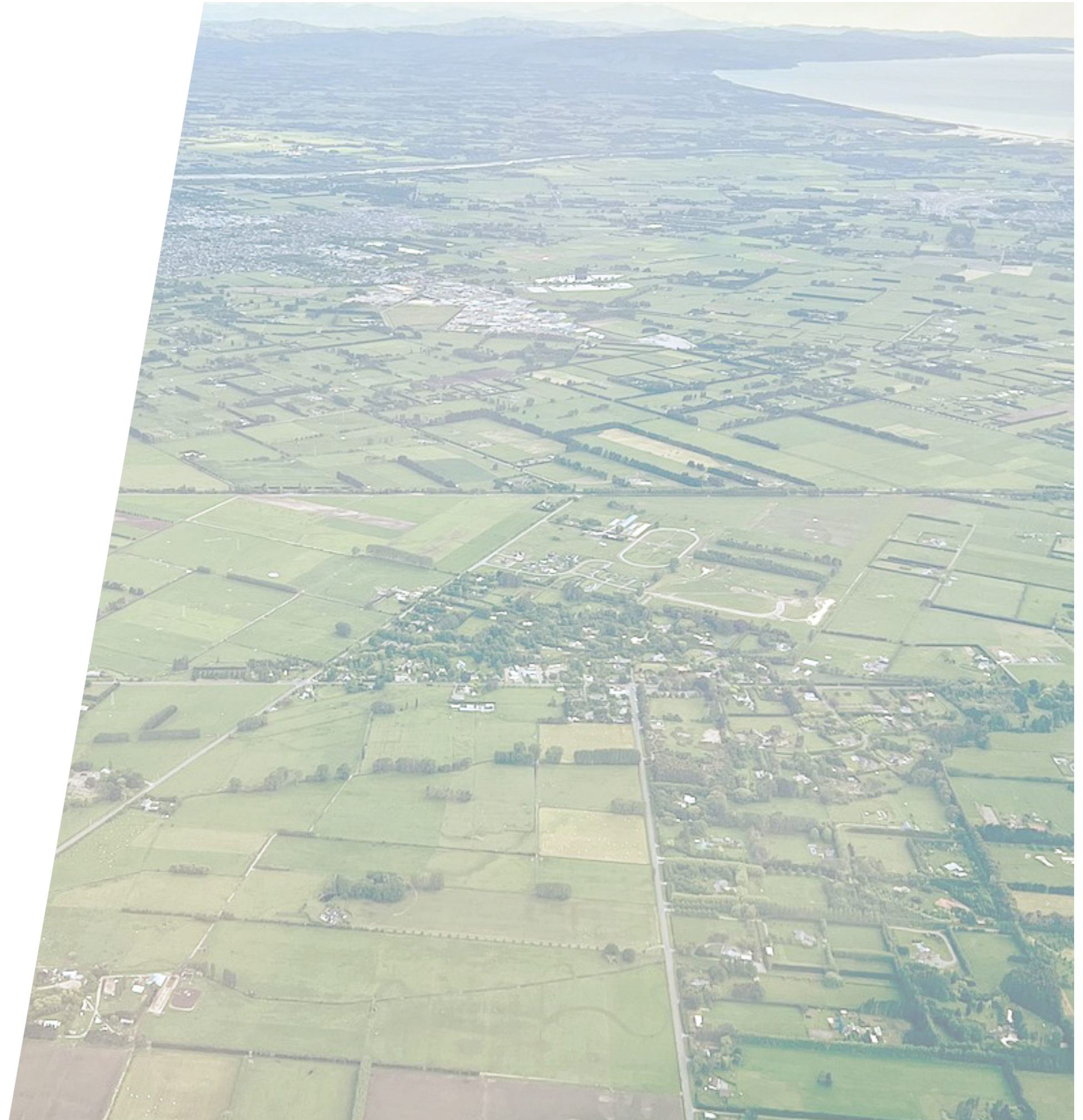


# ŌHOKA SETTLEMENT REZONING PROPOSAL

Design Report  
Final

Prepared for Rolleston Industrial Developments Limited

05th March 2024



**RE  
SET**



CARTER  
GROUP

# INTRODUCTION

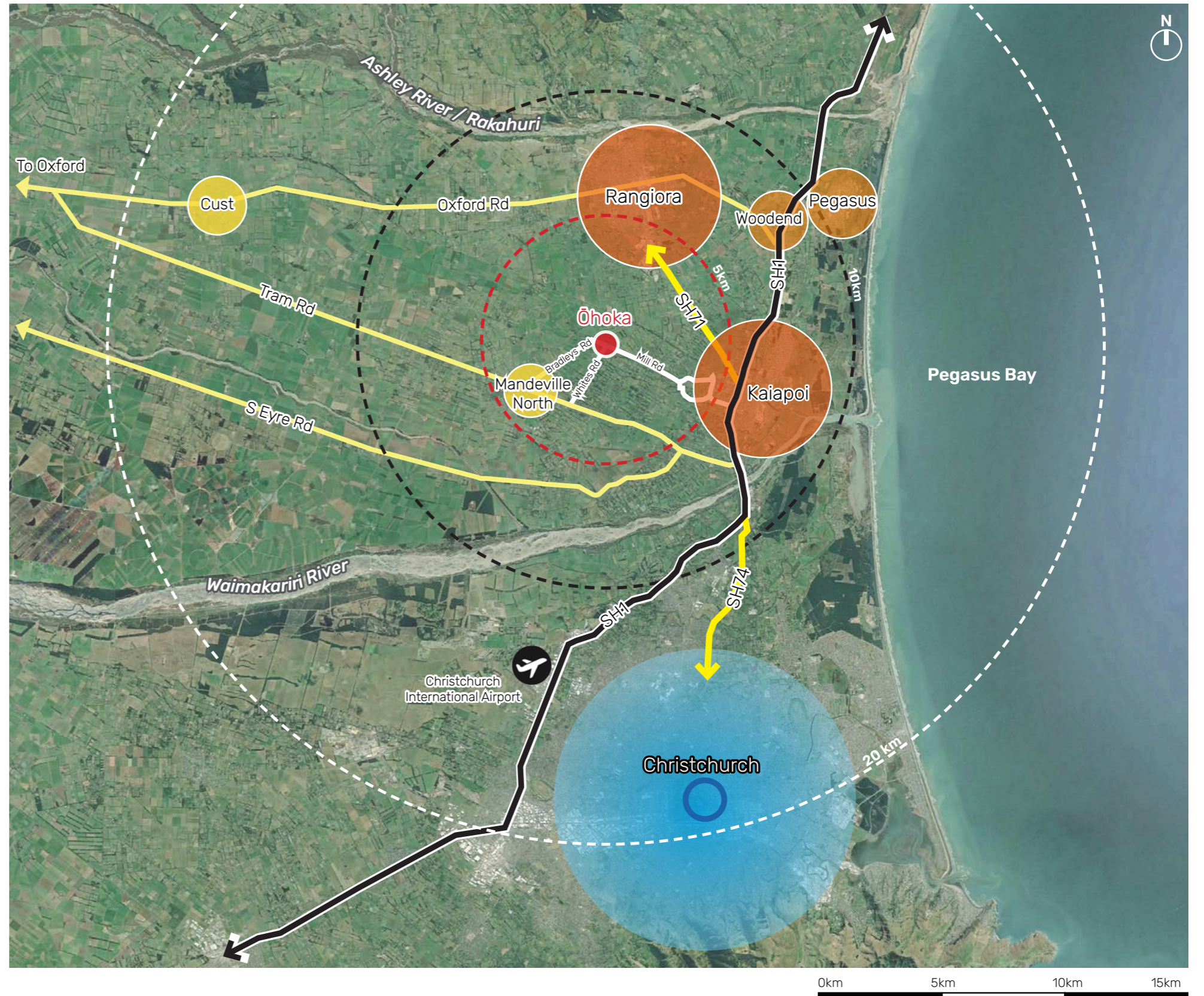
Reset Urban Design has been commissioned by Rolleston Industrial Developments Ltd to produce an Integrated Landscape and Urban Design report that supports the rezoning request. The rezoning request seeks to rezone the 156-hectare land extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road from Rural to a combination of Settlement Zone, Large Lot Residential Zone and Local Centre Zone.

The Plan proposes:

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

## Ōhoka at a glance:

- Inland residential settlement, safe from coastal hazards
- Established community facilities and school
- 10-min drive to major towns (Rangiora, Kaiapoi) and SH1
- Easy access to Christchurch International Airport (21min drive via SH1), and Christchurch Central City (25min drive via SH1/SH74)



# STRATEGIC CONTEXT

## Waimakariri 2048 Development Strategy

### Ōhoka Conforms to a Sustainable Centres Growth Strategy

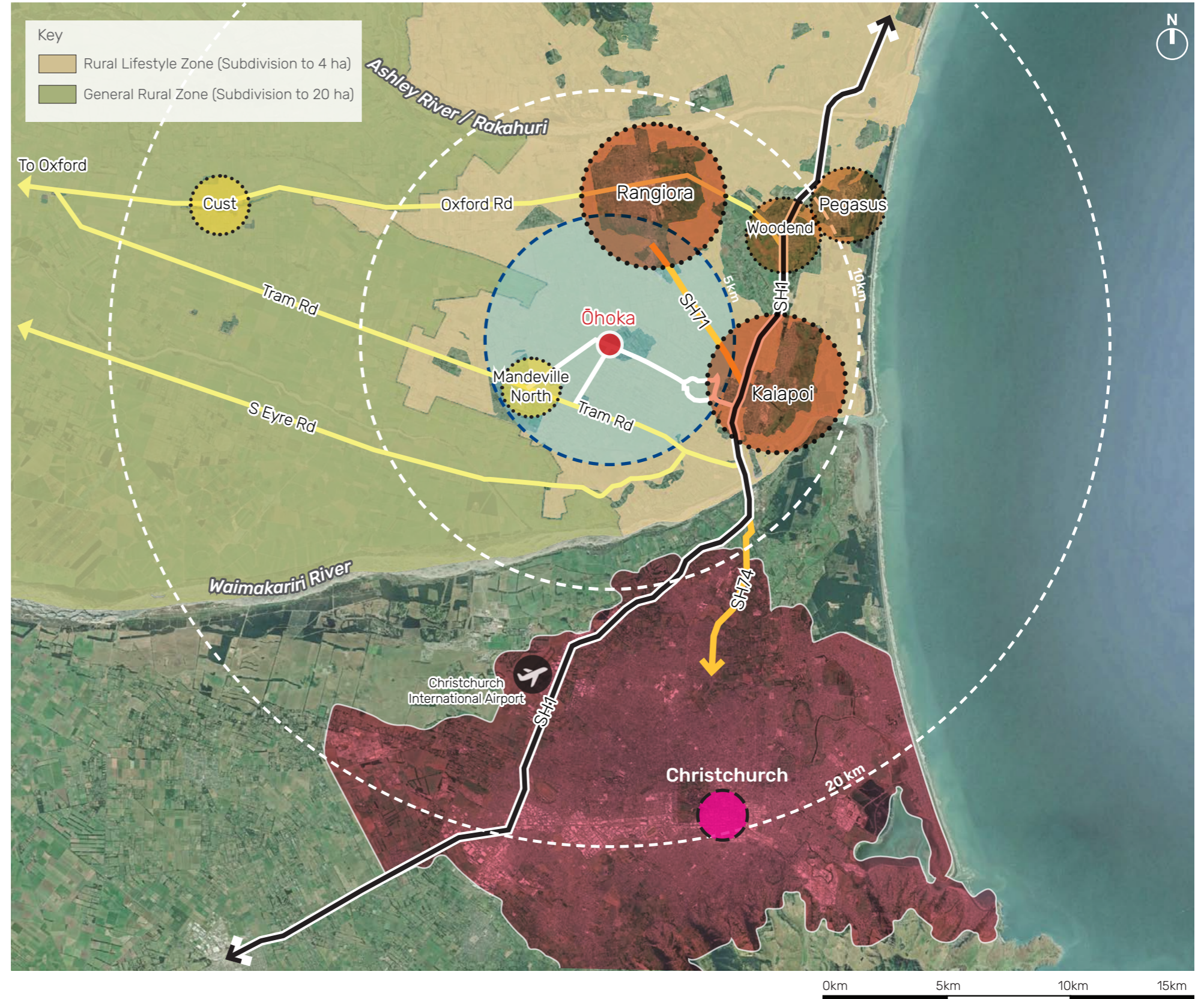


The Waimakariri 2048 Development Strategy (2018) aims to manage regional growth efficiently and sustainably, and to retain the character of the district's smaller settlements.

- 15000 extra homes needed by 2048, i.e. double that projected in the 2007 Greater Christchurch Urban Development Plan (2007)
- Four main centres for growth are identified, Oxford, Rangiora, Woodend/Pegasus and Kaiapoi. However natural barriers to expansion are restricting growth especially along the east coast, including higher rates of liquefaction, coastal inundation, high susceptibility to flooding, airport noise contour and Tsunami 'evacuation zone'.
- 29% of current growth is in the form of lifestyle blocks (>4 ha), this raises issues around sustainability.

### Growth around Centres in Waimakariri District

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



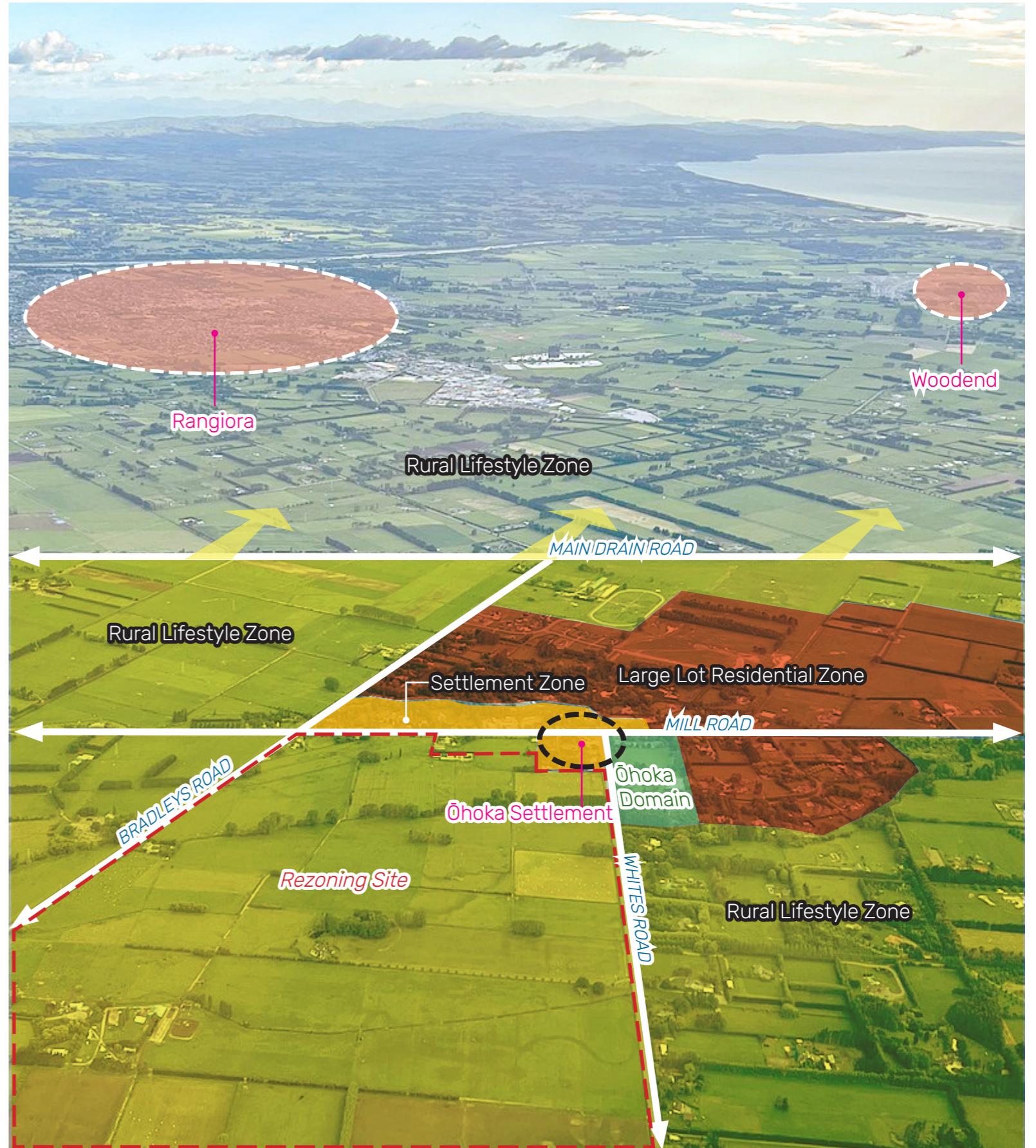
# ZONING CONTEXT

## A Logical Expansion

### Zoning North and South of Ōhoka Settlement

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

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

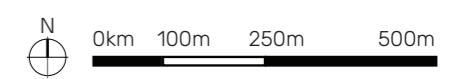
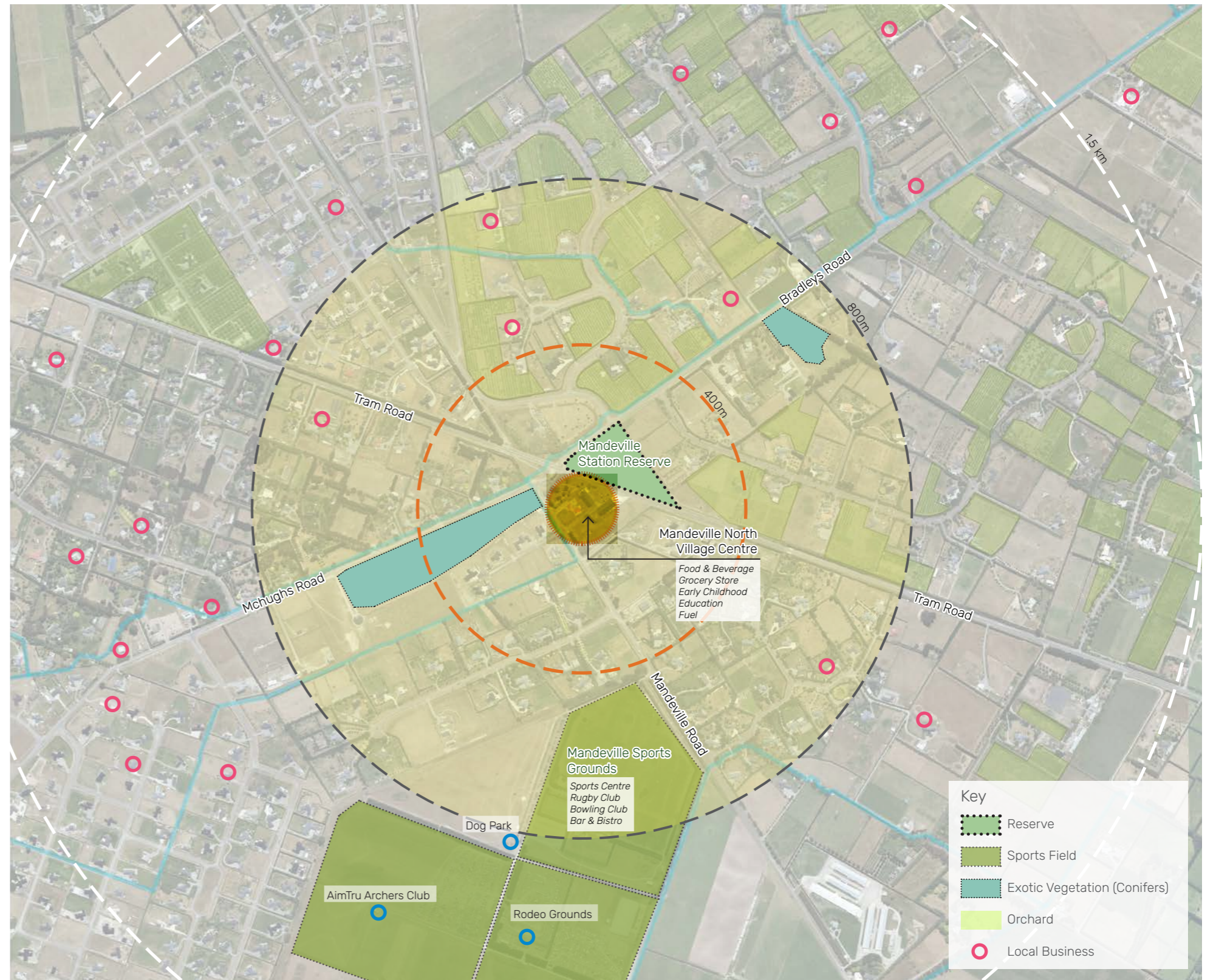


# SITE CONTEXT

## Surrounding Locality

### Mandeville North - A Vehicle Oriented Hub

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

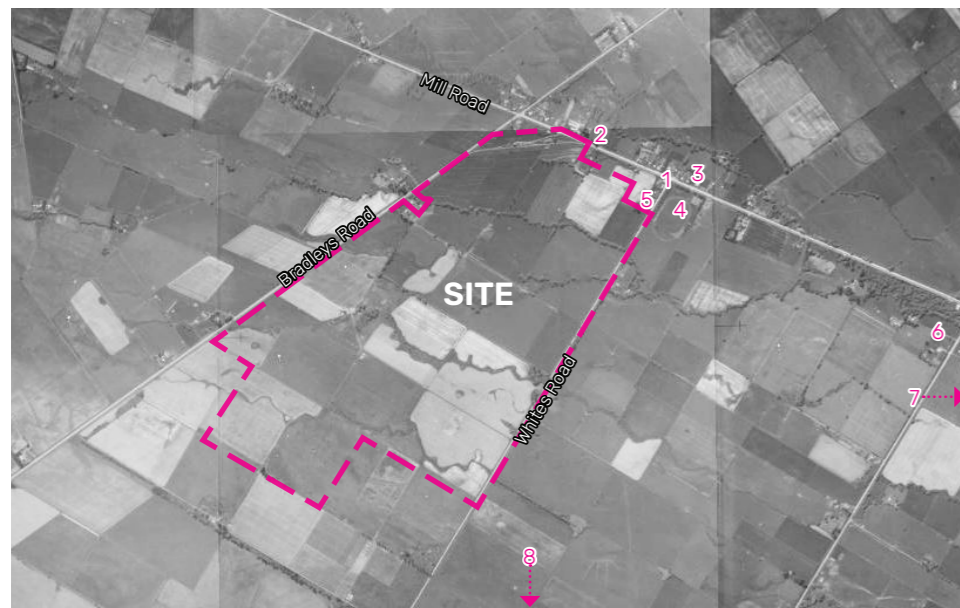


# SITE CONTEXT

## Historic Features and Landuse

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

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



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

### Timeline



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

circa. 1200



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

1850's



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

1865



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

1872



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

1875



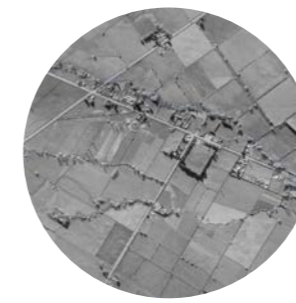
By the late 1800's Ōhoka had expanded significantly, with the school (pictured) boasting over 200 pupils. In the late 1800s Ōhoka was a flourishing village on the Kaiapoi-Bennett's railway line.

circa 1890's



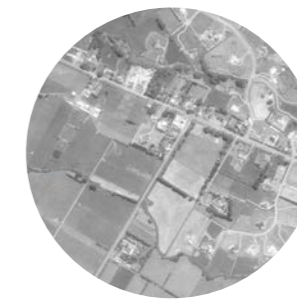
Bread from Ōhoka's Bakery being delivered by van. Improvements in transport infrastructure lead a decline in local milling and commercial activity.

circa 1920's



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

1950's



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

1990's



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

2009

# SITE CONTEXT

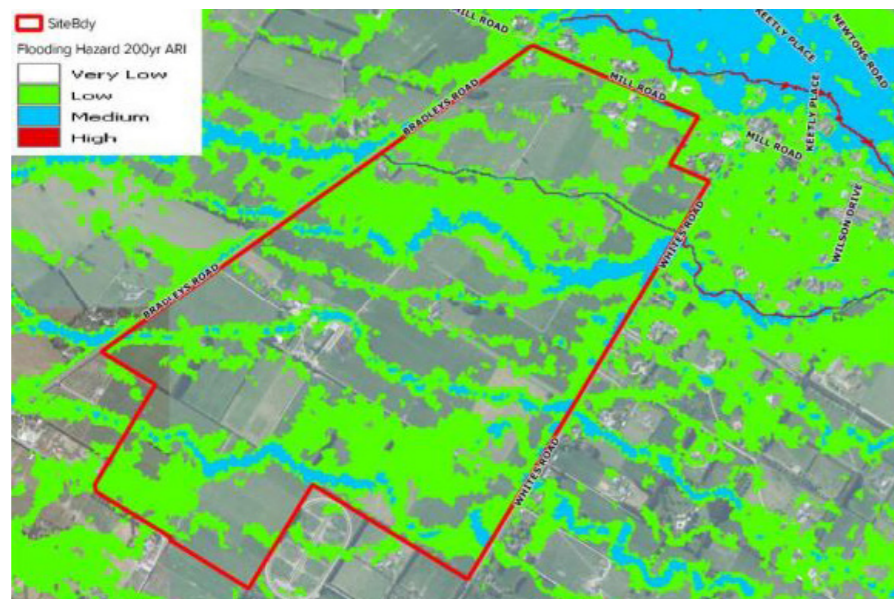
## Natural Environment

### Topology | Hydrology | Ecology

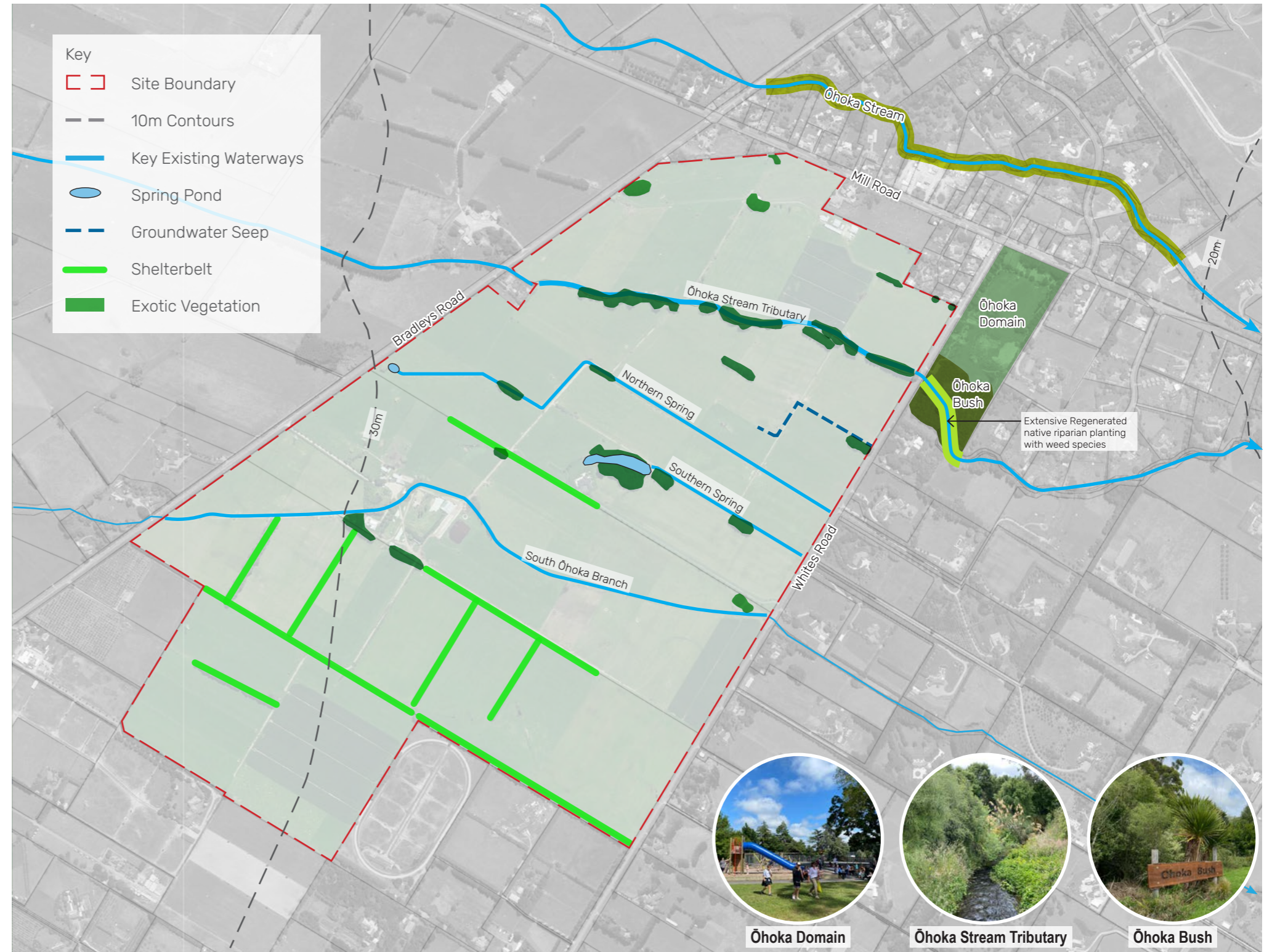
The site is characterised by large open paddocks with boundaries defined by shelterbelt trees.

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

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



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



1:10000@A3



# SITE CONTEXT

## Built Environment






Form | Features | Landuse

Site Boundary






### Key Features

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

### Built Characters

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

### Frontage Types

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



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# VISION

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

## Overarching Goals



Enhanced Ecological Corridors



A Safe and Accessible Movement Network



Distinctive Local Settlement Characters



A Diversity Of Residential Housing



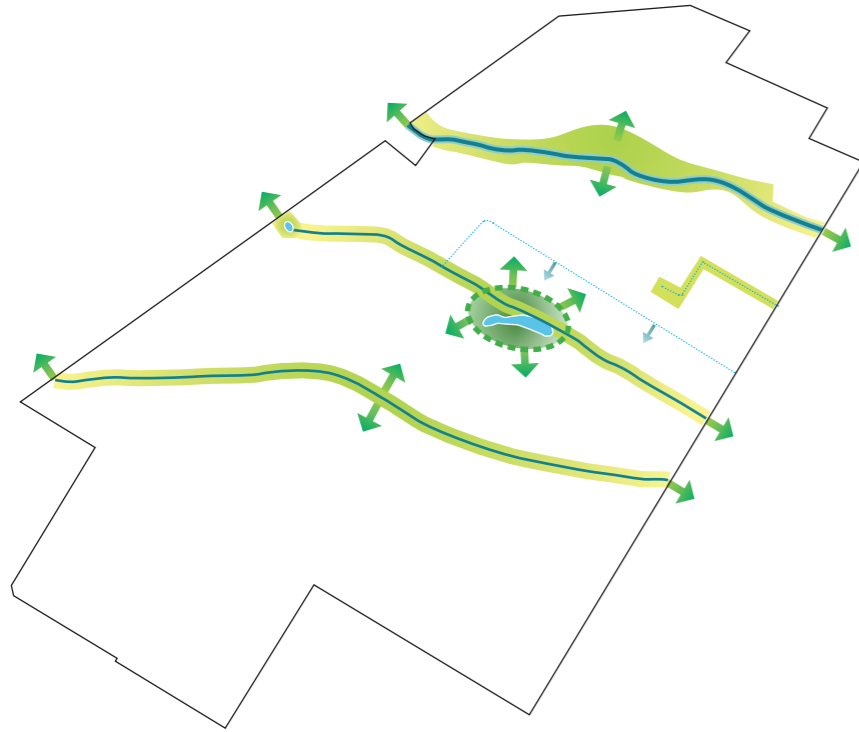
Generous and Connected Open Spaces



A Range of Compatible and Dynamic Commercial Activities

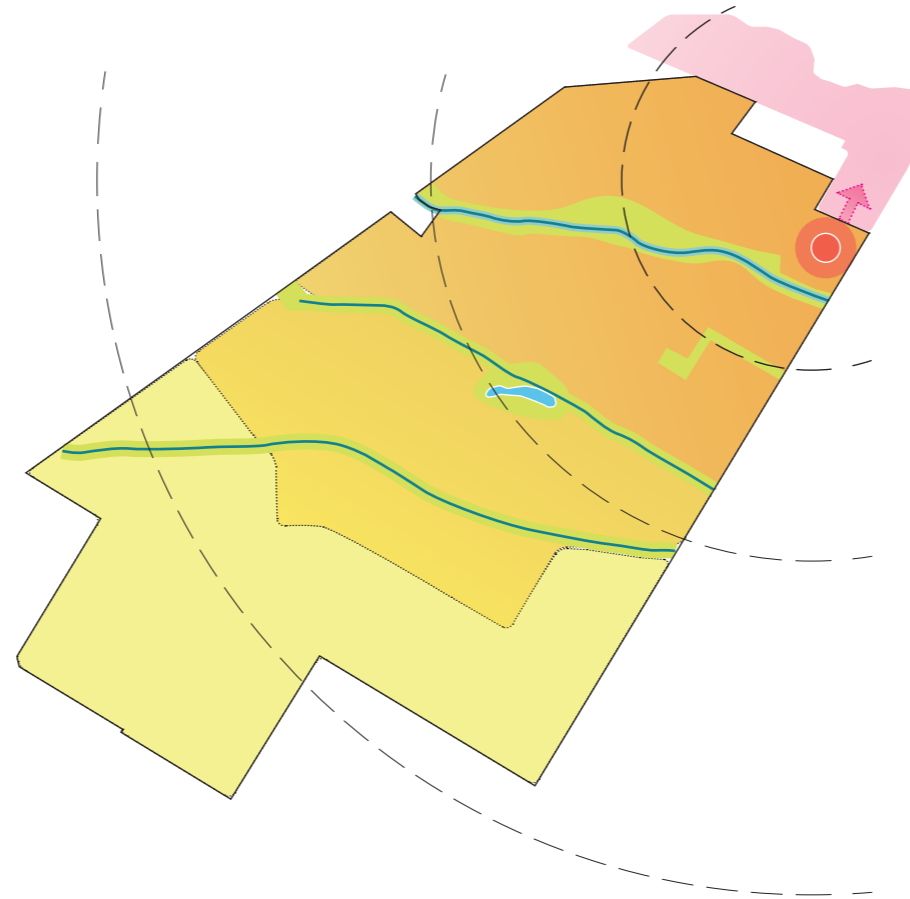
# KEY ELEMENTS

## Ecology



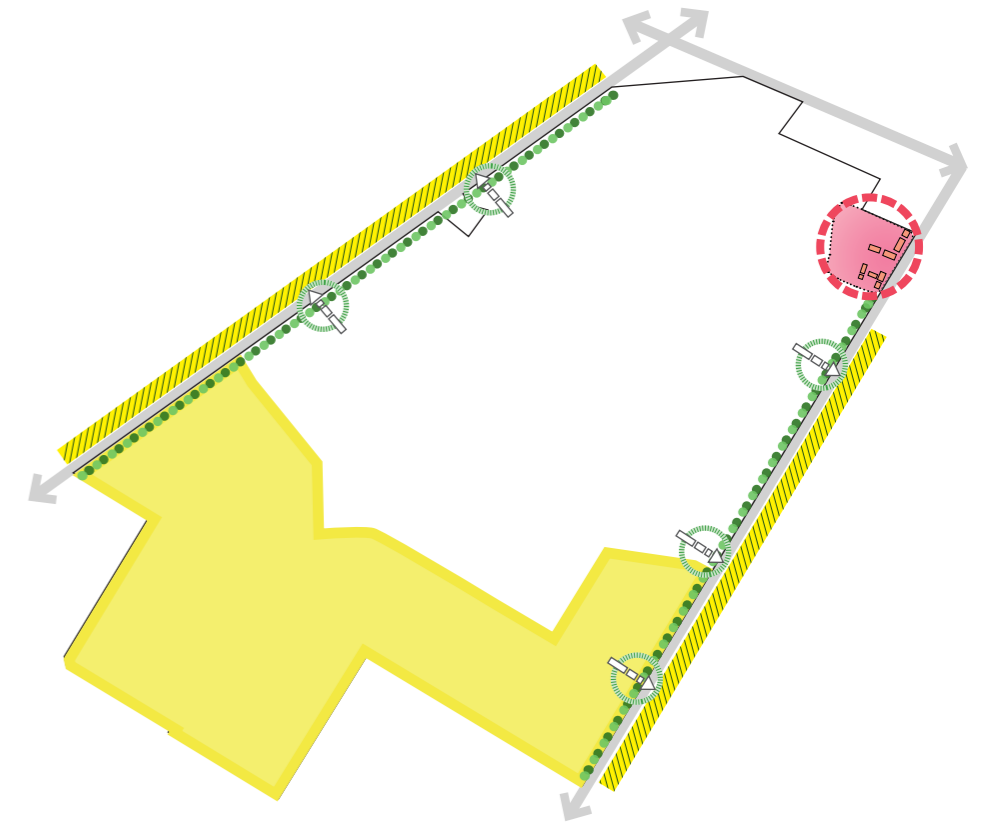
- Protect and enhance the Ōhoka Stream Tributary as a key ecological corridor
- Integrate and realign the northern spring into the southern spring to create a clear and enhanced stream corridor
- Protect and accentuate the southern spring pond to form a key landscape feature centrally within the site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

## Urban Structure



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

## Character



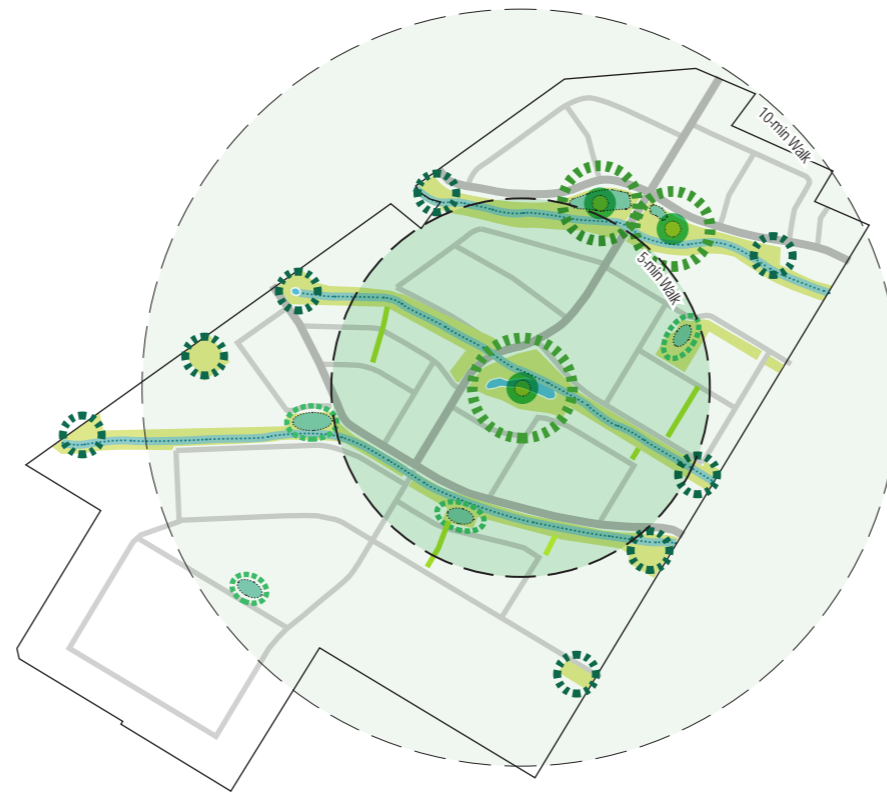
- The proposed Local Centre is to be configured in a finer-grained commercial pattern (typically 80 to 100m<sup>2</sup> one and two level units) with buildings fronting the streets and internal car parking areas
- A building setback of 20m, vegetation buffer of 10m, along with a gravel path and grass strip, are proposed to screen the proposal from both Bradleys and Whites Roads
- Vehicular access onto both Bradleys and Whites Roads is restricted and carefully provided with a landscape setting

# KEY ELEMENTS

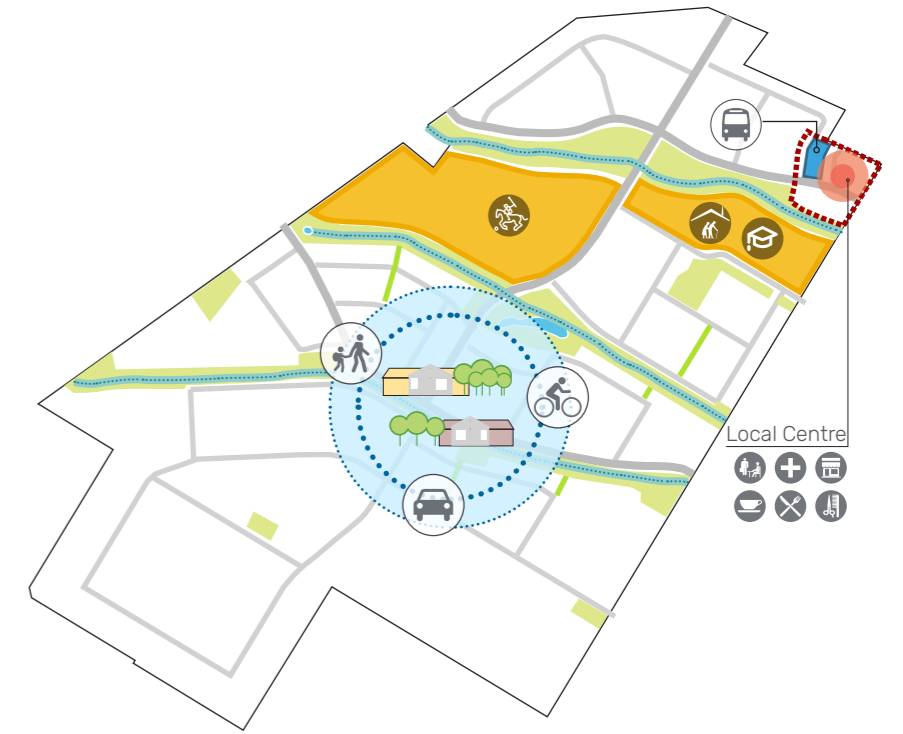
## Connection



## Open Space



## Diversity

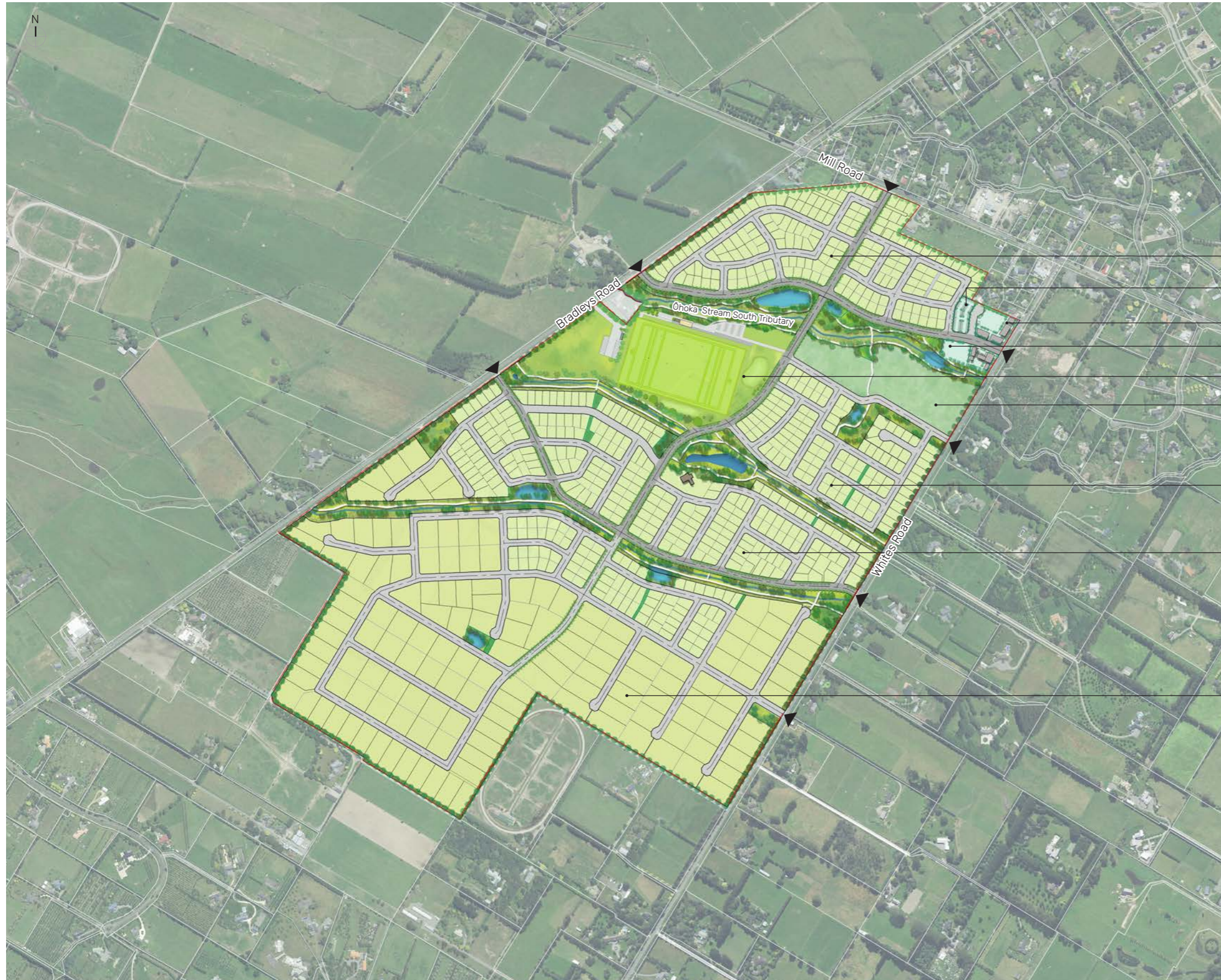


- Provide a central collector spine road in a north-south direction from the Mill Road frontage through to the south
- Provide a main east-west collector road connection from the Whites Road frontage through the Local Centre to Bradleys Road following the Ōhoka Stream tributary
- Create a permeable local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

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

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

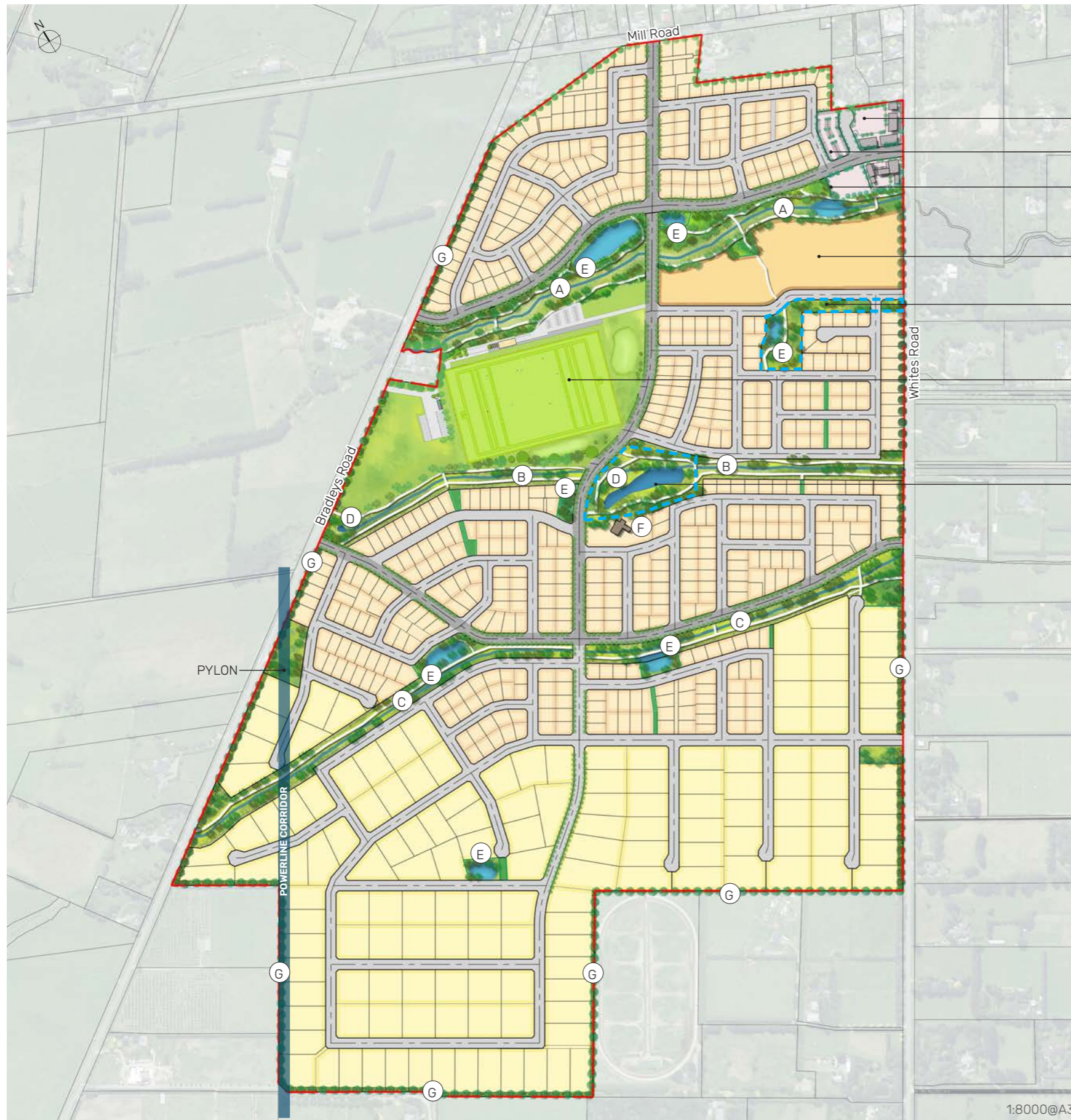
# ŌHOKA ILLUSTRATIVE MASTERPLAN



- Settlement Zone
- Park and Ride
- Local Centre
- Area for Possible Winter Market
- Polo Field (Settlement Zone)
- School (Settlement Zone)
- Settlement Zone
- Settlement Zone
- Large Lot Residential Zone

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# ILLUSTRATIVE ZONING MASTERPLAN



## Legend

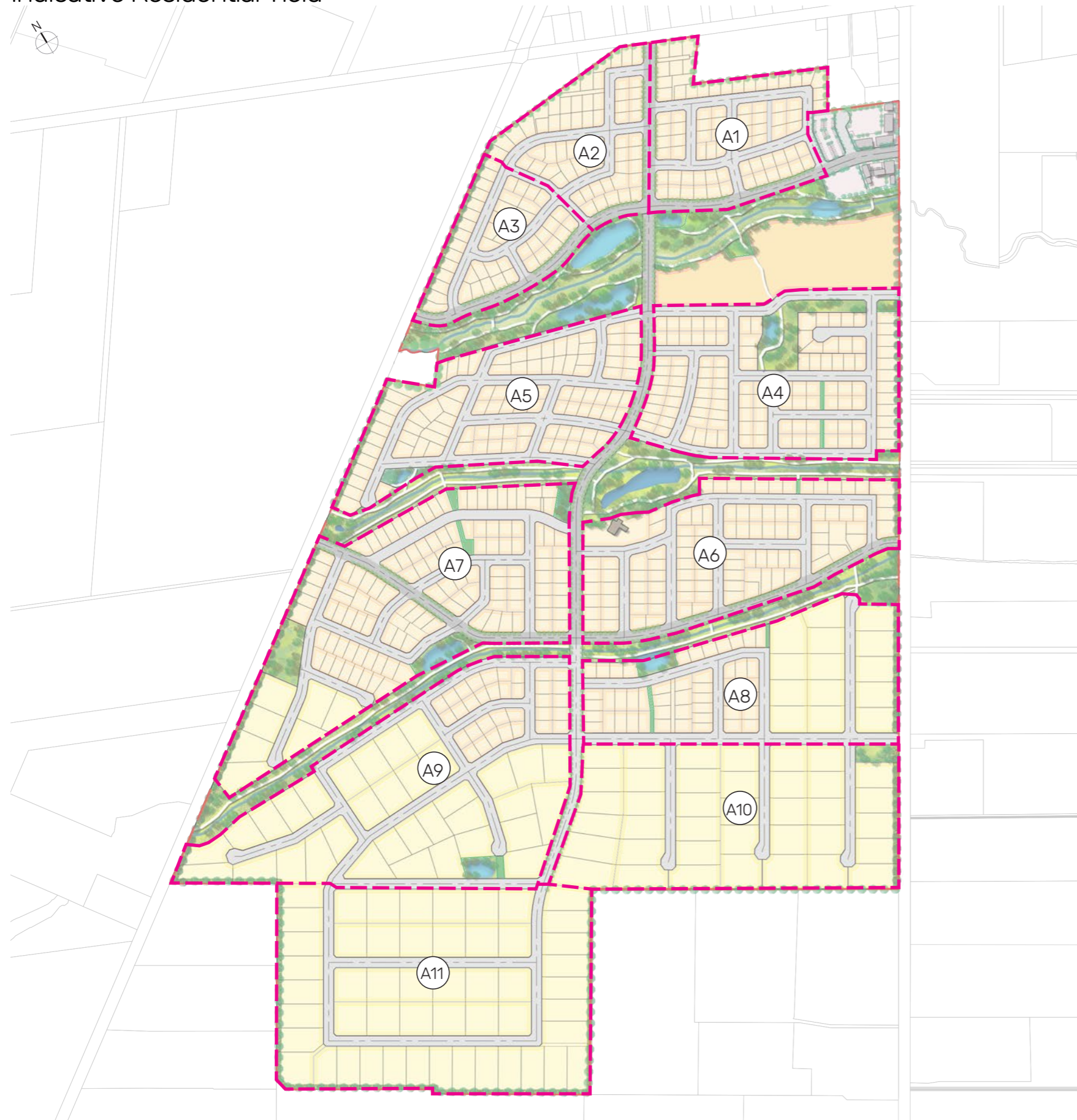
- Settlement Zone
- Large Lot Residential Zone
- Local Centre Zone

- (A) Ōhoka Stream Corridor
- (B) Proposed Stream Corridor
- (C) South Ōhoka Branch Corridor
- (D) Spring/Existing Pond
- (E) Indicative Stormwater Pond/Treatment Areas
- (F) Existing Dwelling
- (G) Landscape Buffer

1:8000@A3

# ILLUSTRATIVE MASTERPLAN

Indicative Residential Yield

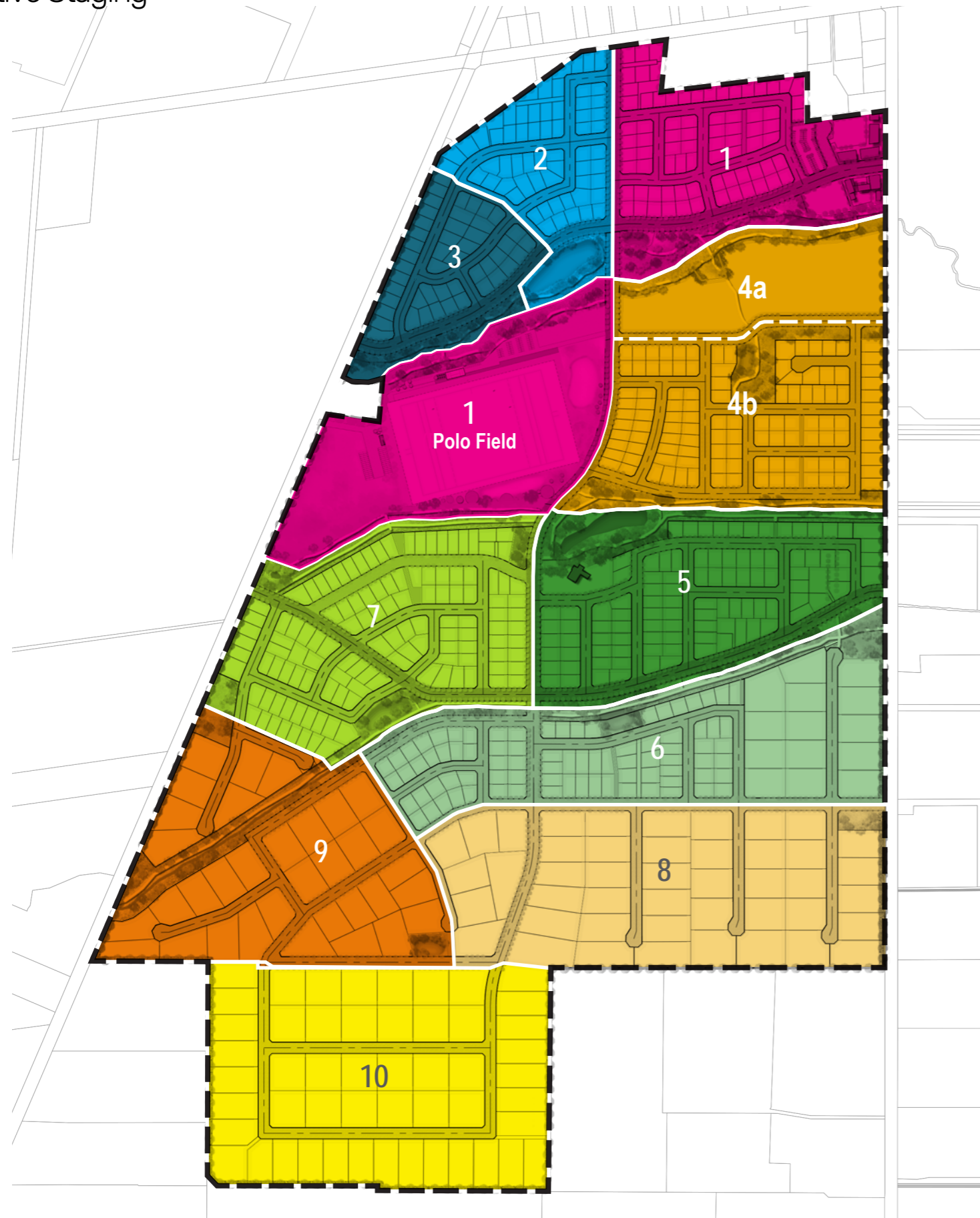


Residential Yield Chart

Area	Settlement Zone	Large Lot Residential Zone	Sub-total
A1	79	0	79
A2	62	0	62
A3	47	0	47
A4	113	0	113
A5	96	0	96
A6	100	0	100
A7	125	7	132
A8	48	14	62
A9	34	36	70
A10	0	38	38
A11	0	51	51
<b>Total</b>	<b>704</b>	<b>146</b>	<b>850</b>

# ILLUSTRATIVE MASTERPLAN

## Indicative Staging



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

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

### Legend

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

# ILLUSTRATIVE MASTERPLAN

## Blue-green Network



### Key

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

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

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

### Precedent Images





# ILLUSTRATIVE MASTERPLAN

## Indicative Road Network



### Legend

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

### Bradleys/Whites Road Frontage Treatment

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



Diagram provided by DCM Urban Design

# ILLUSTRATIVE MASTERPLAN

## Indicative Walking & Cycling Network



### Legend

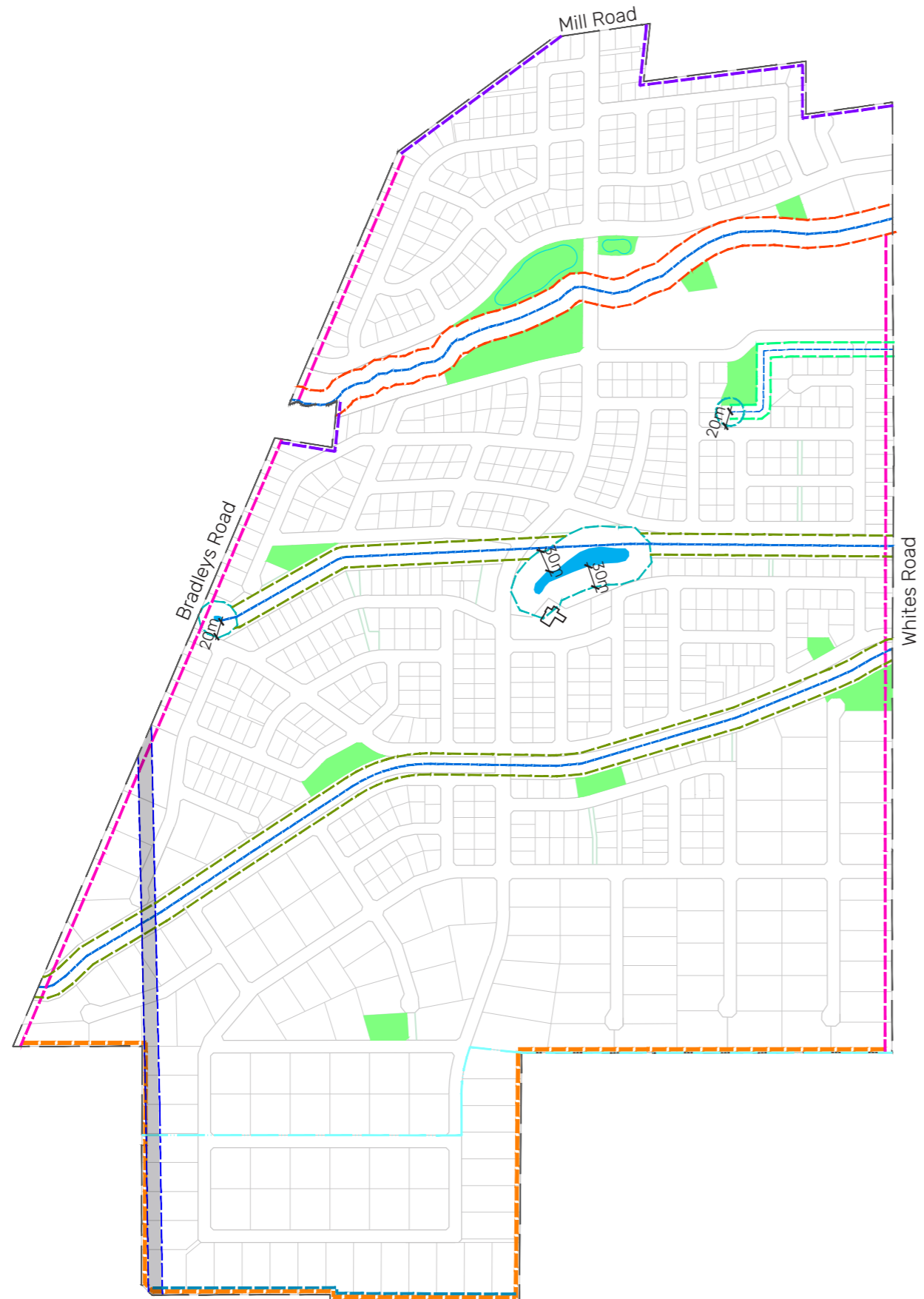
- - - Shared Path along Bradleys/Whites Road frontage
- - - Primary on-road Walking & Cycling Route
- - - Secondary on-road Walking & Cycling Route
- - - Recreational Greenway Route (Shared Pedestrian & Cyclist)
- - - Pedestrian Link
- Open Space
- 400m Radius - 5min Walk

### Precedent Images



# ILLUSTRATIVE MASTERPLAN

## Controls



### Legend

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

# ILLUSTRATIVE MASTERPLAN

## Masterplan Overlaying Outline Development Plan



- LEGEND**
- - - Outline Development Plan Area
  - 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



Rezoning Outline Development Plan

# ILLUSTRATIVE MASTERPLAN

## Local Centre Indicative Layout



Total Lots: 188

1:2500@A3

# ILLUSTRATIVE MASTERPLAN

## Local Centre Illustrative



# ILLUSTRATIVE MASTERPLAN

## Polo Field Concept

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

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

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



Cowdray Park polo grounds



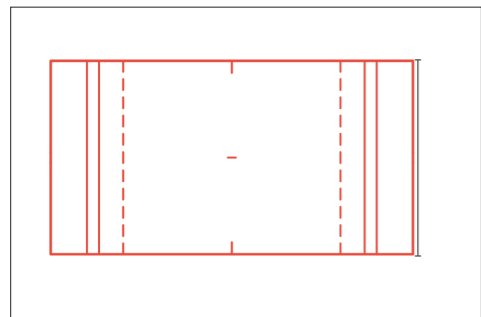
Beaufort Polo field



Auckland Polo Clubhouse



Auckland polo grounds



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



Bespoke facilities will be provided



1:2000@A3

N

# ILLUSTRATIVE MASTERPLAN

## Primary School Indicative Option



Primary School

Located in the heart of a new community  
Adjacent to Ōhoka Stream corridor  
Connected with broader pedestrian paths  
Stormwater Treatment

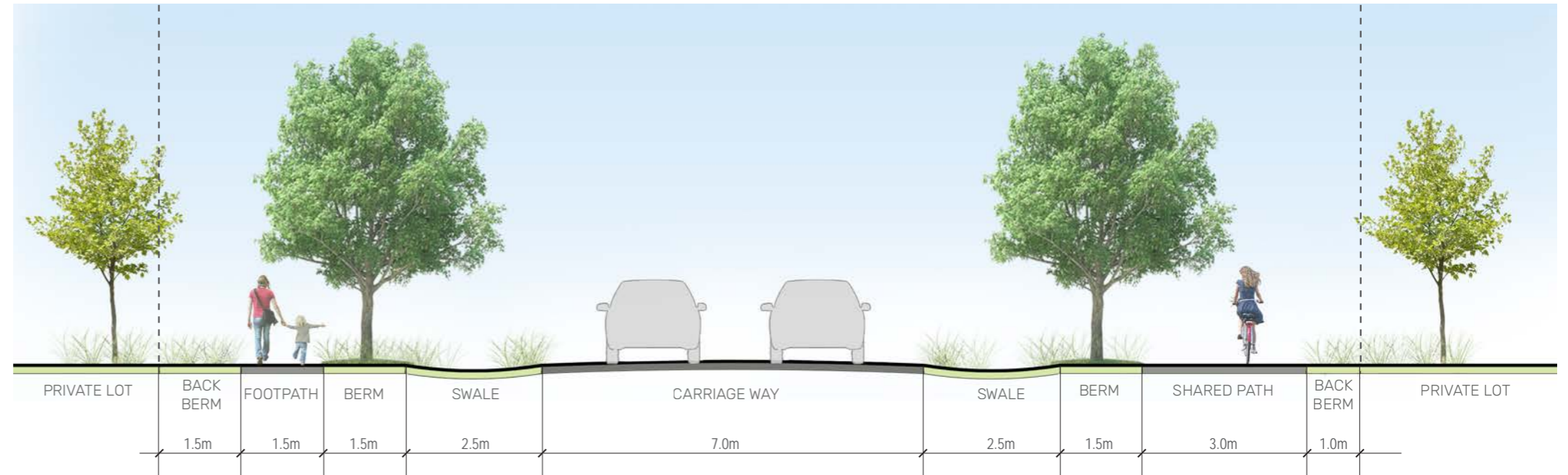


# ILLUSTRATIVE MASTERPLAN

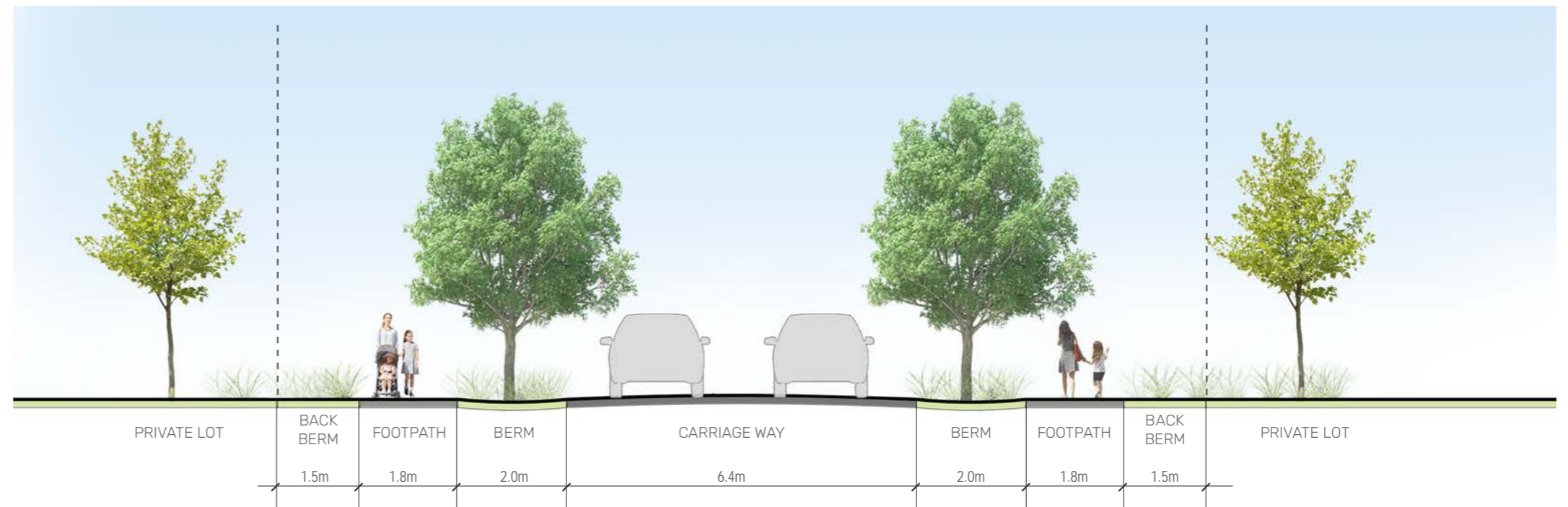
## Indicative Cross-sections



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



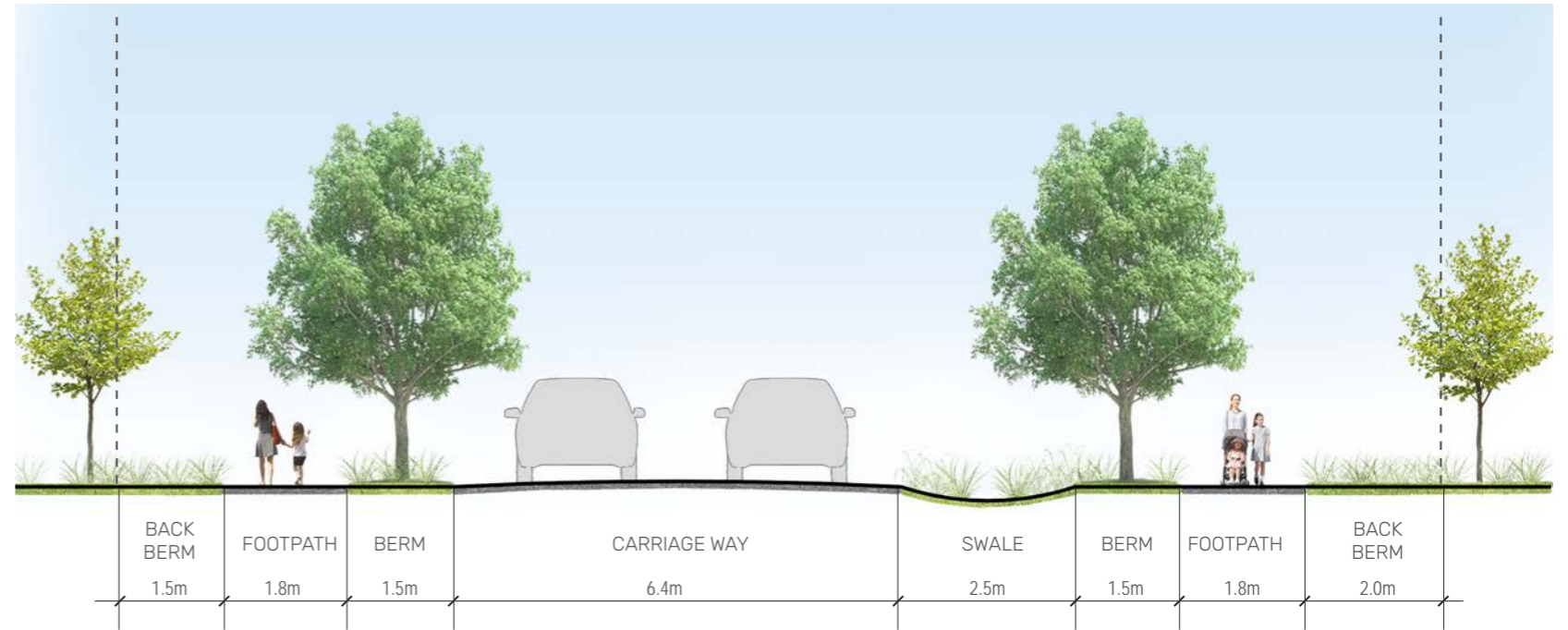
01 | Collector Road (22m)



02 | Typical Local Road A (17m)

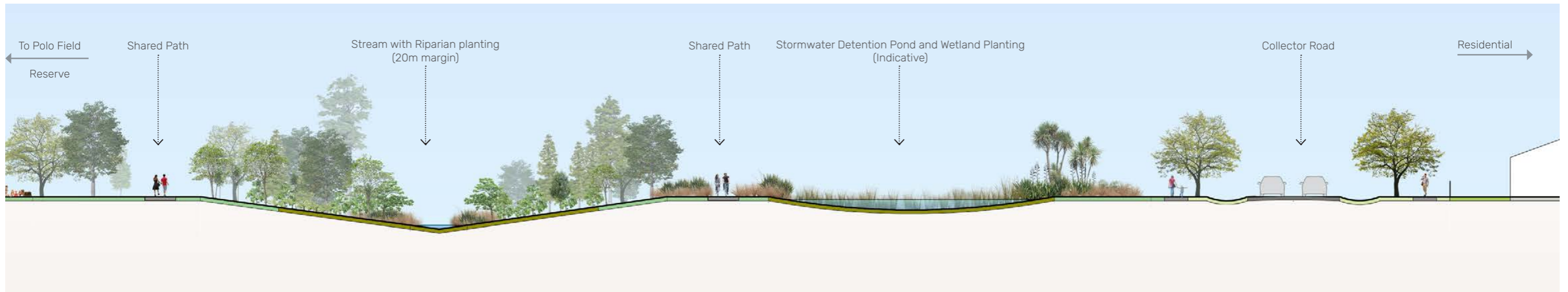
# ILLUSTRATIVE MASTERPLAN

## Indicative Cross-sections



03 | Typical Local Road B (19m)

1:100@A3



04 | Residential to Polo Field

1:300@A3

# INDICATIVE PLANTING PALETTE

## Street Trees

Collector Road



**Pin Oak**  
*Quercus palustris*



**Titoki**  
*Alectryon Excelsus*

Local Roads



**Kōwhai**  
*Sophora tetraptera*



**Putaputāwētā**  
*Carpodetus serratus*



**Copper Beech**  
*Fagus sylvatica purpurea*



**Rewarewa**  
*Knightia excelsa*

## Amenity Planting

Underplanting and Amenity Areas



**Kakaha**  
*Astelia chatimatica*



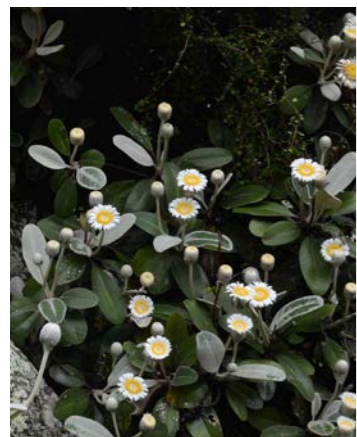
**Rengarenga**  
*Arthropodium cirratum*



**Haumata**  
*Chionochloa flavicens*



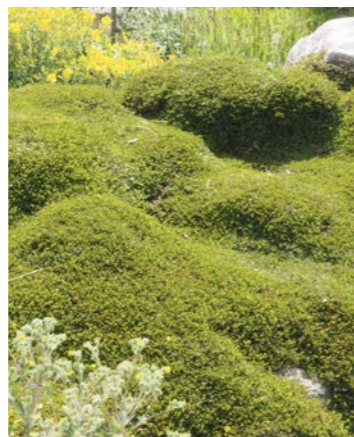
**Putaputāwētā**  
*Carpodetus serratus prostrata*



**Marlborough Rock Daisy**  
*Pachystegia insignis*



**Wharariki**  
*Phormium*



**Pōhuehue**  
*Muehlenbeckia complexa*



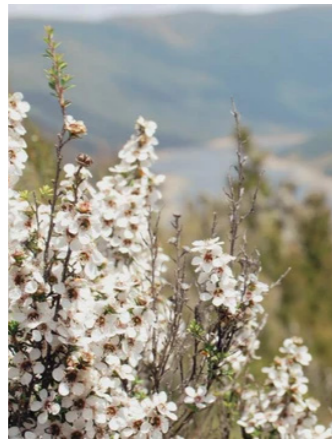
**Ramarama**  
*Lophomyrtus x ralphii 'Pixie'*

# INDICATIVE PLANTING PALETTE

## Wetlands and Riparian Margins



**Ti kōuka**  
*Cordyline australis*



**Mānuka**  
*Leptospermum scoparium*



**Karamū**  
*Corprosma robusta*



**Kahikatea**  
*Dacrycarpus dadrydiodes*



**Pōkākā**  
*Elaeocarpus hookerianus*



**Rōhutu**  
*Lophomyrtus obcordata*



**Mingimingi**  
*Coprosma propinqua*



**Oioi**  
*Apodasmia similis*



**Purei**  
*Carex secta*



**Pukio**  
*Carex virgata*



**Harakeke**  
*Phormium tenax*



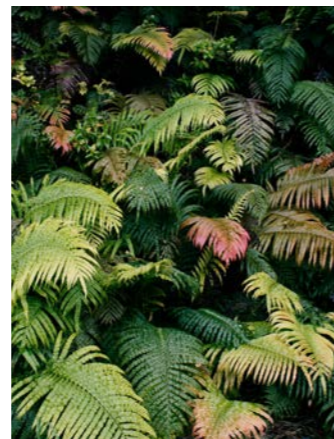
**Toetoe**  
*Austroderia richardii*



**Mokuautoto**  
*Machaerina rubiginosa*



**Wiwi**  
*Juncus pallidus*



**Kiokio**  
*Parablechnum novae-zelandiae*



**Cyperus ustulatus**  
*Veronica salicifolia*



**Koromiko**  
*Veronica salicifolia*

# RE SET

**Reset**  
Auckland / Level 1, 40 Hurstmere Rd, Takapuna  
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[www.reset.co.nz](http://www.reset.co.nz) / [studio@reset.co.nz](mailto:studio@reset.co.nz)

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