

Before the Hearing Panel
Appointed by the Waimakariri District Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Waimakariri District Plan

Hearing Stream 12: Rezoning

Rachel Claire Hobson and Bernard Whimp

Submission: 179 / Further submission: 90

Evidence of Jade Isaiah McFarlane

5 March 2024

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**anderson
lloyd.**

Introduction

- 1 My name is Jade Isaiah McFarlane.
- 2 I have completed a Bachelor of Landscape Architecture with Honours at Lincoln University, graduating in 2008, and have since completed a Masters of Urban Design at Auckland University. Additionally, I hold certificates in Project Management (NZS3910 contract administration) and Crime Prevention Through Environmental Design and am a Registered Member of the New Zealand Institute of Landscape Architects.
- 3 I am employed by Eliot Sinclair as an Associate and also Team Leader of the Landscape Architecture and Urban Design Team and have held this position since 2016.
- 4 My previous work experience includes design and assessment in both the private and public sectors, from design lead of large scale (1000 plus house developments) through to presenting expert evidence supporting private plan changes from both an Urban Design and Landscape perspective at council hearings. My role focuses on designing large scale mixed-use developments, including Greenfield, Brownfield and Greyfield infill neighbourhoods in Christchurch, Waimakariri and Selwyn Districts, and throughout the South Island. I have also prepared numerous urban design and landscape assessments for private plan change and consent applications throughout New Zealand, and undertaken peer reviews of land use consent applications of subdivisions, multi-unit developments and retirement villages on behalf of District Councils.
- 5 I have prepared the Urban Design assessment supporting the submission of Rachel Claire Hobson and Bernard Whimp (**the Submitters**), relating to the following land (**the Site**):
 - (a) 518 Rangiora-Woodend Road, Rangiora;¹ and
 - (b) 4 Golf Links Road, Rangiora.²
- 6 The Submitters seek an extension of the North East Rangiora or South East Rangiora Development Area overlay to include the Site within a Future Development Area (**FDA**); and the rezoning of the Site from Rural to General Residential.
- 7 This evidence provides a summary of my Urban Design assessment, **attached** as Appendix A.

¹ Legal description Part Rural Section 1054

² Legal description Lot 2 DP 16884

Code of Conduct for Expert Witnesses

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

Summary

- 9 My assessment supports inclusion of the Site within a FDA and the rezoning of the Site to General Residential. A summary is provided below.

Site context and features

- 10 The Site is located on the north-east edge of Rangiora. Rangiora's built environment is currently 330m from the Site, with the centre of the township a twenty minute walk away. Nearby amenities include sport facilities, nature reserves and Ashley Rakahuri Regional Park to the north, as illustrated in the Site framework plan below³.



Figure 1: Framework Plan

- 11 Figure 1 shows the Site is within close proximity of the 'currently under construction' growth area in northeast Rangiora and responds to the future intention for growth and change in use in the region, indicated in the Greater Christchurch Spatial

³ Refer Urban Design Assessment: Appendix C, Framework plan.

Strategy – Map 2 plan,⁴ and the Waimakariri 2048 District Development Strategy⁵, both shown below.



Figure 2: Map 2– The Greater Christchurch spatial strategy. The Site is located on the eastern edge of the green hatched area, which indicates future development areas



Figure 3: Waimakariri 2048 District Development Strategy. The Site (red circle) is within the proposed residential growth direction to the east.

12 Figures 2 and 3 above highlight that the Site is an appropriate location for future residential growth, aligning with the intended direction for Waimakariri urban growth around and particularly to the north east of Rangiora, in an area with limited

⁴ Refer Urban Design Assessment Figure 1, Map 2 – The Greater Christchurch spatial strategy.

⁵ Refer Urban Design Assessment: Figure 3, Waimakariri 2048 District Development Strategy.

risk (compared to west Rangiora) to phenomena such as the Ashley River breakout scenario⁶.

- 13 There is established rural land use to the south, east and north of the Site, which includes dwellings. To the west, a strip of land separates the Belgrove Development from the Site, with lots within this strip having sizes that are currently 'lifestyle' in nature, landscape character, and scale, and are identified within a Future Development Area. This reinforces that the Site, and its subsequent redevelopment potential, is not an isolated pocket, but rather as a site that adjoins existing land holdings that are rural-residential / will be residential in character with Rangiora's natural expansion.
- 14 Connectivity networks surrounding the Site support residential expansion. The Site adjoins the 'Arterial' of Rangiora Woodend Rd and NZTA designated 'Primary collector' Golf Links Rd, providing direct linkage to Rangiora town centre. Shared cycle / pedestrian paths, as well as the existing bus link Rangiora/ Pegasus 97 (purple), enhance the suitability of the Site for future users of a varying social demographic.
- 15 The Site is generally flat, bisected from east to west by a minor depression that conveys water via an overland flowpath in high rainfall events, with this depression utilised to form a key integrated natural feature at the core of the Outline Development Plan - enhancing amenity values and connectivity network opportunities both internal and external to the site.⁷
- 16 The two parcels that make up the Site are similar in use, each currently containing one existing dwelling and ancillary buildings with outhouses. Existing vegetation on site includes a shelterbelt along the site's northern boundary, as well as several mature trees surrounding the curtilage of the dwellings on both land parcels, as well as lining the driveways of each.

Proposal for residential development

- 17 An outline development plan (**ODP**)⁸ has been prepared to guide future development of the Site.

⁶ Refer Urban Design Assessment: Figure 27, District's main town constraints

⁷ Refer Flood Impact Assessment for further detail.

⁸ Refer Urban Design Assessment: Figure 28, Golflinks Outline Development Plan.



Golflinks Outline Development Plan



18 The ODP provides the following features:

- (a) A central recreational reserve, waterway open space corridor and proposed stormwater management areas. Naturalising the central ephemeral waterway and incorporating stormwater management areas will increase both the aesthetic and biodiversity of this eastern edge of Rangiora,

- (b) A high-level street network. The primary roads proposed include four main external connections (two connecting with existing Golflinks and Rangiora Woodend Road) with two internal T intersections.⁹
 - (c) Very high connectivity for multi modal transport and shared pedestrian cycle linkages utilise the central open space reserves, providing further opportunity to connect with existing/future development to the east and west of the Site.¹⁰
 - (d) Residential development that is responsive to existing and proposed open space structural elements within the site, with links to the surrounding environment. A proposed recreation reserve, waterway open space corridor and stormwater management areas all contribute to enhancement of future residential areas that will utilise these spaces.
- 19 The resulting outcome through residential rezoning and development in accordance with the ODP given the structural elements outlined above, is anticipated to be that of a high-quality urban design development that allows for a range of possible living environments with regards to lot size, orientation, viewshafts, proximity to amenity and movement networks.
- 20 Residential development of the Site aligns with the National Policy Statement for Urban Development 2020 direction for a well-functioning urban environment. In respect of urban design matters, key elements of the design focus on recreational and landscape elements, taking care to respect natural systems and flow paths. There is multi modal transport and a high level of connectivity to existing and future development surrounding the Site.

Conclusion

- 21 The Site's location and context means that rezoning to residential is a logical change of use, based on inevitable growth and existing strategic level council led documentation and mapping.
- 22 The design of the ODP is site responsive and is an appropriate structure plan with adequate provision for key structuring elements to enable a high-quality residential environment to be achieved. It takes advantage of natural features such as topography, vegetation existing interfaces and logical future wider connectivity networks to surrounding land to illustrate a comprehensive approach to growth.

⁹ Refer Traffic Impact Assessment for further detail.

¹⁰ Refer Traffic Impact Assessment and Urban Design Assessment: Figure 30 for further detail.

23 I am satisfied that future residential development of the site, through either rezoning or inclusion in a Future Development Area, is an appropriate outcome for the Site from an urban design perspective, providing this occurs subject to the ODP proposed.

Dated 5 March 2024

Jade Isaiah McFarlane

A white topographic map with contour lines is overlaid on a solid red background. The map shows a complex terrain with many small peaks and valleys, rendered in a minimalist style with thin white lines.

Urban Design Statement

4 Golf Links Road & 518 Rangiora
Woodend Road – Rezoning Submission

Prepared for R Hobson & B Whimp / CVI Projects

Ltd

511185


**eliot
sinclair**

Urban Design Statement

4 Golf Links Rd / 518 Rangiora Woodend Rd
Prepared for CVI Projects Limited
511270

Quality Control Certificate

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Appendix A – Outline Development Plan

Appendix B – Masterplan Concept

Appendix C – Framework Plan

1. Introduction

1. Eliot Sinclair has been engaged by Rachel Claire Hobson and Bernard Whimp ('the Applicant'), to undertake an Urban Design Statement supporting a proposed rezoning application in Rangiora, Canterbury.
2. The areas of the site are two adjoining parcels legally described as Lot 2 DP 16884 (0.980600 Ha) and Part Rural Section 1054 (10.299200 Ha).
3. This submission seeks to rezone these two parcels from Rural Zone to General Residential Zone.
4. The strategy and framework for the proposed zoning and supporting Outline Development Plan (ODP) is based on the existing context, the operative and proposed amendments to the District Plan. It also responds to future intentions for growth and change in use in the region such as those indicated in the Greater Christchurch Spatial Plan and the Waimakariri 2048 District Development Strategy, and more broadly, the objectives and directives of the National Policy Statement – Urban Development 2020 and the Canterbury Regional Policy Statement 2013.
5. The scope of the findings herein outlines the design rationale and reasons from an urban design perspective why the proposal is the most appropriate use of a land resource in this location of the wider Rangiora township.

2. Context

2.1. Regional Context

2.1.1. Overview

6. The application site is approximately 1.66km from central commercial core, at the centre of Rangiora township.
7. The southern edge of the site adjoins the northern side of Rangiora Woodend Road, with the western boundary of the site adjoining the eastern side Golf Links Road.
8. The site has the established township of Rangiora to the west as shown within **Figure 2**. The Cam River (Ruataniwha) is located immediately west of the site which then diverts past the site to the south.

2.1.2. Strategies, Policies & Plans

9. The Greater Christchurch Partnership released the Greater Christchurch Spatial Plan on 19 June 2023 (**Figure 1**), which sets out the long-term development objectives of the Greater Christchurch region. The Spatial Plan provides the blueprint for how population and business growth will be accommodated in Greater Christchurch into the future. It includes targeted intensification in urban centres and along public transport corridors to better support population growth (up to 700,000 by 2050), although this document is still at the stage of consultation.
10. The proposed rezoning has been considered in regard of other management plans and strategies. As such the proposal has been designed with consideration of the following relevant planning documents:
 - Waimakariri 2048 District Development Strategy (DDS)
 - Our Space Strategy
 - Greater Christchurch Spatial Plan 2023
 - National Policy Statement – Urban Development (NPS-UD)
 - CCC Residential New Neighbourhood Design Guide

Map 2: The Greater Christchurch spatial strategy (1 million people)

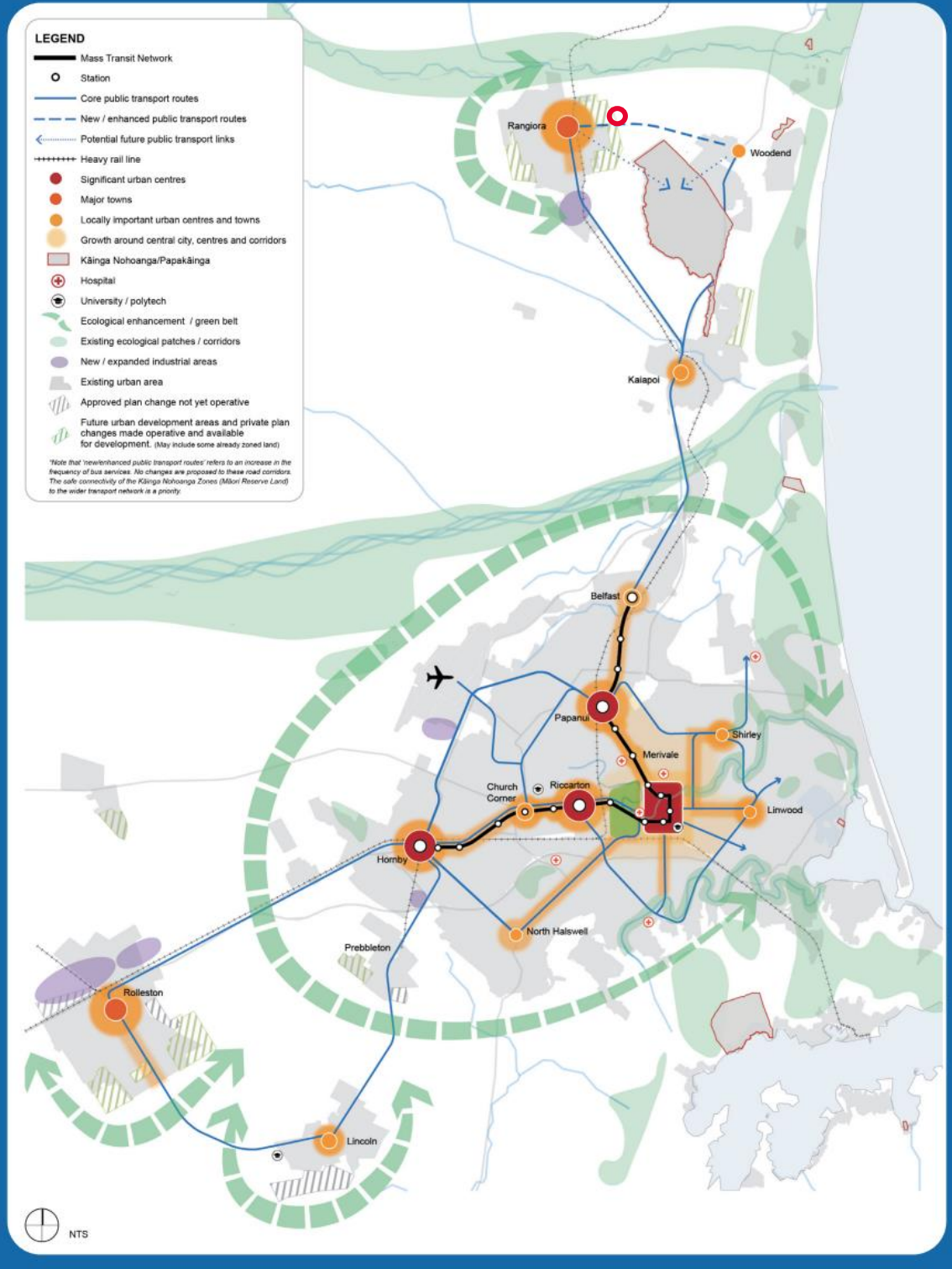


Figure 1. Draft Spatial Plan for greater Christchurch showing wider future growth and investment aspirations for wider Christchurch including Rangiora and other satellite towns in the district (Urban Growth Partnership for Greater Christchurch, 2023). The red circle denotes the site.



Figure 2. Page 39 from the Waimakariri 2048 District Development Strategy document illustrating the application site (red circle) adjoining the current infrastructure supported boundary (white line above) on the north-eastern edge of Rangiora. (Waimakariri District Council, 2018)



Figure 3. Page 39 from the Waimakariri 2048 District Development Strategy document illustrating the application site (red circle) on the eastern edge of Rangiora, and the proposed residential growth direction to the east. (Waimakariri District Council, 2018)

11. The most recent relevant document being the NPS-UD 2020 outlines the directive for urban centres, such as Rangiora, to be planned in a way that achieves a well-functioning urban environment that provides choice and a diverse living environment that caters for various future occupants.
12. Regionally significant open space within close proximity to the site includes Ashley Rakahuri Regional Park, at 1.4km to the north of the site. While not an 'everyday' use space for residents of any future use of the site, it is an important regional park that could be assumed would be utilised by the public, particularly existing and future in north-eastern Rangiora.

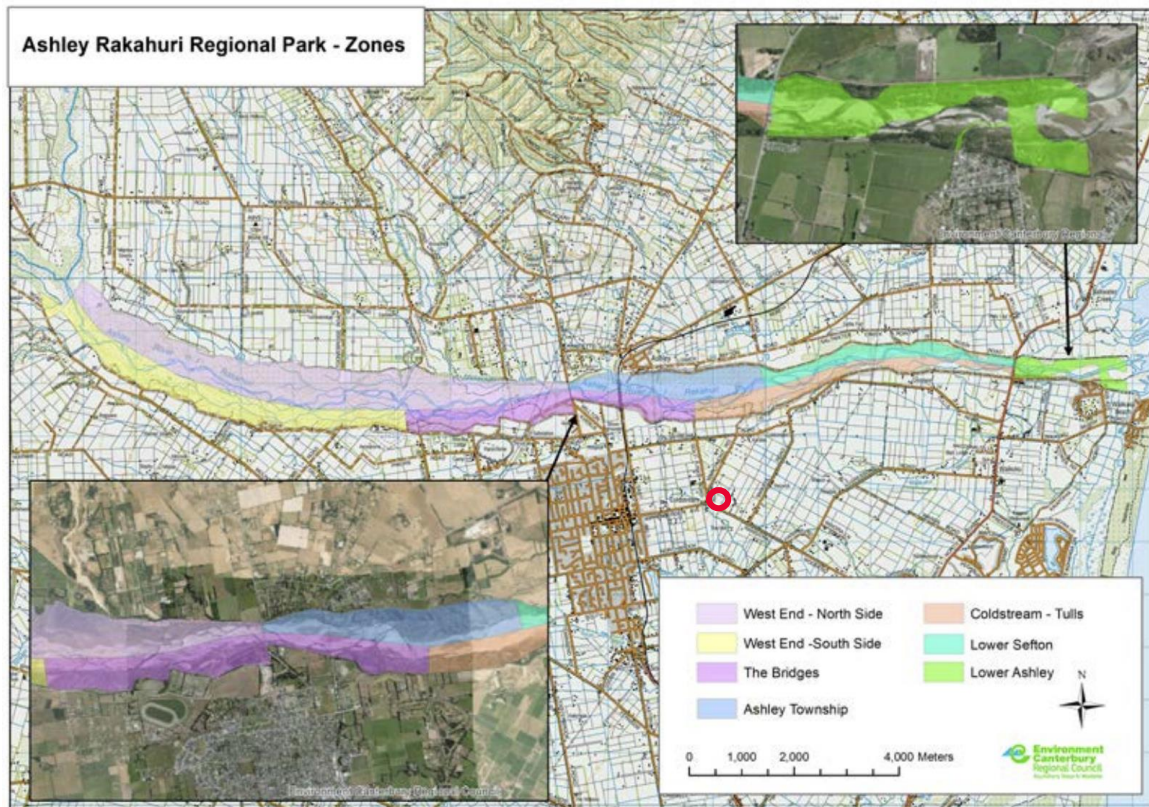


Figure 4. Ashley Rakahuri Management Plan Map illustrates regional park zones. While the site does not border these, being located 1.4km from the southern edge of this park, it is still a key connection and relevant public open space asset that is within 20 minutes' walk from the site. (Environment Canterbury, 2016)

2.1.3. Cultural Significance

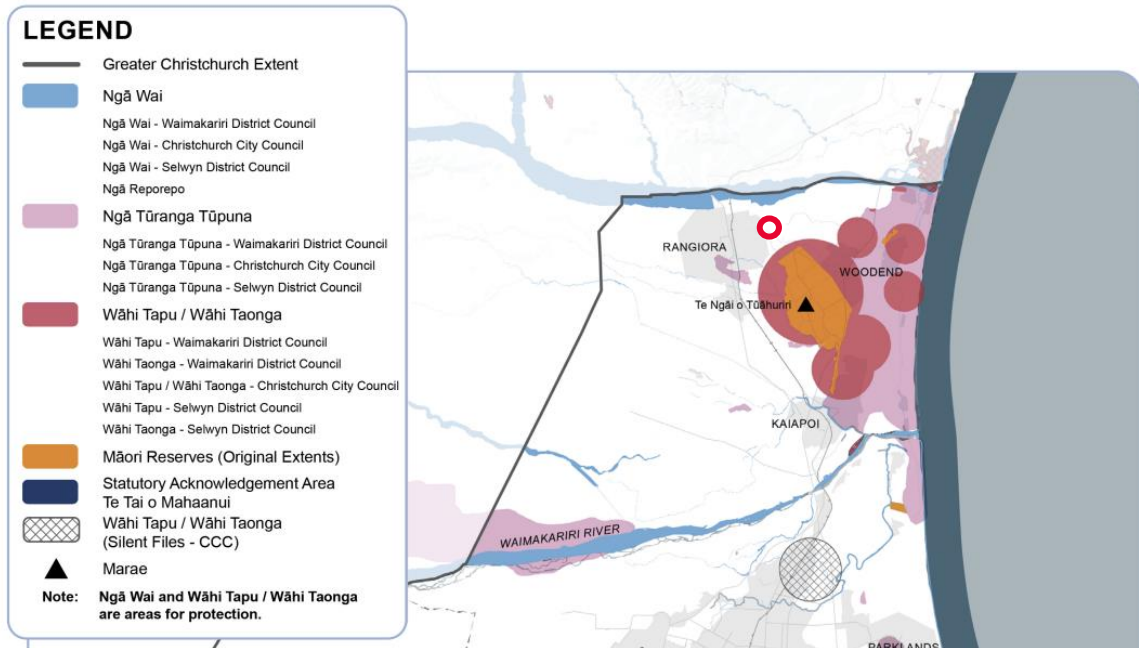


Figure 5. Cultural significance mapping illustrating various sites of significance in the region to Māori. (Urban Growth Partnership for Greater Christchurch, 2023)

- The nature of the land is currently agricultural with no identified cultural overlays in the vicinity of the site following review of district planning maps,



Figure 6. Illustration in the WDC ODP/ planning maps showing silent file areas, including SF011 at Tuahiwi – with its border (brown line) located approximately 1km from the sites south-eastern most corner on Rangiora Woodend Road (Waimakariri District Council, 2023a)

2.2. Site location and description

14. The Site is located at (legally described as):
 - 4 Golf Links Road (Lot 2 DP 16884)
 - 518 Rangiora Woodend Road (Part Rural Section 1054)
15. The two land parcels above that make up the site are all held within their own Titles. 4 Golf Links Road is 9806m² in area whilst 518 Rangiora Woodend Road is 10.29ha. **Figures 8 and 8** illustrate an overview of the immediate location of the land parcels as well as the surrounding environment.
16. The total site area of the combined land parcels is 11.27Ha.
17. Established rural zoning and landholdings including dwellings generally associated with rural activities are located to the south, east and north of the site. These currently have a minimum allowable lot size of 4ha. Notably, the Rural Lifestyle Zone, put forward in the Proposed District Plan, also has a 4ha minimum.
18. To the west of the site, across 'lifestyle type' properties and Golf Links Road is the current mid-construction residential development Bellgrove which includes medium – high density residential lots.



Figure 7. Aerial view of Bellgrove Stage 1A (image: <https://www.facebook.com/BellgroveRangiora/>) with the Site overlaid (indicative only)

19. The Rangiora golf club and its 18-hole golf course are wedged in the triangle between Golf Links Road and Marchmont Road to the northwest of the site.



Figure 8. Aerial shot of the surrounding area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Environment Canterbury, 2023)



Figure 9. Aerial shot showing the immediate area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Environment Canterbury, 2023)



Figure 10. Oblique aerial view of the site looking east from above Rangiora township, in the direction of growth outlined in the Great Christchurch Spatial Plan, with Ashley River to the left and Rangiora Woodend Road, adjoining the sites southern boundary, highlighted in green. (Google, 2023)

2.3. Land use

- The site is identified in the Proposed Waimakariri District Plan (PWDP) to be zoned as Rural Lifestyle Zone (RLZ), as shown in **Figure 10**.

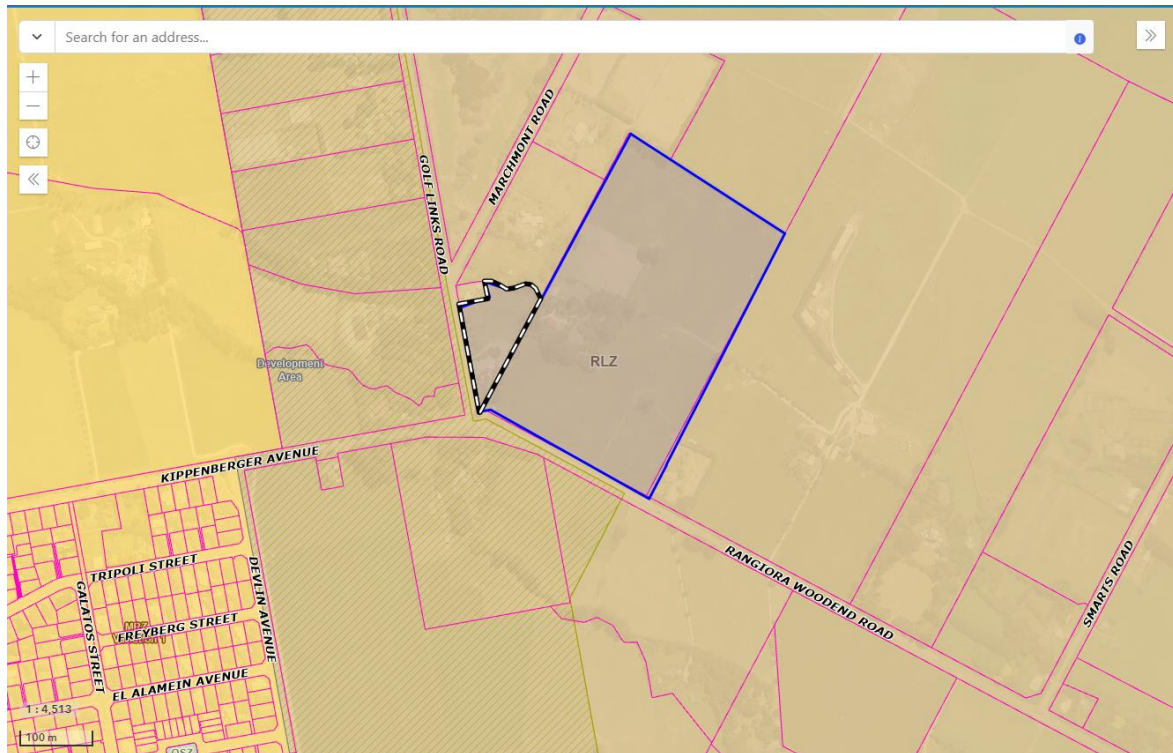


Figure 11. Map showing the proposed zoning for the site under the PWDP as RLZ (Rural Lifestyle Zone), and to the west of the site across Golf Links Road, the greenfield priority area/ infrastructure boundary and overlay (thin light green hatch) (Waimakariri District Council, 2023)

- Established rural land use and landholdings, including dwellings generally associated with rural activities, are located to the south, north and east of the site in the wider visual catchment. It is noted that within the Proposed District Plan, these land parcels are proposed to be Rural Lifestyle Zone.
- To the west of the site, across existing 'lifestyle' type (but rurally zoned) properties adjoining either side of Golf Links Road, is a medium density development called 'Bellgrove', which includes medium-density residential allotments and significant open space reserves built around the existing stream that runs through the site, connecting to the Cam River.
- The surrounding land use includes rural agricultural activities to the north, east and south across Rangiora Woodend Road, while to the west the site is the use is predominantly Lifestyle sections ranging in size from 2ha to 4ha, that adjoin both Marchmont and Golf Links Road. The golf course is also very close to the site, within a 5min walk (400m)
- Further afield to west from these neighbouring properties lies the new Bellgrove residential development located on the east of the Rangiora township.
- This contiguous fabric being residential – rural residential in use immediately west of the site is important in determining the setting and the prevailing character being that of residential, with dwellings visible from the sites southern and eastern boundaries, typically with little screening from the surrounding road network. It establishes the site as currently being on the 'peri-urban' or 'Rural Residential' in character.

2.4. Movement and access

26. Rangiora Woodend Road, the Arterial Road connecting eastern Rangiora to Woodend, switches to Kippenberger Avenue at the 30-degree bend in the road adjacent the sites southwestern corner, illustrated in **Figure 11** below. It provides the main linkage between Rangiora and State Highway 1 to the east, including catering for commuter travel from Rangiora to those townships that occupy this State Highway such as Woodend, Pegasus, Kaiapoi and Amberley.



Figure 12. View looking east towards the site along Kippenberger Road. This view highlights vehicles rounding the curve in this road where it changes to Rangiora Woodend Road. Golf Links Road meets Rangiora Woodend Road on the outside of this curve and Rangiora Woodend Road crosses the Cam River west of this intersection. A pedestrian cycle path runs along this through to Woodend. (Google, 2023)

27. This semi-formalised crossing point for pedestrians and cyclists, located 140m to the west of the site's southern boundary, is adjacent the Bellgrove development.
28. The designation of Rangiora Woodend Road as an Arterial Road, and Golf Links Rd a Local Road, is outlined in the Operative Waimakariri District plan (as outlined in **Figure 12** below). While of lesser significance, it is noted that Golf Links Road is illustrated as a Primary Collector in the Waka Kotahi NZ Transport Agency's (NZTA) 'one network road classification' mapping database, as shown in **Figure 13**- a higher order than the district plan classification.

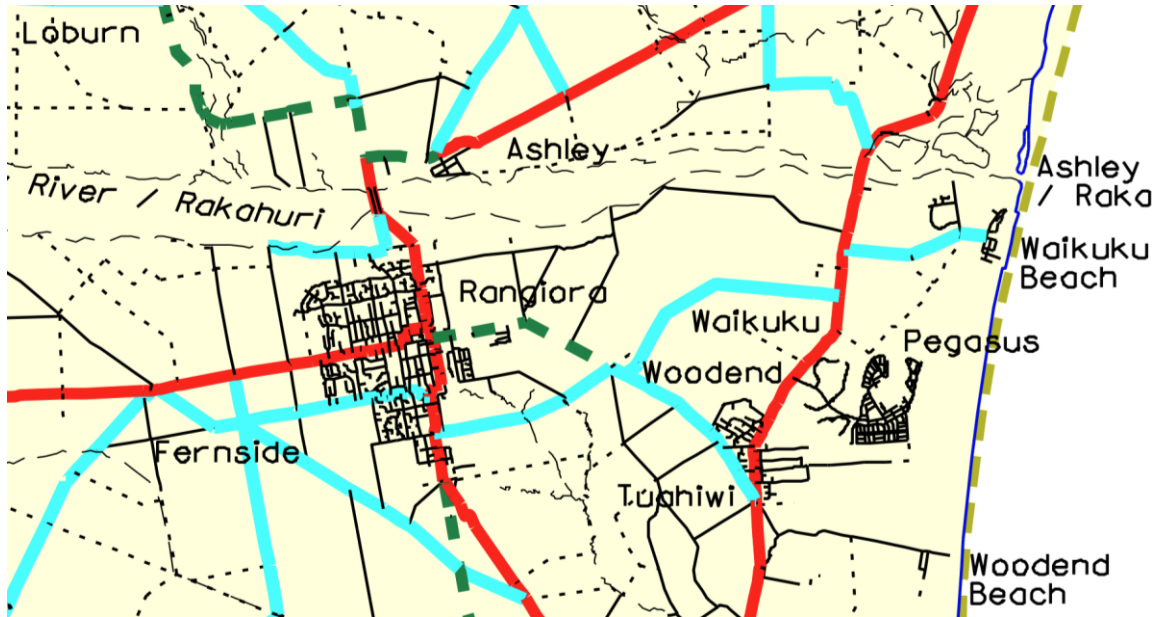


Figure 13. Screenshot from Map 136 'Road Hierarchy' from the Operative Waimakariri District Plan (Waimakariri District Council, 2023b)

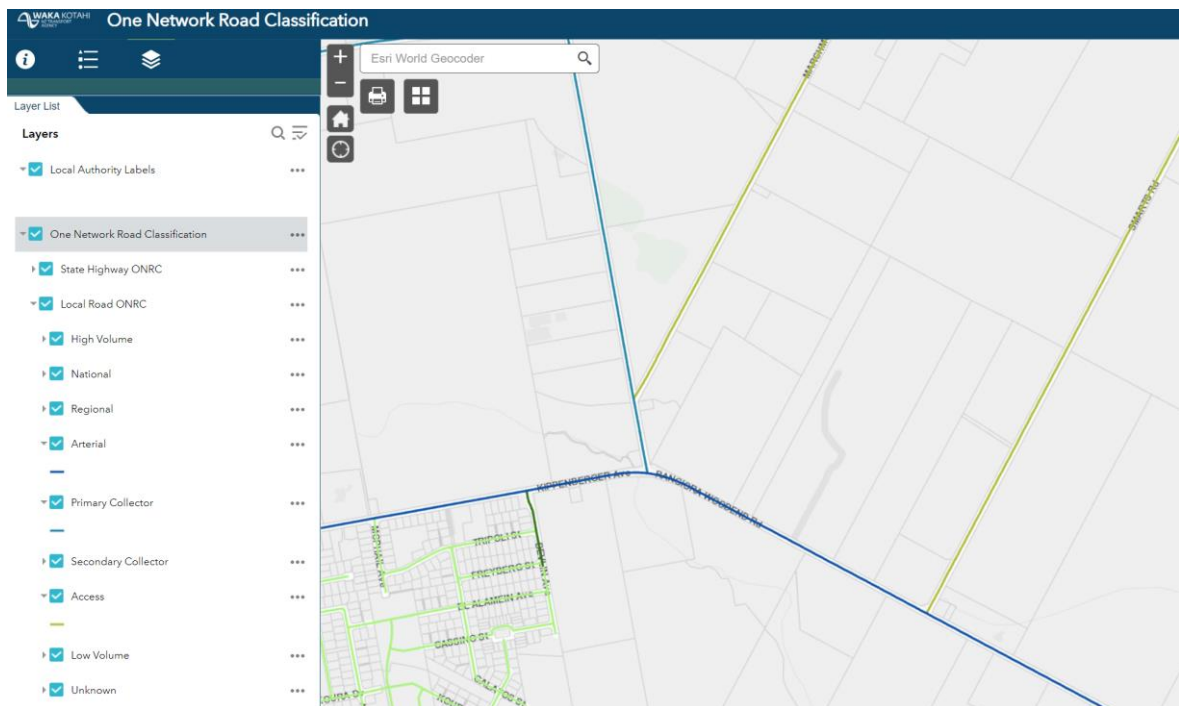


Figure 14. One Network Classification mapping (Waka Kotahi, 2023)

29. Rangiora Woodend Road also provides access within a more local context to several recreational activities which include a golf course, sport fields, indoor sports centre and show grounds, as well as the Ashley Rakahuri Regional Park.
30. Existing bus routes connect Rangiora to Christchurch and other satellite townships. There are strategic objectives regarding enhanced use of this road in future through regional strategic planning documents (Waimakariri District Council, 2018), and these reinforce the existing routes as shown in **Figure 14**.

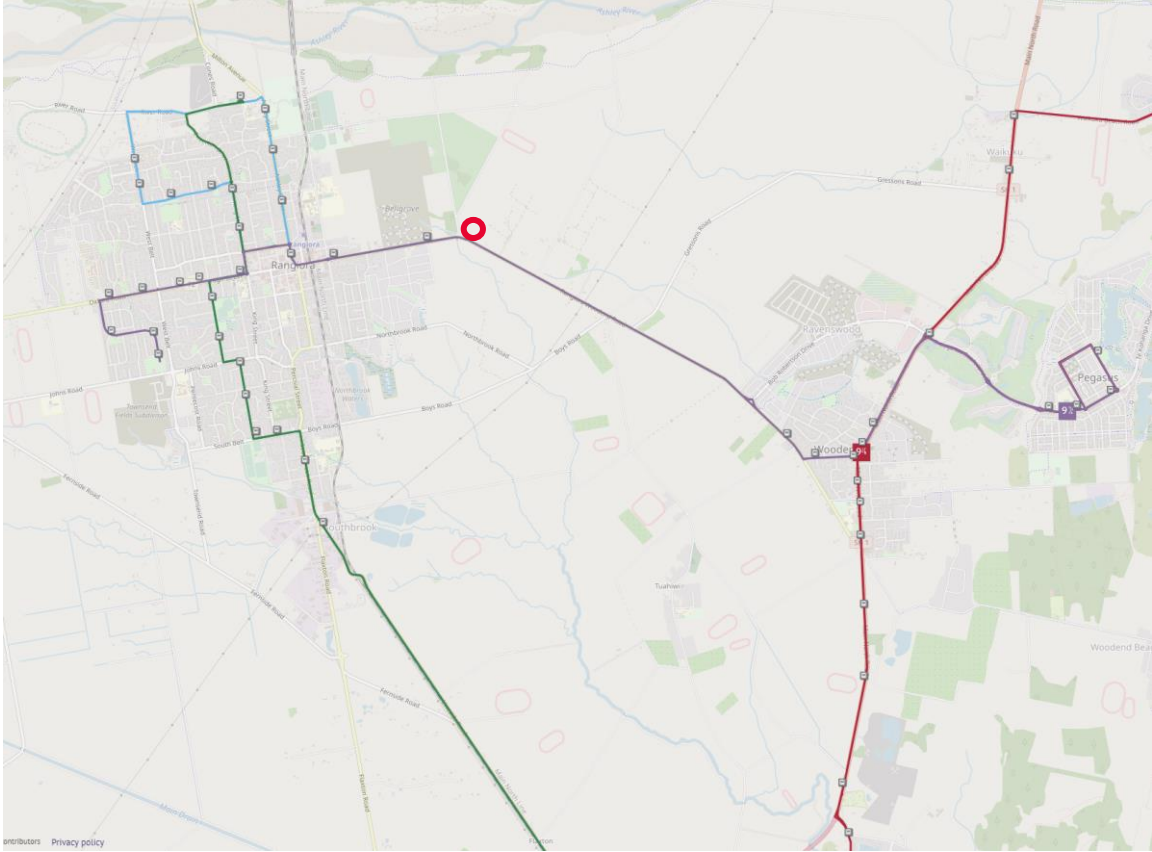


Figure 15. Existing Bus Services within Rangiora Township indicating the 'Rangiora/Pegasus' 97 purple route that runs directly adjacent the site down Rangiora Woodend Road, and the 'Rangiora/Cashmere' Green route that would be a transfer line from the 97 line and could then be utilised by residents to commute to Christchurch.

2.5. Vistas & Landscape Features



Figure 16. Google Streetview illustrates viewshafft from the northern end of Marchmont Road, looking north west towards prominent peaks/ ridgelines Mt Thomas, 25km from the site (left) and Mt Grey, 20km from the site (right). Mt Richardson further afield to the west, not visible from eye level (Google, 2023)

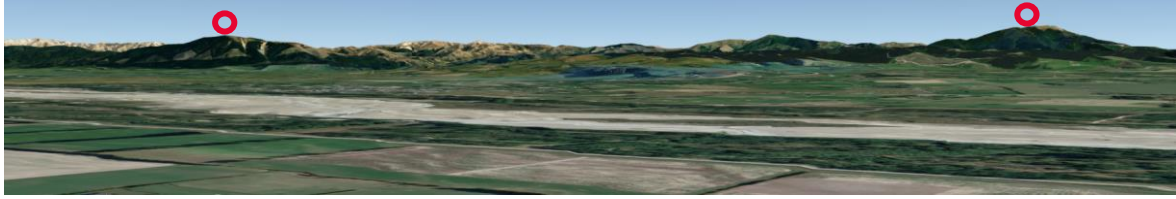


Figure 17. Google Earth Pro illustrates the same peaks from an aerial view above the site, with Ashley River in the foreground, 1.4km from the site. (Google, 2023ab)

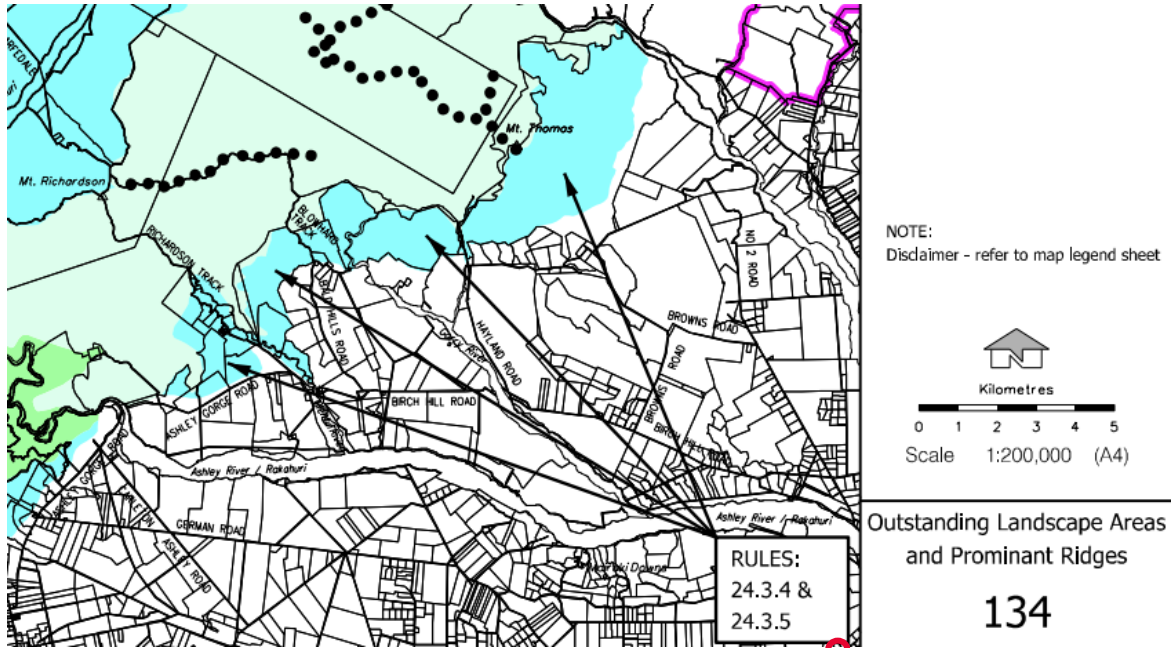


Figure 18. Prominent ridgelines to the north-west of Rangiora and the site, an opportunity to build vistas into future development scenarios (Waimakariri District Council, 2023)

2.6. Natural systems

31. The submission sites have natural hazard overlays that apply under the PWDP. As part of this submission flood modelling has been undertaken including anticipated overland flows, refer to the infrastructure assessment that forms part of the submission technical reports.
32. Natural systems in the vicinity are important considerations for the future use of the site, with Christchurch Blackmaps illustrating data including vegetation cover and hydrological elements surrounding the site (Environment Canterbury, 2023)

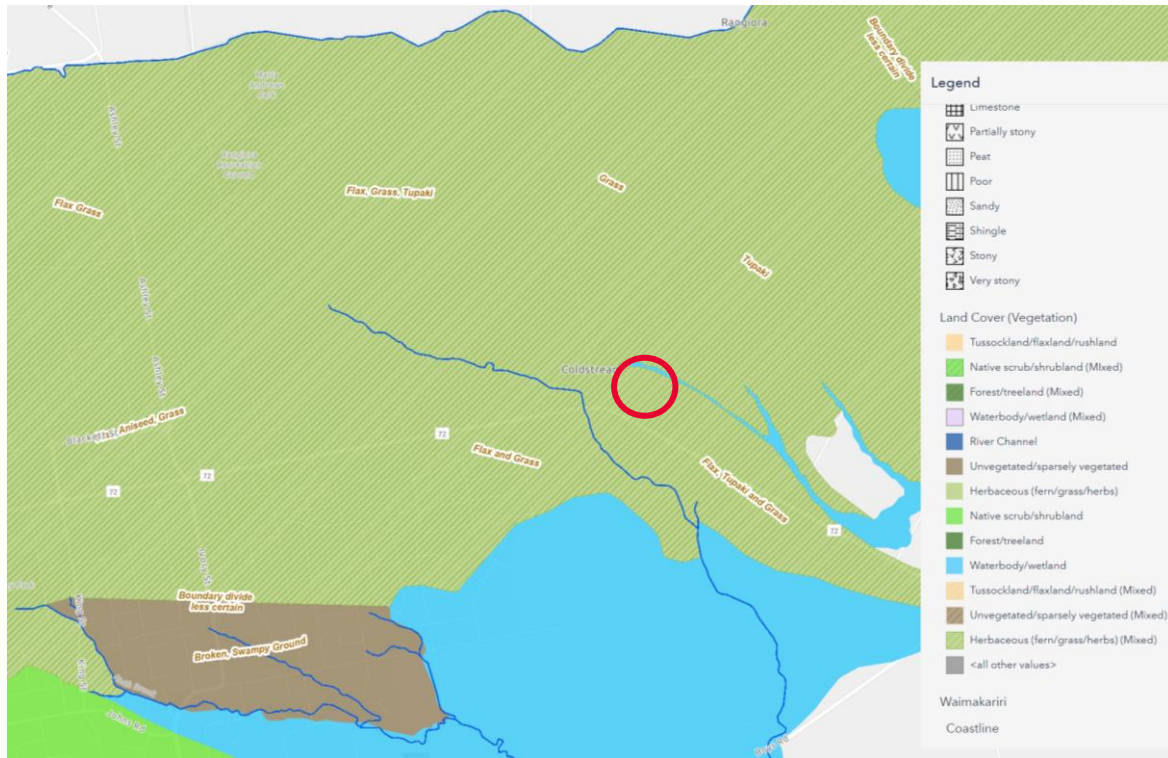


Figure 19. The blackmaps above shows the site within an area of historic grass and Tupaki across the site- referred to in the legend as 'herbaceous land cover which includes ferns grass and herbs. (Environment Canterbury, 2023)

33. An important aspect of the black map is the small but noteworthy 'Waterbody' that extends into the site- shown as a very thin 'light blue' line. On site this line is noticeable as a natural swale that is approximately 1m deep with shallow gradients on each side. While ephemeral in nature, in high rainfall events this localise linear depression serves a drainage / conveyance function taking overland flows from the northwest through the site to the southeast. It is worth also noting that this is not a river, being only active in high rainfall events and discharging to the southeast into an informal catchment through agricultural land.
34. The land parcels immediately adjacent the site to the west, that have a rural residential block size typology, outlined below in red (currently rurally zoned- proposed Rural Lifestyle in the Proposed District Plan), are within the projected infrastructure boundary. While it cannot be predicted how these allotments may be developed in future, they align with current zoning and proposed zoning minimum lot sizes that are Rural Lifestyle in typology.
35. The Cam River is an important existing small stream that runs through north-eastern Rangiora, 40m from the application site's western corner. This river has been incorporated into recent developments such as Belgrove subdivision to the west, and, while it does not run through the site, there is the opportunity for future connections from the site to this ecological asset.
36. The Cam River borders the lower two land holdings, and it would be anticipated in future this river would be restored if residential development occurred, possibly with the establishment of an esplanade reserve. This is important as the sites connections and structure should reflect this future opportunity.

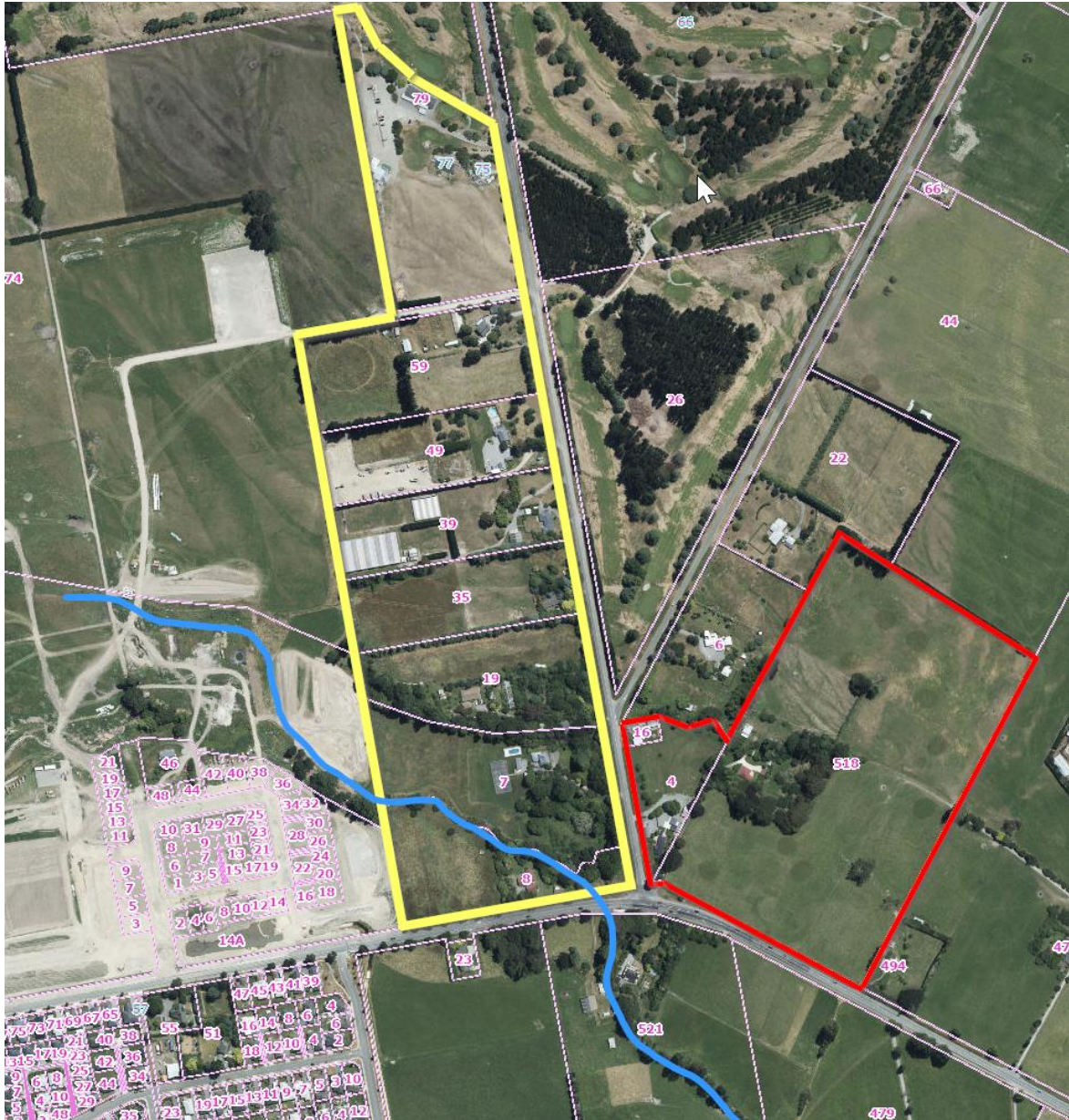


Figure 20. Rural Lifestyle 'typology/ size' allotments varying in size from 2ha to 4ha immediately west of the site (yellow), the Cam River (blue), and the site, in red. These occupy the land between the site and the Bellgrove development to the west (Waimakariri District Council, 2023a)

37. More specifically with regards to the Cam River outside the site, ecosystem definitions from Canterbury Maps describe the typical environment as "...Lowland streams are sourced from groundwater-fed springs and seeps. They are generally slower-flowing, warmer and carry more sediment than intermontane streams. Most have a gravel bed and many have been modified and re-routed over the years. Lowland streams provide habitat for species such as brown trout, whitebait, eels, koura and kakahi. They hold significant cultural value for Ngāi Tahu, with springs used for healing, vegetation used for cultural purposes, and sites used for food gathering. Fish and invertebrates present in lowland streams can tolerate a broader range of temperature and oxygen than found in intermontane streams at higher elevations." This 'context' in the region of lowland streams is environment and informs overarching design rationale regarding open space.

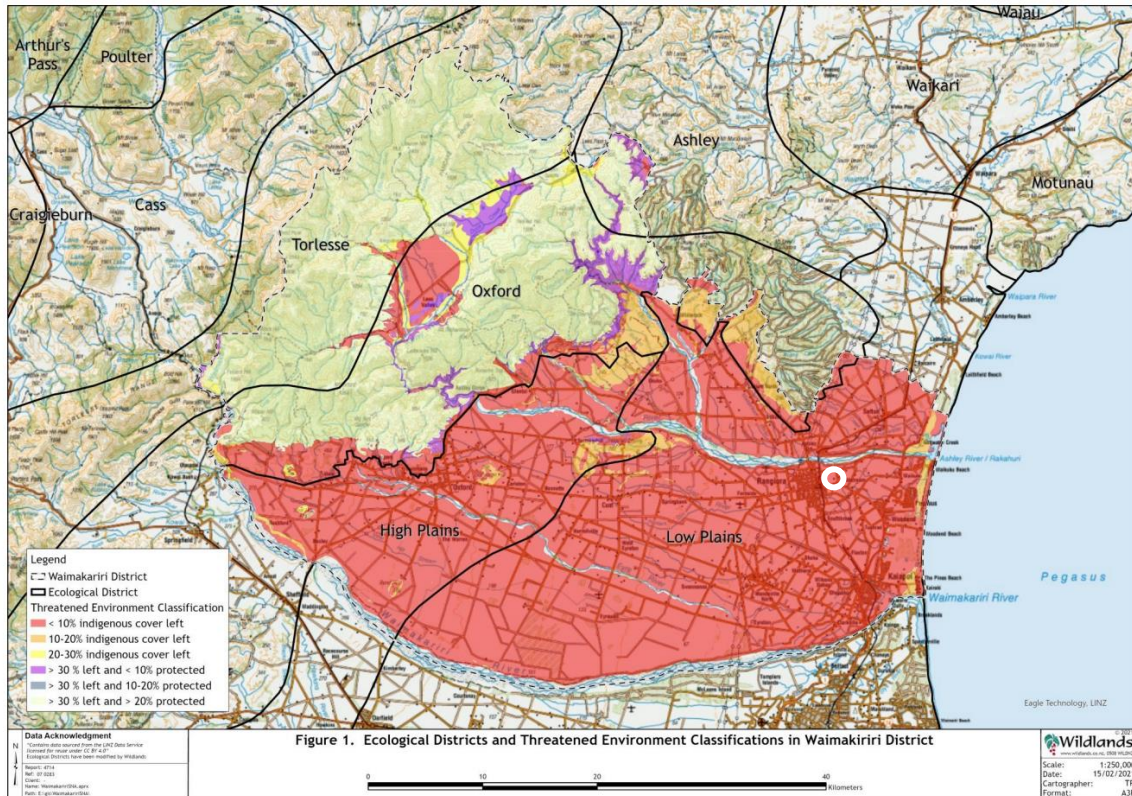


Figure 1. Ecological Districts and Threatened Environment Classifications in Waimakariri District

Figure 21. Screenshot taken from “Figure 1. Ecological Districts and Threatened Environment Classifications in the Waimakariri District” plan prepared by Wildland Consultants identifying the site within ‘Low Plains’ (Wildland Consultants et al., 2021). The site is shown as a white circle in this image.

Plains	Low Plains High Plains	Kānuka forest/ treeland/ shrubland (including narrow and sparse roadside 'threads')	<i>Kunzea serotina</i> , <i>K. robusta</i> <i>Carmichaelia australis</i> <i>Clematis</i> spp. <i>Coprosma intertexta</i> , <i>C. rhamnoides</i> <i>Discaria toumatou</i> <i>Helichrysum lanceolatum</i> <i>Leptecophylla juniperina</i> subsp. <i>juniperina</i> <i>Leptospermum scoparium</i> <i>Pomaderris amoena</i> <i>Leptinella serrulata</i> , <i>L. squalida</i> <i>Rytidosperma clavatum</i> <i>Senecio glomeratus</i> , <i>S. aff. quadridentatus</i>
	Low Plains High Plains	Indigenous small-leaved shrubland-grassland	<i>Sophora microphylla</i> <i>Discaria toumatou</i> <i>Coprosma crassifolia</i> , <i>C. propinqua</i> <i>Leucopogon fasciculatus</i> <i>Sophora prostrata</i> <i>Carmichaelia australis</i> , <i>C. corrugata</i> <i>Muehlenbeckia axillaris</i> , <i>M. complexa</i> , <i>M. ephedroides</i> <i>Melicytus alpinus</i> <i>Aciphylla subflabellata</i> <i>Poa cita</i> <i>Rytidosperma clavatum</i> <i>Senecio</i> spp. <i>Thelymitra</i> spp. <i>Racomitrium</i> spp., <i>Triquetrella papillata</i>
	Low Plains High Plains	Indigenous mossfield- herbfield-stonefield	<i>Carmichaelia corrugata</i> <i>Coprosma brunnea</i> , <i>C. petriei</i> <i>Leucopogon fraseri</i> <i>Muehlenbeckia axillaris</i> , <i>M. ephedroides</i> Mosses and lichens, e.g. <i>Bryum</i> spp., <i>Racomitrium</i> spp., <i>Triquetrella papillata</i>

Low Plains High Plains	Uncultivated dryland soils, including riverbanks and terraces	<i>Carmichaelia australis</i> <i>Rytidosperma clavatum</i> <i>Leucopogon fraseri</i> <i>Muehlenbeckia axillaris</i> <i>Pteridium esculentum</i> <i>Thelymitra</i> spp. <i>Dichondra repens</i> <i>Triquetrella papillata</i> <i>Hypnum cupressiforme</i>
Low Plains High Plains	Freshwater wetlands (e.g. swamp, marsh, fen, bog)	<i>Cordyline australis</i> <i>Phormium tenax</i> <i>Typha orientalis</i> <i>Coprosma propinqua</i> <i>Blechnum minus</i> <i>Carex coriacea, C. secta</i> <i>Eleocharis acuta</i>
High Plains	Beech forest	<i>Fuscospora solandri, F. cliffortioides</i>
High Plains	Podocarp-hardwood forest	<i>Dacrycarpus dacrydioides</i> <i>Prumnopitys taxifolia</i> <i>Podocarpus totara</i> <i>Elaeocarpus hookerianus</i> <i>Fuchsia excorticata</i> <i>Griselinia littoralis</i> <i>Hoheria angustifolia</i> <i>Lophomyrtus obcordata</i> <i>Meliccytus ramiflorus</i> <i>Myrsine divaricata</i> <i>Pennantia corymbosa</i> <i>Pittosporum tenuifolium</i> <i>Pseudopanax arboreus, P. crassifolius</i> <i>Schefflera digitata</i> <i>Hebe salicifolia</i> <i>Coprosma linariifolia, C. pedicellata</i> <i>Neomyrtus pedunculata</i>

Table 1. Excerpts taken from pages 7 and 8 of 'PRIORITIES FOR INDIGENOUS BIODIVERSITY PROTECTION IN WAIMAKARIRI DISTRICT: SIGNIFICANT VEGETATION AND HABITAT TYPES AND INDIGENOUS PLANT SPECIES'

38. The species shown in Table 1 would be an appropriate direction for any planted areas in naturalised reserves within any future development of the site (Wildland Consultants et al., 2021). This level of consideration would be undertaken at time for future consent and detailed design, however, is relevant as a guiding principle for any future landscape strategy of the site.

2.7. Existing dwellings

39. Buildings in the immediate vicinity of the site are located on smaller rural lifestyle sized land parcels are single storey and are detached. The majority are also setback from the road, accessed via internal driveways that vary in length from road to the dwellings' front doors, ranging between 10m to 40m in length.



Figure 22. Intersection between Rangiora Woodend Road and Golf Links Road facing towards Woodend, the south west corner of the site (Google, 2023)



Figure 23. Golf Links Road facing north, with the site immediately to the right of the photo. (Google, 2023)



Figure 24. Golf Links Road, from the same position as Figure 18, facing towards intersection with Rangiora Woodend Road. (Google, 2023)

3. Site Analysis

40. The following analysis is a response to existing Site features as well as the proposed ODP. It describes primary features that influence the design of the Site, as well as outlining certain mitigation and design techniques.
41. The Site is generally flat with a minor gradient towards the centre depression that runs west to east, which also becomes inundated with minor overland flows from the west in periods of high rainfall.
42. The two parcels are similar in use, each containing one existing dwelling and ancillary buildings and outhouses.
43. Existing vegetation on site includes a shelterbelt along the site's northern boundary, as well as several mature trees surrounding the curtilage of the dwellings on both land parcels, as well as lining the driveways of each.



Figure 25. View from outside the south-eastern corner of the site from Rangiora Woodend Road, opposite the old weatherboard farmhouse at 494 Rangiora Woodend Road, as well as the mature trees (exotic) surrounding the existing dwelling at 518 Rangiora Woodend Road (the Site's) curtilage (Google, 2023b)



Figure 26. View outside the south-western corner of the site from Rangiora Woodend Road, opposite the T-Intersection with Golf Links Road, and looking towards both the driveway entrance to the dwelling at 518 Rangiora Woodend Road (the larger parcel of the site), and behind some intervening vegetation, the dwelling at 4 Golf Links Road.

44. The edge of Rangiora's built environment is currently 330m from the Site. The centre of the Rangiora township, more specifically, where High Street intersects Ashley Street, is 1.6km, or a 20-minute walk, 5-minute cycle, or 3 minute drive.

45. The Site is predominantly flat with an open character, characterised by shelterbelts, established exotic trees, man-made boxed drains bordering the site.
46. The Site is bisected from east to west by a minor depression that conveys water in high rainfall events.
47. Viewshafts are afforded from the northern portion of the site towards the foothills to the north, although the existing shelterbelt obscures this view in its current form. Dense bush alongside the Cam River is the predominant view from the western side of the site.

3.1. Constraints

48. The site constraints are primarily related to hydrology and infrastructure servicing in its current capacity, which possibly only form a constraint for certain land use types given the infrequency of an event that would lead to needing stormwater management.

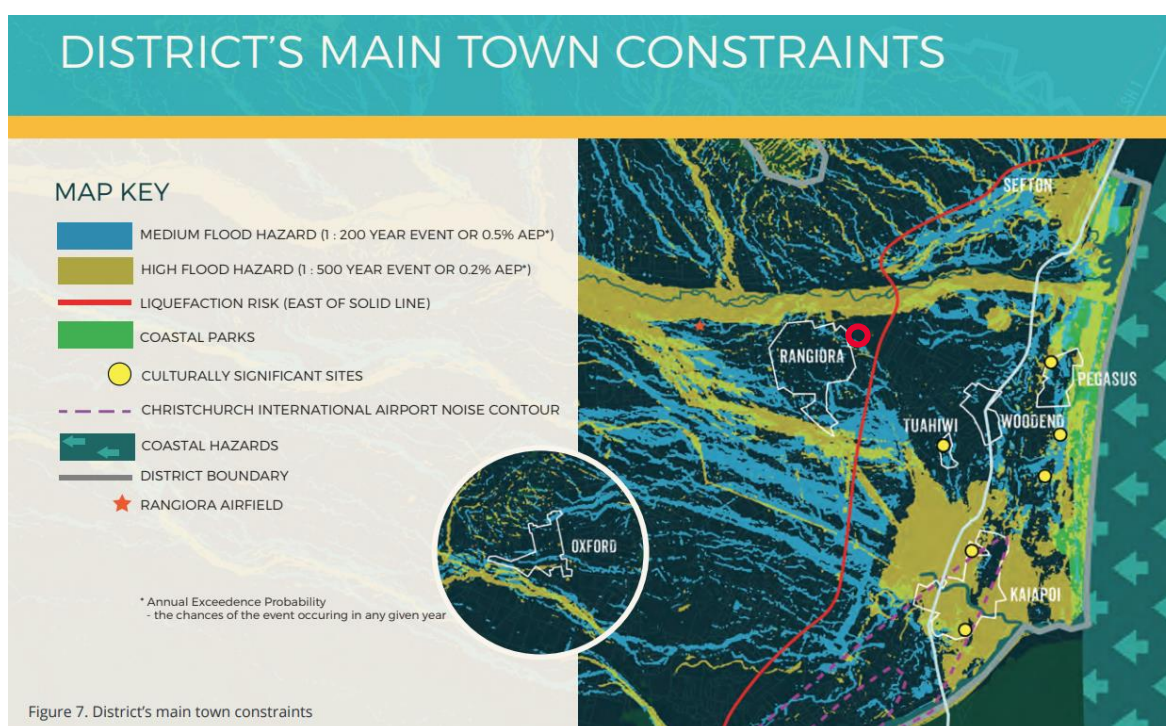


Figure 27. As seen from this graphic, at a regional scale, when viewing the site there is an overland flowpath and on-site depression running central to the site in a west east direction, which restricts the areas available for development, as well as influences both the open space, stormwater management and circulation networks.

49. More specifically, constraints that affect the site include:
 - a. Overland ephemeral flow path through centre of site, conveying water west to east, partially visible above in **Figure 26**, although within the Rangiora periphery, eastern Rangiora appears the least 'at risk' of the Ashley River breakout flooding scenario.
 - b. Arterial road classification and 80kph current speed limit applicable to Rangiora Woodend Road adjacent the site (50kph to the west of the Golf Links Rd intersection).

- c. Current Infrastructure Boundary/ Greenfields priority area terminating at Golf Links Rd, at the immediate interface with the site.

3.2. Opportunities

- 50. Opportunities that exist with the development of the site include:
 - a. Cam River and Bellgrove open space reserve connection to create a regional park extending towards Tuahiwi (given connectivity to Tuahiwi has been identified as a key strategic goal in the Spatial Plan).
 - b. Extending residential fabric from the west side of Golf Links Road to the east, aligning with future growth aspirations illustrated in the Waimakariri 2048 District Development Strategy document, which identifies this eastern growth beyond the current projected infrastructure boundary.
 - c. The creation of a new internal recreational reserve and playground within the site in a central location to service the site and land parcels within 800m or a 10min walk.
 - d. Roads and developable land fronting proposed stormwater management areas planted with indigenous native flora in line with the Wildlands report in **Table 1**.
 - e. Provide viewshafts of mountain peaks in the wider landscape such as Mt Grey.
 - f. Provide enhanced shared pedestrian / cycle recreational routes extending through the site with opportunities to link through to Rangiora Golf Course and on to Bellgrove to the northwest, neighbouring land, and Tuahiwi to the southeast.



4. Description of Proposal

4.1. Proposed Outline Development Plan

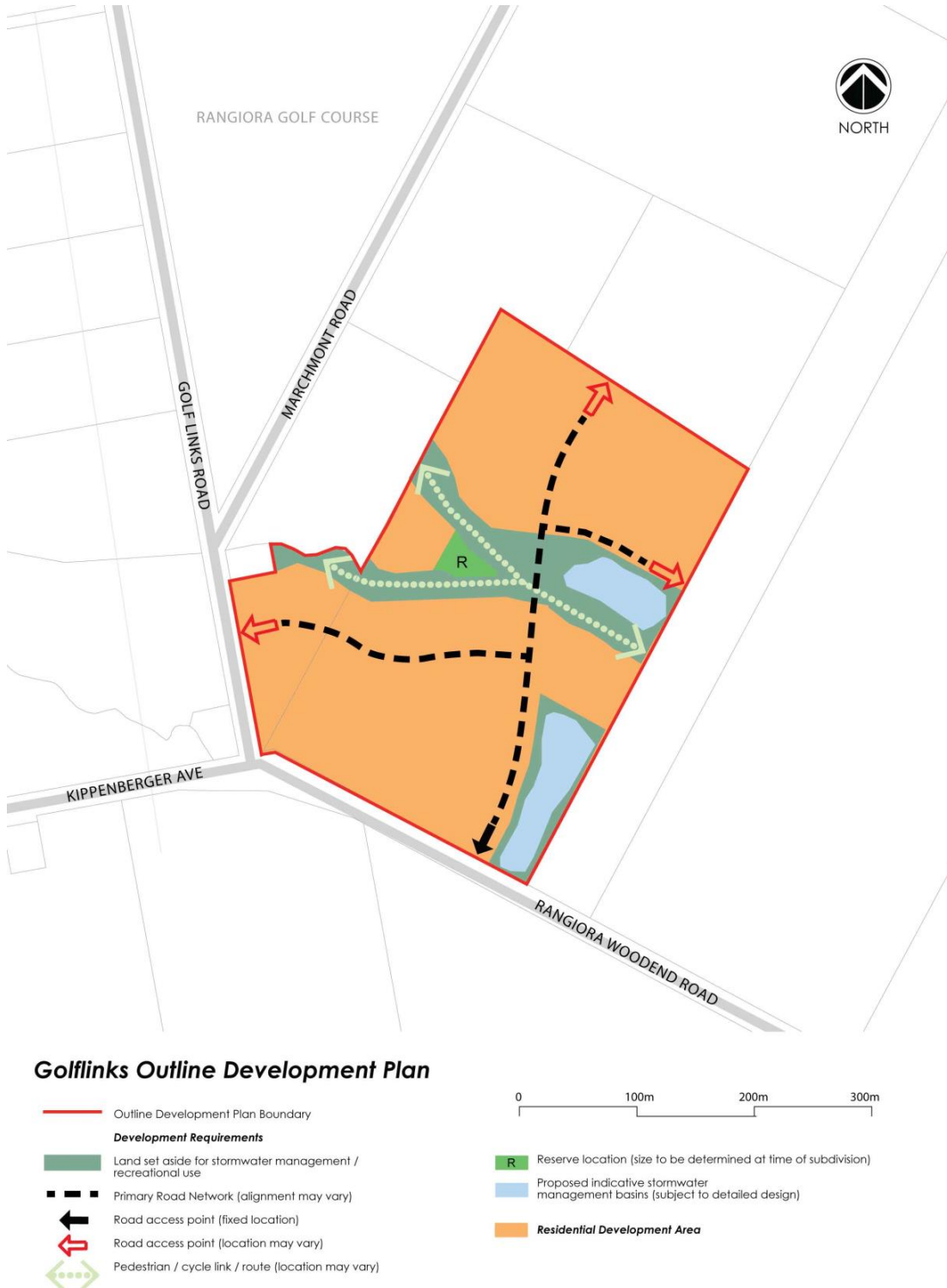


Figure 28. Proposed Outline Development Plan for the site. This highlights the key structural elements that guide future development within the site, elaborated on in the following Sections 4.2 – 4.6 through layer diagrams

4.2. Development fabric and growth

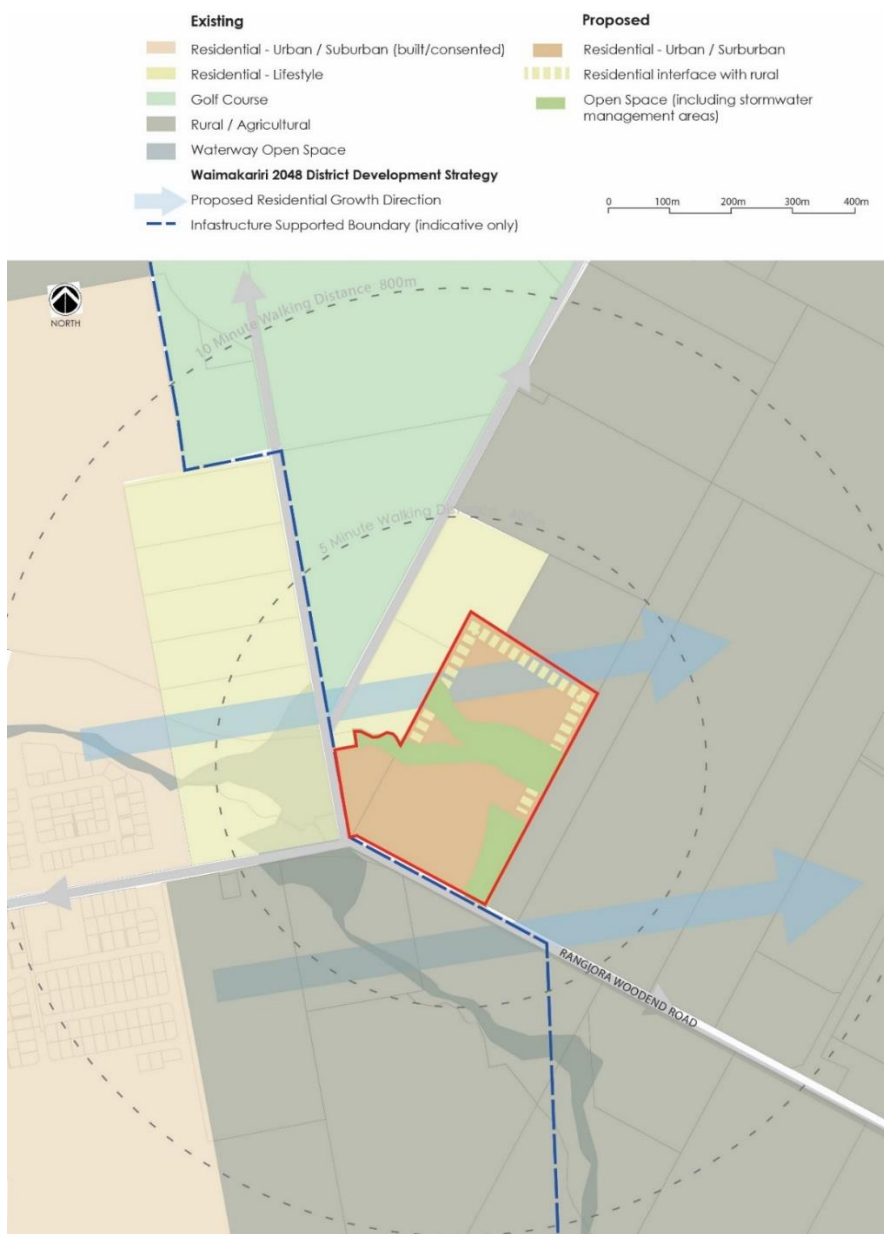


Figure 29. This illustrates proximity to Rangiora Township alongside existing character of use. Dashed lines= walkability, with 400m denoting 5min and 800m circle denoting 10min.

51. The above layer diagram illustrates the pattern and nature of existing land parcels, as well as overlaying the strategic future growth direction illustrated by the blue arrows taken from the Waimakariri 2048 District Development Strategy document.
52. Land use along the surrounding interfaces to the site is diverse as **Figure 28** above and the aerials on **Figures 7-9** show, with the predominantly rural-residential land parcel size, the Cam River waterway open space corridor and the recreational use of the golf course to the north and west, contrasting with the open, larger parcels of the agricultural land to the east and south.
53. The strategic expansion of Rangiora, is east towards and past the site, illustrating it as the next logical step for growth of the township.

4.3. Connectivity



Figure 30. The above diagram illustrates the key connections that allow the site to integrate with the adjacent roading and future development areas.

54. The Primary roads proposed include four main external connections with two internal T intersections.
55. Two of these connect with the existing road frontages at Golf Links and Rangiora Woodend Road, with their location set back from the T-intersection of these two roads to ensure appropriate queuing issues and increased visibility & sightlines as outlined in the traffic assessment by Stantec.
56. Traffic currently transitions from a 50kph zone to an 80kph zone in the vicinity of the site, which has influenced the proposed primary roading within the site and where appropriate connection points are appropriate in relation to the speed limit.
57. The site is well located near existing residential zones to the west, however future residential development that integrates well with the adjoining land uses is enabled through this proposed

outcome- taking advantage of connections and increasing the opportunities for outlook over open space.

58. The above layout allows for future residential allotments to be situated closer to the central recreational reserve, the water way open space corridor as an extension to the Cam River across Golf Links Road, and the proposed Stormwater management areas.

A series of off-road pedestrian cycle linkages area are also shown utilising the proposed central open space reserves that extend to the east as a future opportunity, as well as to the west where a more immediate linkage to residential land use as well as Rangiora Township is possible.

4.4. Open Space and Hydrological Networks

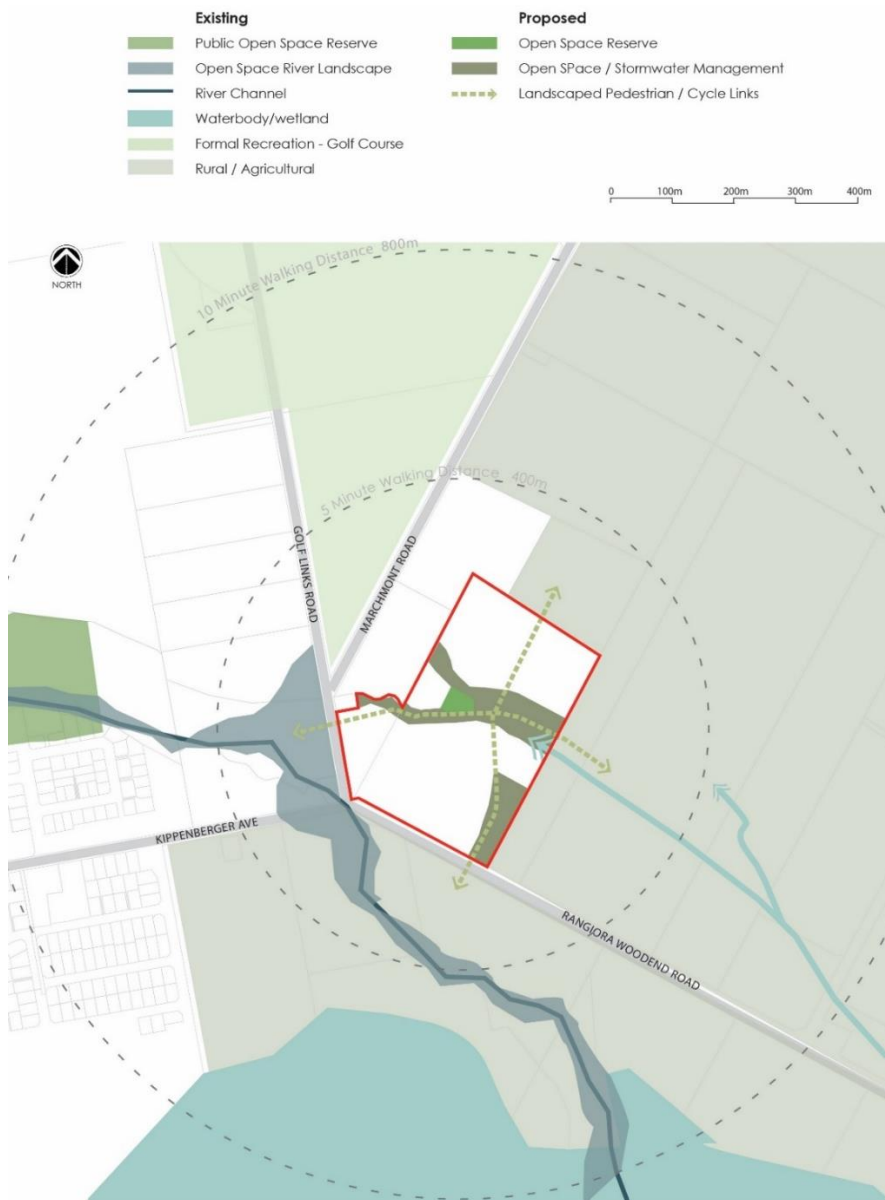


Figure 31. The above diagram illustrates both existing and proposed natural, recreational and stormwater management areas. The waterbody shown cutting through the site is ephemeral in nature, is not a wetland, with water conveyance only observed in periods of high rainfall.

4.4.1. Open Space

59. The proposed open space reserve networks within the site are multi-functional and designed to incorporate formal and informal recreational routes, provide amenity, as well as both conveying existing overland flow paths across the site as well as treat stormwater from roading. These spaces have been thoughtfully located to promote Crime Prevention Through Environmental Design (CPTED) by locating these amenities next to adjoining and proposed roads and dwelling frontages, primarily areas of higher density, and not backs of residential areas, to enable the opportunity for passive surveillance over these spaces.
60. The reserves will also visually soften the surrounding built form of the development with vegetation and minor landform contouring. The provision of passive and active recreational elements will add interest and establish well-functioning spaces that promote social interaction.

4.4.2. Hydrological function

61. Enhancing water quality through treatment and alleviating flood risk by designing with respect to natural catchments and flow paths that are historical in nature, and key design drivers for that guide the Outline Development Plan.
62. Care is to be taken to respect Te Mana o Te Wai by avoiding mixing between natural systems and treatment systems.
63. Meandering shared paths and accessible grassed areas through the reserves surrounding the stormwater management areas will delineate spaces for water management while promoting habitat creation through planting. Naturalising the central ephemeral waterway and incorporating unique natural features such as stormwater management areas will increase both aesthetic and the biodiversity of this eastern edge of Rangiora.
64. The proposed ODP incorporates an enhanced, naturalised approach to the existing stormwater conveyance system. Please refer to the **Infrastructure Report** for further detail regarding functional aspects of the proposed Stormwater Management Areas.

4.5. Identity and spatial qualities

65. Developing a sense of place within this Site is made possible through the significant restoration opportunity for natural systems. Value has been placed on how the site historically has had a minor ephemeral depression/ overland flow path through the site's centre, that has managed stormwater flows. The ODP has incorporated various elements that evoke subtle cues to the landscape using network orientations, viewshafts and proposed restoration, which will be implemented at future design phases of development, such as including local endemic species in landscape strategy for example.

4.5.1. Viewshafts

66. The proposed primary ODP road through the site from Rangiora Woodend Road is to be sinuous in form to align with the site, but also to direct views towards the foothills behind Ashley, in particular, Mt Grey, which will establish a sense of identity.

4.5.2. Protection of the Rural Interface and Character

67. There are opportunities to retain existing vegetation and established trees, to preserve a sense of maturity and peri-urban character that currently exists across the Site. There are also opportunities

to further develop a sense of place into public spaces, including the reserves and walkways, through educational panels, naming of areas, and interpretative signage, which can be determined at a future consent stage.

68. Other mitigation measures involve creating appropriate interfaces to surrounding neighbourhoods by utilising permeable fencing typologies, varying rooflines, and pitches, and promoting single storey housing along these boundaries. These measures, coupled with the separation between existing residential and the proposed development by roads and reserves, are expected to minimise visual edge effects and maintain the peri-urban character that exists to a degree, while allowing an appropriate level of intensification.

4.6. Interfaces

4.6.1. Northern interface

69. Removal of existing conifer shelterbelt along the northern boundary will allow appropriate levels of sunlight for residential areas within the site along this interface. Fence treatment, such as more open post and rail, could be considered at time of future development to avoid a harsh solid edge, however this should not be imposed as a requirement or a condition.

4.6.2. Rangiora Woodend Road interface

70. Extensive stormwater treatment areas align the primary road entrance to the site along the sites southern interface. Ensuring visibility over the existing arterial road to the south by using low or permeable fencing will be important for enhancing the local visual amenity, softening the bulk of the development and creating a safer interface with heightened passive surveillance.
71. Future residential allotments along this boundary could access dwellings fronting Rangiora Woodend Road from internal access. Flexibility with the Outline Development Plan in this regard will allow confirmation at subdivision design stage given that the most appropriate outcome will hinge on the design of the adjoining road and its future speed limit.
72. A minimum of a 1.5m maintained landscape strip, in combination with the low solid or full height permeable fence along this boundary would be an appropriate control along this interface.

4.6.3. Golf Links Road interface

73. This boundary adjoins the infrastructure/ urban growth overlay to the west across golf links road. While the outcome and timing of this narrow strip to the west being developed as more intensive residential allotments is unknown, given the land parcels are of a 'lifestyle' size and character and are typically 2ha with the largest 3.06ha.
74. A landscape strip of 1.5m along this boundary, excluding accessways, would be an appropriate measure as a control to tie into the vegetation along the Cam River/ Ruataniwha, as a visual control on future development, however, no special fencing requirement or controls along this edge are considered necessary to create a well-integrated design.

4.6.4. Eastern interface

75. The eastern interface with the Site, until land is developed past the site in future, will experience an open outlook to the existing Rural land zoned in the interim. If the Proposed rezoning in the Proposed District Plan becomes operative, this land will be Rural Lifestyle with the ability to be 4ha allotments in size.

76. Given the outcome of the Proposed District Plan and rezoning to RLZ are unknown at this point, measures such as open-style fencing, landscape treatment and potentially building setbacks may be appropriate mitigation for this boundary however would be considered at future consent/ development stages depending the outcome of the plan change process.
77. Where possible, the retention and addition of existing specimen trees along boundaries, if appropriate species and condition is conducive to being near residential dwellings and no shading issues on either adjoining future dwellings or roads, would further enhance and preserve the site's peri-urban character. Further investigation at future development phase is recommended to determine which, if any, existing trees can be retained on the Site.

5. Urban Design Assessment

5.1. Urban Design Protocol

79. This section provides a summary assessment of the proposed outcome and the strategic ODP against the MFE Urban Design Protocol (UDP), which sets out key concepts to create healthy, safe, and attractive living environments where business, social and cultural life can flourish. An evaluation of the ODP against the key concepts has been undertaken below.

5.1.1. Context

80. The UDP states:

'Quality urban design sees buildings, places, and spaces not as isolated elements, but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities, and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture, and the wider environment.'

81. The Site's proposed ODP is a cohesive development of spaces, a high-level street network and activities that ties into the surrounding environment. A residentially zoned site would ensure the site is cohesive with the wider community's greenfield priority area expansion being within close proximity (300m) to Rangiora Township, less than a 5-minute walk. It also is located on an Arterial Road, as well as having high connectivity to local recreational networks/ destinations and surrounding historic open space networks including Ashley Rakahuri Regional Park directly north up Marchmont Road. This structure in the surrounding district supports this land use change and provides a strong foundation for establishing the identity of future residential use.

5.1.2. Character

82. The UDP states:

'Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment, and community pride.'

83. Existing elements of the Site, including the historical overland flow path central to the site will give the future residential development a strong base identity for reverting areas to its pre-settlement (Māori & European) nature for ecological, cultural, educational and recreational benefit.

84. The historic black maps reinforce this and the native species that would have occupied this space as outlined in the Wildlands plant schedule above can be utilised to establish this uniqueness on site. It would be advisable for local mana whenua to contribute at future consent stage regarding flora that may be appropriate particularly given the sites relative closeness to Tuhiwi.

85. The ODP has been guided using strategic elements such as recreational networks and landscape elements as the focus of the design, utilising significant viewshafts where appropriate for reserve and roading alignment. The existing peri-urban character will be intensified through the rezoning

however will be offset and enhanced through restoration of reserves / open space through planting provision, with a high percentage of allotments located within proximity to the expansive vistas over the Sites proposed reserve network. The promotion of lower densities near more sensitive interfaces to the north and east and permeable fencing, where appropriate, allows for this cohesion with neighbouring properties on the existing urban edges- maintaining a sense of spaciousness and a transition between the proposed residential and the external rural character.

86. In addition, the character of the development will also be influenced by the streetscape design and the relationship of the proposed densities. Therefore, the road hierarchy, layout of open space areas, configuration of lots surrounding open space and the multi-functional use of these will need to be carefully designed at subdivision consent stage to create spaces will all create a unique identity, promote a slow speed environment, and give a high-quality feel to the development.
87. Further opportunities exist at detail design level to engage with sculptural elements, interpretive signage, and artistic expression, in collaboration and consultation with appropriate external collaborators such as mana whenua if Te Ao Māori landscape values are to influence, for example, the landscape features and design within the reserves.

5.1.3. Choice

88. The UDP states:

'Quality urban design fosters diversity and offers people choice in the urban design form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses and creates resilient and robust towns and cities.'

89. As shown in the ODP residential area, and the land use diagram (**Figure 28**), it is anticipated that the site will enable the creation of diverse living environment. This is achieved through sinuous roading patterns, the unique/ non uniform shape of the site itself, and the strategic placement of higher density more central and opposite open space reserves.
90. This uniqueness is illustrated in the Masterplan Concept sketch in Appendix B, that highlights indicative ponding areas, allotments of many sizes and orientations, organic reserve edges, and street alignments.
91. With reference to Bellgrove residential development under construction to the west of the site, and the existing infrastructure boundary being adjacent to the site over Golf Links Rd, it would appear that the ODP, while contiguous, may create a less intensive outcome than what is being already constructed, or at least, cohesive with the look and feel of the Bellgrove development.
92. The density proposed would diversify the building typology in north-east Rangiora, while retaining walkable catchments and key linkages with these currently under construction areas are integrated, both offroad and with the public transport ability along Rangiora Woodend Road.
93. A fundamental aspect of the design is to situate the majority of allotments within close proximity to open space areas, including the provision for both active and passive recreational space with unimpeded views. The proposed central reserve area and recreational node will provide an immediate choice both living environment and amenity able to sustain residents.
94. Both two and three storey typologies are also potential built environment outcomes and appropriate adjacent open space where there is capacity to absorb a higher level of bulk and massing.

95. A shared walk and cycle path are examples of the type of activity the Site anticipates and will provide choice and convenience for residents.

5.1.4. Connections

96. The UDP states:

'Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks – streets, railways, walking and cycling routes, services, infrastructure, and communication networks – connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts, and activity layouts and patterns are easily understood, residents and visitors can navigate around the city easily'.

97. The development proposes very high connectivity for multi-modal transport and active recreational network linkages to existing, neighbouring urban environments to create cohesion.
98. Recreational and other open space reserves combine with strategic roading links adjoining the Site, providing unique and established connectivity and recreational opportunities for future residents and public.
99. The use of off-road pedestrian cycle 'shared paths' contribute to a safe approach to connectivity. The ODP demonstrates comfortable walking distances both to the proposed reserves, existing and proposed future bus routes & cycle paths along Rangiora Woodend Road, as well as the ODP structural elements breaking the future residential blocks into walkable catchments.
100. The design also clearly illustrates connections to both existing and future surrounding developments for a well integrated outcome.

5.1.5. Creativity

101. The UDP states:

'Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity and turns a functional place into a memorable place. Creativity facilitates new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new technology, and to visualise new futures. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities.'

102. The Site's enabling of a variation in lot size orientation, and density spread, landscape treatment and streetscape design create legibility and expressiveness in demonstrating natural, formative processes. This is in stark contrast to both the existing rural zone but also the proposed Rural Lifestyle Zone- which would likely provide little variation in typology of land parcel.
103. Semi-private and communal open space areas show on in the ODP will promote katiakitanga or 'personalisation and ownership' of these spaces, with private access onto public land through established and legible access ways encouraged through the high-level design.
104. Residents can express their own creativity using front garden spaces, particularly along the numerous reserve frontages given these will have permeable fencing or be low in height as is best practice against a reserve edge, as well as within private access lanes, adding to the visual interest and creativity of the development.

105. The complex nature of the Site's shape creates an irregular and unique development from the initial phase of design. The stormwater management areas and open space networks are designed to complement this unique quality as well as being multifunctional spaces.

5.1.6. Custodianship

106. The UDP states:

'Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure and aims to hand on places to the next generation in as good or better condition. Stewardship of our towns includes the concept of kaitiakitanga. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors.'

107. The site exhibits elements of environmentally responsive design, particularly regarding treating runoff 'at source' across the Site through naturalised stormwater management systems. Sections have been designed to front or overlook these open spaces, providing passive surveillance of the street corridors, increasing safety for residents, and facilitating a sense of responsibility of these areas. This has the benefit of fostering a community environment with social responsibilities to communal open space areas.
108. The intention of the development is to be something that the future residents will take pride in and look after. Therefore, the detailed design of the reserves and street scene will be critical in fostering this residential 'guardianship' or kaitiakitanga of public spaces.
109. Fencing is an important design tool in fostering custodianship. Permeable fencing next to reserves and other open space areas, with care taken to protect residents' private outdoor living areas, typically enhance custodianship of these spaces. It also actively encourages the use and private maintenance of such public interfaces, with appropriate typologies to be discussed at time of future subdivision consent.
110. Shared community values are important to instil a sense of community. The design of the ODP with the connected and integrated nature of open space, allotment layout, and recreational routes will allow for the creation of a socially engaged environment, with the nature of the design leading future residents anticipated to take ownership of their communal 'back yard'. The proposed recreational reserve in the centre,

5.1.7. Collaboration

111. The UDP states:

'Towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, Applicants' and users. To improve our urban design capability we need integrated training, adequately funded research and shared examples of best practice'.

112. A collaborative approach involving urban designers, planners, traffic engineers and three waters engineers has forged a unique and exciting design that is practical on the ground and achieves the fundamental baseline for increased density at an appropriate level. This collaboration between external consultants from the outset has led to the most appropriate design from an urban design perspective.

5.2. Huihui Mai 2023 Consultation

113. Huihui Mai was a survey in 2023 about the direction of strategic growth in Greater Christchurch, which includes the Selwyn and Waimakariri Districts.
114. Key summaries from the engagement survey, that are applicable to the site, and have informed the use, amenity provision and connectivity, include:
- 86% agreed with the direction to focus growth around key urban and town centres and along public transport routes. The younger people were, the more likely they were to agree. This is relevant as the Rangiora Woodend Rd is classified as an Arterial road in the Waimakariri roading hierarchy.
 - 39% were open to living in high density housing in the future, with a further 17% of people saying they might consider it in some situations. The younger people were, the more likely they were to be open to living in high-density housing. This is relevant as it supports intensification to that of residential- as opposed to a lower density outcome such as rural lifestyle.
 - The top four characteristics people most value in a neighbourhood are greenspaces, a mix of activity, proximity to public transport routes and availability of affordable housing.
 - 68% identified improving the health of waterways as a top priority for where we should focus our effort to protect and enhance our natural environment. There was very little variation in environmental priority by how people identified their age, ethnicity, gender or whether they had a disability, or by their household type.
 - To use their cars less, people want more frequent, more reliable and more direct public transport. Over one-third of people in Selwyn and Waimakariri Districts identified direct public transport to the central city as the best way to encourage people out of cars for travel to and from the central city.
115. The above survey outcomes directly support the key moves for the ODP's structural elements. The young future generation in Canterbury have a clear message, that they require housing diversity and affordability through efficient use of appropriately zones land next to public transport routes close to amenities, where they can live, work and play.

5.3. Safer Canterbury

116. As outlined in the 'Safer Canterbury' document, key aspects of the design of the Site reflect principles for creating a safer environment for residents and visitors to the development, such as:
- Designing residential development areas that allow buildings to overlook streets and public spaces such as reserves;
 - Ensuring there are clear sightlines- open space with connected ends, the ability to connect into the wider district and access along edges of open space, as well as good standard of signs and lighting along recreational routes- while the former is achieved, the latter is enabled at consent stage;
 - Encouraging plenty of activity through recreational spaces, routes, and playgrounds- highlighted by numerous pedestrian linkages illustrated in the ODP or enabled with reserve design. A recreational reserve with potential playground is proposed to activate this central node – subject to reserve contributions being available from Council to enable this area to be set aside for such as purpose;
 - Designing to avoid potential entrapment situations or narrow corridors with only one route option, achieved through the ODP with its open ended reserves and reserves fronting the Arterial Road;

- Allowing for Council asset management team to be able to maintain and keep a good appearance of council vested reserves by offering practical designs that do not frustrate maintenance procedures- to be further developed at time of future subdivision consent;
- Advocating clear ownership of spaces- enabled through their prominent positions central to the site and along Rangiora Woodend Road – a main Arterial in the district.

5.4. New Neighbourhood Design Guide

117. While no such guide exists in Waimakariri District, Greenfields development is very similar in opportunities, constraints, and strategy to both Christchurch and Selwyn. Therefore, while this remains non-applicable from a plan change application point of view, Christchurch City Council's Residential New Neighbourhood's design guide does provide the basis for a good design led approach to urban design for new areas of growth in the region, and has influenced the high level ODP and the underlying concept that tested the structural elements of the ODP plan.
118. This document has assisted the layout of the various design elements within the ODP, by providing best practice design solutions for a change in zone from rural (or Rural Lifestyle under the proposed District plan) to Residential.
119. Collaboration with Council around location of density will be important at future subdivision consent stage.

6. Conclusion

120. The Site has unique features, while being currently similar in character with its rural lifestyle nature and the existing dwellings on site transitioning to rural agricultural block typologies on its northern and eastern boundaries, it differs with its opportunity to naturalise and enhance a central open space area.
121. Water management, both in a conveyance and treatment capacity, allows for an innovative design outcome and is supported through extensive reserves in the ODP.
122. The design of the ODP is Site responsive, with its intentional layout of open space and densities respecting the existing neighbourhood, landscape features and vistas.
123. The provision of an extensive central reserve, off-road recreational networks and connectivity as shown in the ODP provide the necessary amenities required to sustain a development such as this through the process of adopting an environmental approach with an innate awareness of the Site's distinct hydrological conditions.
124. The resulting outcome through a change in zone to residential is anticipated to be that of a high-quality urban design development with a diverse living environment, opportunities for open-space connections and recreational routes that are both ecologically sensitive and community friendly/ safe, as well as increased level of spatial quality for future residents.
125. It also aligns with the NPS_UD, with regards to enabling housing and intensification in appropriate areas, in a comprehensive manner.



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1st December 2023

7. Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited ("Eliot Sinclair") only for the intended purpose as a technical supporting documentation for a Private Plan Change application.

The report is based on:

- Internal activities undertaken by ES (e.g., Desktop review, site investigations)
- Reference external references (e.g., NZGD, GIS, IsoPlan, WDC District Plan)

Where data supplied by CVI Projects Limited or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

Whilst every care has been taken during our investigation and interpretation of the conditions of the Site to ensure that the conclusions drawn, and the opinions and recommendations expressed are correct at the time of reporting, Eliot Sinclair has not performed an assessment of all possible conditions or circumstances that may exist at the site. Variations in conditions may occur between investigatory locations and there may be conditions that were not detected by the scope of the investigation that was carried out or have been covered over or obscured over time. Eliot Sinclair does not provide any warranty, either express or implied, that all conditions will conform exactly to the assessments contained in this report.

The exposure of conditions or materials that vary from those described in this report, or any update to relevant Christchurch City Council standards or Ministry for the Environment Urban Design Protocol may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of CVI Projects Limited and the Waimakariri District Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

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Appendix A. Proposed Outline Development Plan



Golflinks Outline Development Plan

- Outline Development Plan Boundary
- Development Requirements**
- Land set aside for stormwater management / recreational use
- Primary Road Network (alignment may vary)
- ← Road access point (fixed location)
- ↔ Road access point (location may vary)
- ⋯ Pedestrian / cycle link / route (location may vary)



- R Reserve location (size to be determined at time of subdivision)
- Proposed indicative stormwater management basins (subject to detailed design)
- Residential Development Area

Appendix B. Masterplan Concept

Note: While it is anticipated the development will utilise primarily vacant allotments through any future development scenario, which is in the 10-12dph density range, the below graphic is shown at 15 dwellings per hectare to future proof & ensure the ODP is appropriate if the density increases to that.



Appendix C. Framework Plan

