

Before the Independent Hearing Panel
Appointed by the Christchurch District
Council

Under The Resource Management Act 1991

In the matter of Plan Change 14 (Housing and Business Choice) to the
Christchurch District Plan

Cashmere Park Limited, Hartward Investment Trust and
Robert Brown

Submitter ID: 593

Evidence of Jade Isaiah McFarlane

20 September 2023

Submitter's solicitors:

Sarah Eveleigh
Anderson Lloyd
Level 3, 70 Gloucester Street, Christchurch 8013
PO Box 13831, Armagh, Christchurch 8141
DX Box WX10009
p + 64 3 379 0037 | f + 64 3 379 0039
sarah.eveleigh@al.nz

**anderson
lloyd.**

Introduction

- 1 My full name is Jade Isaiah McFarlane. I hold the qualifications of a Bachelor of Landscape Architecture with Honours from Lincoln University and am a current urban design master's student in my final year at Auckland University.
- 2 I am an Urban Designer at Eliot Sinclair and hold the position of Associate as well as Team Leader of Urban Design and Landscape Architecture.
- 3 I have more than 13 years' experience in both the private and public sectors as design lead including presenting expert evidence supporting private plan changes at previous council hearings. My role focuses on designing large scale mixed-use developments, including Greenfield, Brownfield and Greyfield infill neighbourhoods in Christchurch, Waimakariri, 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.
- 4 I have prepared an Urban Design Statement which contains an assessment focused on Urban Design and landscape outcomes, supporting the submission of Cashmere Park Ltd, Hartward Investment Trust and Robert Brown on Plan Change 14 (**PC14**), seeking to rezone the below sites (the **Site**) from Residential New Neighbourhood (**RNN**) and Rural Urban Fringe (**RUUF**) zones to Medium Density Residential Zone (**MRZ**):
 - (a) 126 Sparks Road (Lot 1 DP 412488)
 - (b) 17 Northaw Street (Lot 2 DP 412488)
 - (c) 36 Leistrella Road (Lot 3 DP 412488)
 - (d) 240 Cashmere Road (Lot 23 DP 3217)
 - (e) 236 Cashmere Road (RS 41613)
 - (f) 200 Cashmere Road (Lot 1 DP 547021)

- 5 I have a long standing relationship with Cashmere Park Ltd, having prepared the first framework plan for this proposed community extension in 2011. I have undertaken numerous visits to the Site, with my involvement covering urban design and assessment. I have also led the follow-on landscape design in Stage 1 of the streets, Kaiwara Recreation Reserve extension, and the stormwater management area along Cashmere Road. This has been completed and vested successfully with Council as the first step of the current **RNN** Zone development.
- 6 In preparing this evidence I have considered the following documents:
- (a) Section 42A report – Ian Bayliss
 - (b) Section 42A report– Ike Kelynbos
 - (c) Expert Evidence for the Christchurch Proposed Replacement District Plan 2015 hearing for proposed Site rezoning from:
 - (i) Sarah Oliver, Principal Advisor Planning (Strategy and Planning Group) at CCC in 2015. [3723-CCC-Evidence-of-Sarah-Oliver-Part-1-7-12-2015.pdf \(ihp.govt.nz\)](#), who I note relied on Ms Janet Reeves for Outline Development Plan (**ODP**) areas.
 - (ii) Janet Reeves, Urban Designer on behalf of CCC in 2015. [3723-CCC-Evidence-of-Janet-Reeves-7-12-2015.pdf \(ihp.govt.nz\)](#).
 - (d) 2009 Southwest Christchurch Area Plan (**SWAP**);
 - (e) The following PC14 evidence for Cashmere Park Limited, Hartward Investment Trust and Robert Brown:
 - (i) Stephana Pandrea – Infrastructure
 - (ii) Gregory Whyte – Flooding
 - (iii) Natalie Hampson – Economics
 - (iv) Andrew Leckie - Transport

Code of Conduct for Expert Witnesses

- 7 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.

Scope of evidence

- 8 This evidence provides an urban design assessment of the proposed rezoning (the **Proposal**), and addresses:
- (a) Site context – including a summary of recent Site history;
 - (b) The Proposal, including a description of the proposed zoning, Outline Development Plan (**ODP**) and key urban design aspects;
 - (c) Comments relating to Council s42A report on aspects that may relate to future development considerations of the proposed rezoning to ensure a well-functioning urban environment;
 - (d) Assessment of the proposal against the Ministry for the Environment (**MFE**) Urban Design Protocol and other relevant guidance.
- 9 To avoid repetition, I do not repeat the detail of the Urban Design Statement submitted. Rather, my evidence provides a high-level summary of the proposal and assessment as well as commenting on the key findings from the Council reports that hold relevance to the Site from an urban design perspective.

Executive summary

- 10 Medium Density Residential Zoning (**MRZ**) together with an Outline Development Plan (**ODP**) to guide development on the Site, provides a holistic urban design framework that is anticipated will enable a high-quality built environment and enhanced landscape, appropriate to the Site and its context.

- 11 The Proposal meets the directives of the National Policy Statement – Urban Development (**NPS-UD**) – as they relate to urban design principles and highlights the most immediate and logical area of growth for the existing Hoon Hay community. Development in accordance with the ODP will deliver a range of benefits, including:
- (a) A well-integrated and connected urban form;
 - (b) Improved stormwater and flood management;¹
 - (c) High amenity, safe, open space areas and streets with enhancement of landscape values;
 - (d) Recreational and active transport benefits that align with the goal of a pedestrian orientated development.
- 12 A summary of the key urban design issues and considerations are:

Logical Utilisation

- 13 The Site is already partially zoned residential (RNN Zone - proposed to be FUZ under PC14), with the proposed ODP (amended to show rezoning) illustrating a logical extension of the residential area to the south and north over what is described as ‘marginal land’ in Sec14 of Ms Hampson’s evidence. This framework allows for a comprehensive approach that connects surrounding transport networks and integrates with the surrounding neighbourhood’s urban form to the north, east and south.

Alignment with NPS-UD

- 14 The firm directive from the NPS-UD is to create ‘well-functioning urban environments’ that enable diverse housing developments. PC14 is the most appropriate vehicle to enact this positive change to what is currently an isolated pocket of residential zoning adjacent to the existing residential boundary that currently turns its back on the wider neighbourhood. This ignores key opportunities to connect to movement networks to the north and south, and a significant future ecological asset of Hendersons Basin to

¹ Relying on the evidence of Stephana Pandrea and Gregory Whyte

the west. Moreover, due to the scale and limited ownership of the Site, the ability of proposed future developments to meet a diverse living environment with a range of housing choice for various uses, including the often-ignored missing middle housing in Christchurch (multi-storey family focused building typologies), is a key NPS-UD alignment opportunity.

Appropriate Urban Form & Use

- 15 Under MDRZ, the Site will establish a consolidated urban form anticipated for this Site to average 20dph given the proximity to the city centre and abundant amenities and services in the immediate vicinity. More importantly, the proposed residential areas align more appropriately with the current Operative District Plan Hendersons ODP section 8.10.18.A where it states that “...*establishing connections with adjoining residential areas and integrating development with adjoining open spaces is vital to achieving walkable communities*”. Pockets of lower density (12-15dph) are proposed against the proposed MDRZ existing residential areas directly adjacent the Site, to act as a buffer. Higher density (20dph-25dph) is proposed opposite open space and areas with higher connectivity to public transport corridors (ref pg20 density plan showing anticipated density).
- 16 If the proposed ODP's key connecting elements are retained, this will align with best practice ideals of a Pedestrian Orientated Development, - the sustainable goal of any well-functioning urban environment long-term. With three large land holdings, the Site can be comprehensively master planned through future subdivision. This type of comprehensive development, as opposed to sporadic unplanned infill that will continue to occur throughout the existing Greyfield (suburban) fabric, is imperative to the creation of well-functioning urban environments.

Integrated Open Space & Stormwater Management

- 17 The Proposal illustrates capacity to successfully manage stormwater flows through provision of compensatory storage, as outlined in Ms Pandrea's expert evidence, and aligns with the current ODP in the Operative District Plan which indicates areas to the west of the Site for Hendersons Basin stormwater area. Following future subdivision and the need to vest these reserves with Council, this will lead to significant areas of the Site proposed

to be restored to pre-settlement habitats through extensive proposed native planting. This will transform the proposed reserves in the ODP into lowland urban forest, creating an ecological stepping-stone environment between Port Hills valleys and the recently planted wetlands in Council's Sutherlands Basin. This will act as a catalyst to restoring the endemic 'Wet Plains' flora of the area as outlined in Appendix C of my Urban Design Statement '*Ōtautahi Christchurch Ecosystems mapping and plant lists*' (Lucas & Associates Ltd).

Connected Networks

- 18 The Site is well connected for vehicular and active modes of travel, with ODP roads enabling walkable blocks, intentionally connecting through to proposed reserves – opening these up to the general public. This combines with the design of the local roading network to ensure the vast majority of the Site falls within a 800m (10min) walk to bus stops in the existing neighbourhood (refer to Appendix C – Pedestrian Public Transport Walkability Map). This plan illustrates that the Site is well serviced by several key routes, namely, The Orbiter, 60 Hillmorton / Southshore, and 44 Shirley / Westmorland- with the positive impact of this highlighted further in detail in Mr Leckie's evidence. Non-vehicular opportunities are just as prominent, with shared pedestrian cycle paths connecting all roads and reserves- and notably extending through a 6m wide accessway through to Sparks Road. These open space and public transport connections are a critical urban design matter when considering appropriate location for intensification and developing the framework ODP, and amended ODP text, as they enable safe movement corridors that activate social activity nodes- such as the proposed restored Hendersons Basin interface.

Comprehensive Outcome

- 19 The three landholders have partnered together over a relatively large land area early in the process, as all three have bought into the vision of a comprehensive, connected, and thoughtfully integrated community which will be a legacy project. Moreover, in doing so, this Site affords a rare opportunity to utilize land located so close to the centre of Christchurch to its highest potential by having influence over the final design of where bulk and density is placed. This allows for a comprehensive approach to design and offers an alternative to the sporadic and unplanned medium density

infill occurring throughout Christchurch, that is unfortunately often not able to be designed comprehensively due to non-amalgamation of existing small individual allotments.

Site context

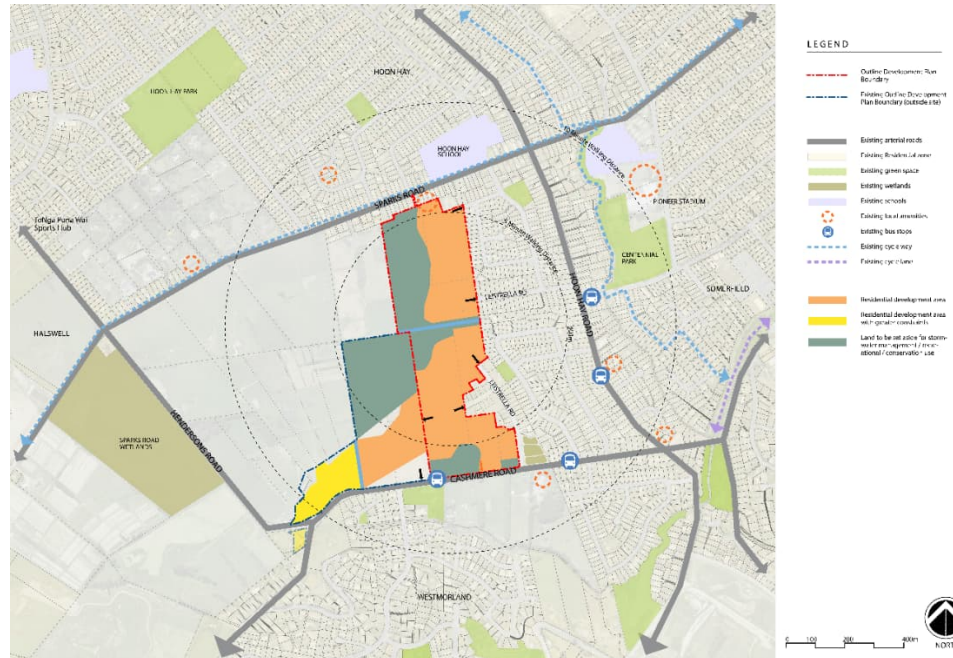


Figure 1 Context Plan

- 20 The Site is approximately 7.5km from Christchurch city centre and borders the established residential suburbs of Somerfield and Spreydon to the north; Hoon Hay to the east; Westmorland to the south; Halswell to the north and further to the west (across Henderson’s Basin); Cracroft to the southeast; and Cashmere further to the east. This situates the Site well within the urban fabric of the city.
- 21 The east end of the wider Henderson’s Basin area, where the Site is located, has a peri-urban character being against the solid urban fenced boundary of Hoon Hay, and with Stage 1 of the RNN zoned Cashmere Park greenfields development that is four years into construction. The Site has a flat open character, with small scale pastoral grazing amongst exotic vegetation and shelterbelts, and box drains that typically have the function of ‘field tiles’ as opposed to year-round permanent conveyance. Several lifestyle dwellings are in the immediate vicinity, with orchards and pockets of marshland further to the west in more low-lying areas.

- 22 Council owns significant land to the west within the lower basin area with proposed plans to restore the wetland environment through planting of native species and promoting recreational use as outlined in the Southwest Area Plan. This highlights a rare opportunity to connect and integrate with this wider Council vision that would, on the Site, remain unrealised if not rezoned.
- 23 Amenities in the local vicinity include a medical centre to the north, Centennial Park – a major recreational open space activity node – 800m to the east, the Nor'West Arc offroad cycleway and the Quarryman's Trail, that allow for connections through to both Centennial Park and to central Christchurch. A cluster of several local Cashmere shops are to the southeast at the intersection of Cashmere and Hoon Hay Roads- 200m from the Site, which would be described as a Neighbourhood Centre.
- 24 Schools to support the extension of the existing residential zone across the Site, within a 10-minute walk (800m), include Hoon Hay School, Our Lady of Assumption School, and Te Kura Kaupapa Māori o Te Whanau Tahī. Located further afield in the wider community are Cashmere High School, Cashmere Primary, Hillmorton High School and Somerfield School.
- 25 The Site falls within walking catchments of three bus routes being The Orbiter, 60 Hillmorton / Southshore, and 44 Shirley / Westmorland, most stops of which along the surrounding Arterial Roads of Sparks, Hoon Hay and Cashmere are within an 800m (or 10min) walk from the Site.
- 26 The opportunity for and suitability of residential development on the Site has previously been recognised by Council planning and urban design experts. Firstly, through the SWAP, below, which in 2009 highlighted potential future nodes, connectivity, and use.

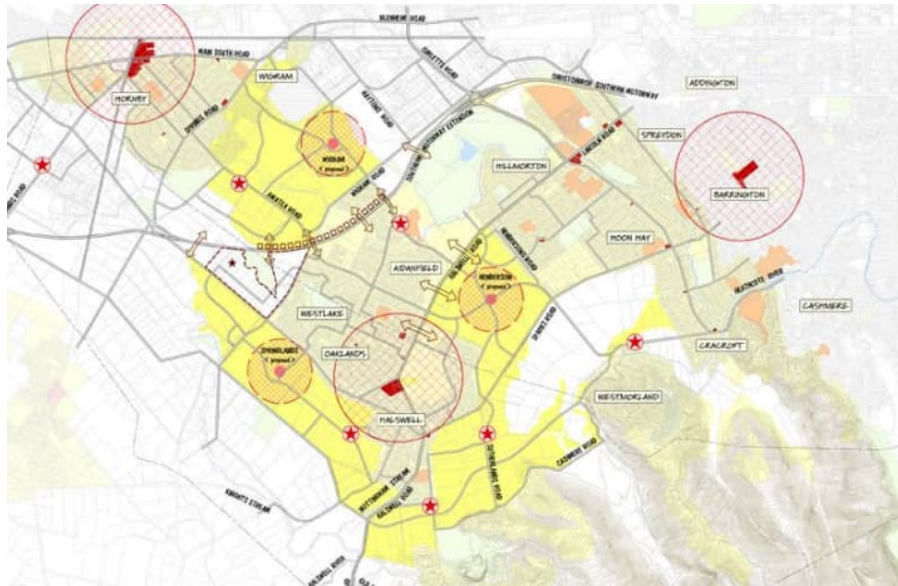


Figure 2 Southwest Christchurch Area Plan, 2009

27 Further, in support of extending the existing RNN Zone into rural land to the north and south during the previous District Plan (2015), the evidence of both Sarah Oliver (Council planner) and Janet Reeves (Urban Designer) at the time. Their reporting proposed a more integrated and efficient approach to land use for the Site and the current zoning, promoting 'Option 1', being the extension of the current **RNN** zone area into the Rural Zone, as shown as pink below in Figure 3. I support the intention of the Option 1 plan, which was a more integrated approach, and a step towards a well-functioning urban environment (albeit with link to Sparks Road missing).

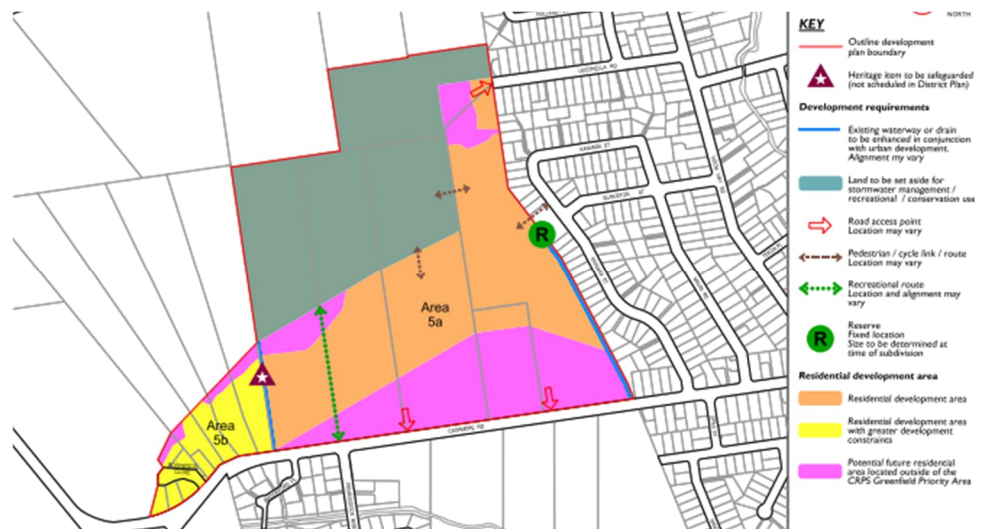


Figure 3 Outline Development Plan - Hendersons, identified as 'Option 1', prepared by CCC, 2015

- 28 The proposed submission builds on the above Option 1 proposed by Council by extending the above green, blue, transport and urban form connections through to Sparks Road. From an Urban Design point of view, and as supported by Mr Leckie and Ms Pandrea's evidence from a transport and servicing perspective, this will further enhance and contribute to the most integrated, well-functioning urban environment outcome.

Site Appraisal

- 29 The Site itself is currently zoned as RNN and RuUF Surrounding residential neighbourhoods to the north and east of the Site are low-density single-family detached houses, the majority of which are single storey, and the interface of which is 1.8m solid timber fencing.
- 30 Currently, all surrounding residential use turns its back on the basin with 1.8m boundary fences prominent. An opportunity remains to create a safe, ecologically diverse, efficient network that reconnects the existing surrounding neighbourhood with natural systems to the west through public access points. Understanding the context of the Site has been central to the design response, with key structural elements in the receiving environment influencing the proposed ODP.

The Proposal

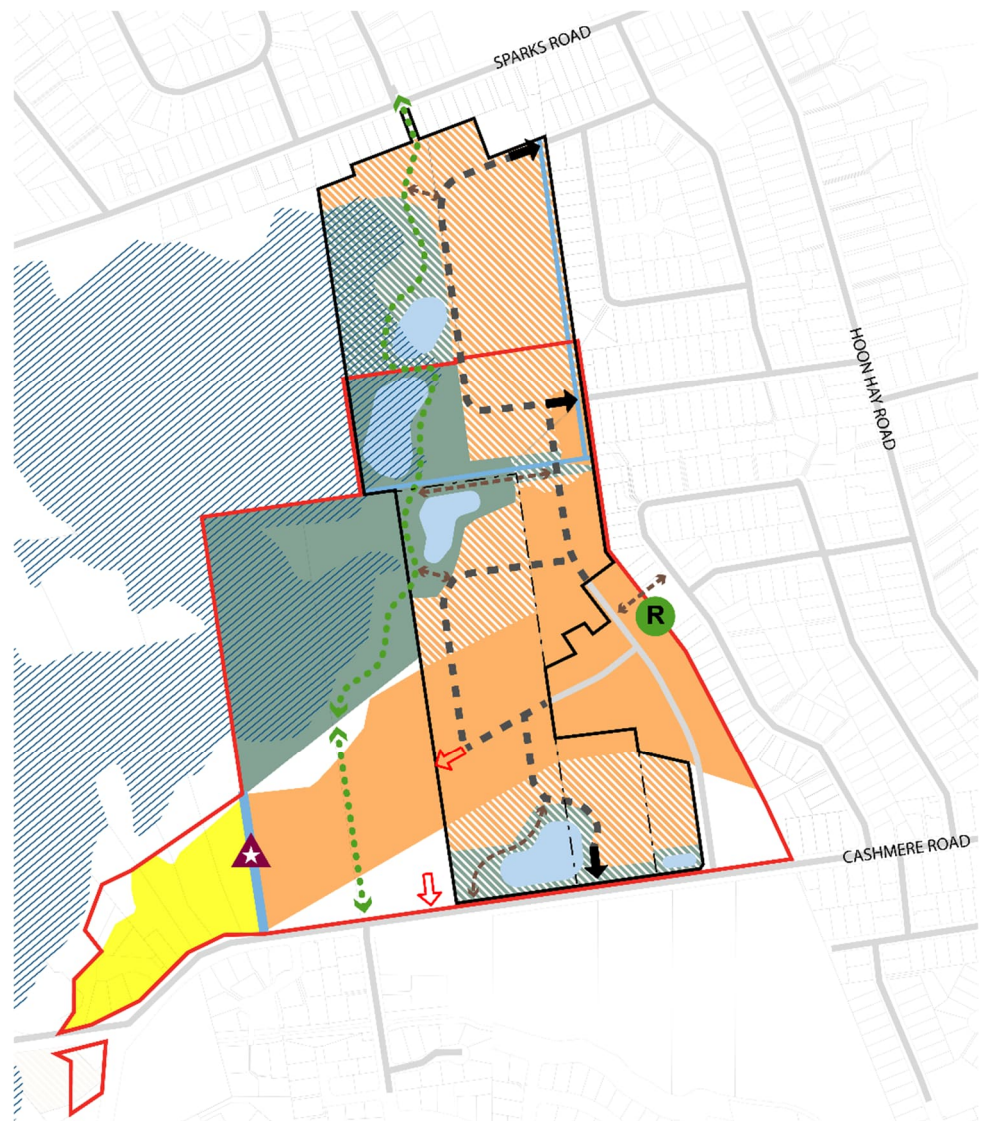


Figure 4 Proposed Outline Development Plan – integrated with surrounding community. Refer to Appendix A for A3 version with key.

- 31 From an Urban Design perspective, I consider that an integrated residential zone across the Site is necessary to not only enable intensification but also restore large portions of the Site to be ecologically significant and publicly accessible. This will be a major asset to the new and existing community, linking Cashmere and Sparks Roads – and act as a catalyst for the wider basin environment to tie into the SWAP vision promoted by Council over a decade ago.



Figure 5 Opportunities network diagram that set the guiding parameters for the proposed ODP

32 MDRZ for both the existing RNN (proposed FUZ) but also the unrealised connected land areas to the north and south aligns most appropriately with the NPS-UD directive for planned intensification and will create a highly integrated and safe new interface to this community. I believe residential development in the areas shown on the proposed ODP (Appendix A -

orange hatched extension areas currently zoned RUuF) as the most appropriate and efficient solution when compared against the current fragmented zoning on Site that severely limits integration, connectivity, and efficient use, with these opportunities in the neighbourhood shown above in Figure 5.



Figure 6 Indicative masterplan (note building typologies may change from that shown above depending on location of various densities across the Site)

33 Importantly with regards to urban design best practice for Greenfields areas, the proposed ODP and its retention moving forward is seen as critical for any future development of the Site. This effectively puts in place

a framework for the future neighbourhood extension that will enable the realisation of the key structural elements necessary for a functional Pedestrian Orientated Development. It will also allow for the long-term function of the wider restoration of Hendersons Basin as a whole- through key ecological and movement networks specifically promoted in the proposed ODP, and as illustrated in the indicative masterplan below.

- 34 The Proposed ODP and indicative masterplan are illustrated in detail with legend where applicable in Appendix A and B of this evidence, including proposed amendments to the current ODP text to reflect the medium density zoning.

Matters raised and significant comments in Section 42A reports

- 35 I note that no statements in the Council officer reports specifically refute the appropriateness for the extension and integration of the proposed residential area from an urban design perspective. I comment below on other non-Site-specific –aspects in the Council reports, with specific focus on the term ‘well-functioning urban environment’, considering how that might affect the Proposal.
- 36 With respect to the Site and proposed rezoning, I agree with Section 7.1.43 of Mr Kleynbos s42A report, and its impact on the future development of the Site, which outlines proposed recession planes. I concur that a QM is appropriate to ensure sunlight access relative to the latitudinal and climatic conditions of Christchurch and the need to be Site (city) specific. This is particularly relevant in a Greenfields context which has the potential to immediately build every future dwelling to the maximum-MDRS built form standards (compared to for example the current RNN Zone provisions). If adopted, this would be a Site-specific controlling mechanism that would be more appropriate for Christchurch, retaining useable outdoor living areas and avoiding unanticipated effects of this specific standard (such as higher shading on neighbouring properties of possibly affecting rooftop solar panels which may be significantly impacted).

Standard	MDRS	Sunlight Access QM
Height of plane	4m	3m
Northern boundary	60°	60°
Eastern boundary	60°	55°
Western boundary	60°	55°
Southern boundary	60°	50°

Figure 7 Appropriate proposed recession plane construct for Christchurch when analysing appropriate solar gain controlling mechanisms through PC14 (excerpt from Mr Kleynbos s42A report at 7.1.4.3).

37 With respect to the Site and proposed rezoning, in Section 10.1.69 of Ike Kleynbos s42A report I also concur with the 15% minimum frontage fenestration (glazing) requirement proposed by Mr Hattam, regarding how it would apply to the applicant’s Site and proposed future development, notably with ‘performance standards being met’. This is due to my personal involvement processing applications on behalf of Waimakariri District Council and understanding how 20% is often unable to be achieved for some typologies. Also, in my opinion, a level of street engagement and passive surveillance can be achieved through 15%, particularly given the lessening of building frontage setbacks which encourages or at least gives the perception of potential surveillance and engagement.

38 With respect to the Site and proposed rezoning, I agree with Section 9.16 of Sarah Oliver’s s42A report, where she says that:

“...a more consolidated or compact urban form supports competitive land and development markets (Objective 2 of the NPS-UD); enables more people to live in accessible and high demand locations (Objective 3 of the NPS-UD); provides for change to meet diverse and changing needs (Objective 4 of the NPS-UD); and supports reductions in greenhouse gas emissions (Objective 8 of the NPS-UD).

39 In my view a ‘compact urban form’ is an outcome able to be successfully implemented in a comprehensive manner across the Site, with the Proposal achieving all four objectives Ms Oliver refers to above.

In my opinion, quality and amenity-based rules, given the relaxing of setbacks and heights through MDRZ, are even more critical to be adopted

as assessment criteria for any activities within the proposed MDRZ within the Site in order to achieve a well-functioning urban environment. I note furthermore that the Medium Density Residential Standards put forward do not 'by themselves' solely result in a 'well-functioning urban environment', and that given the proposed rezoning is a Greenfields development and allows contiguous and typically wholesale change to an area, it is important to have an appropriate level of quality control over the built environment, I concur with Mr Williams' assertion that:

'quality is inseparable from density to guide these areas to develop into well-functioning urban environments.'

- 40 With reference to 9.42 of Ms Olivers evidence, common themes from the draft Greater Christchurch Spatial Plan feedback resonate with the Proposal, from an enabling perspective:²
- (a) 'High density housing would 'need to be affordable and have good design that maintains privacy, space and energy efficiency and **promotes access to green spaces.**' – highlighting the importance of open space as shown in the proposed ODP.
 - (b) 'A perceived '**importance in street trees** and gardens' – highlighting a preference for green, natural aesthetic achieved in the proposal.
 - (c) Respondents would consider '**55% single storey duplex, 30% terraced, 25% low rise apartment, 19% apartment**' – highlighting the changing acceptance of new higher density typologies that could be comprehensively developed on the Site.
- 41 The above feedback is important as it reflects the type of environment that the Site rezoning can achieve, arguably to a much greater extent than smaller scale infill.
- 42 With respect to the Site and proposed rezoning, amenity control referred to in at 9.46 of Ms Oliver's report should encapsulate the management of activities (use), built form, but also **spatial quality** (eg; guidance on quality outcomes of roads and reserves), for the future spatial

² Evidence of Sarah Oliver at 9.42.

environment of the Site, such as landscape enhancement or through movement networks that encourage active travel modes for pedestrian orientated developments. The above of which is shown in Appendix D, through indicative visuals of the open space restoration proposed in reserve areas.

- 43 I agree with the wording put forward for Objective 3.3.8.a.viii (proposed to be renumbered back to 3.3.7) seeking to provide a high-quality urban environment that *“has good accessibility for all people between housing, jobs, community services, natural spaces, and open space including by way of public or active transport”*. The proposed rezoning of the Site of which will allow for all these qualities.
- 44 Given the above and reiterated in my UD assessment summary below, I disagree with the view expressed in page 81 of Mr Bayliss s42A report, where he states: *“the policies and rules of the FUZ will better manage the process of initial subdivision and development with its emphasis on integrated well connected development, comprehensive planning of development with open space and movement networks, effective and efficient infrastructure servicing, and emphasis on quality and design of neighbourhoods in policies and rules, when compared with the MDRZ.”* Most of the outcomes in the above statement cannot realistically be achieved without the extent of the current zone, from the simple fact that the current RNN (proposed FUZ) zone on site is disconnected from open space areas by rural land, forming very limited connections to the surrounding amenities, public transport or future Hendersons Basin open space, which currently inhibits quality and comprehensive masterplanned outcome. Moreover, the application of MRZ would better align with the NPS-UD from an outcome perspective about provision of a diverse living environment that is well serviced, that would appear more difficult if developed under FUZ which is more restricted if term of built form outcomes.
- 45 I have reviewed pages 265 – 269 of Mr Bayliss s42A report and agree with most of the changes to the ODP text provided, however supplement the ODP and ODP as found in Appendix A of this report as an amended version that aligns this with expert input from Ms Leckie regarding transport and myself for urban design matters outlined in this evidence. The amendments

are focused through the lens of the NPS-UD and on ensuring a quality urban design outcome and a more 'well-functioning' urban environment.

MFE UD Protocol Summary

Urban Design Protocol

46 This section provides a summary assessment of the ODP against the Ministry for the Environment 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.

Context

47 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.'

48 The Proposal is a coherent development of places, spaces, streets, and activities that relate well to each other. It also recognises its place within the wider Hoon Hay community and environment, as well as establishing connectivity to local recreational networks and surrounding open space networks. It has a high level of diversity and integration internally and its design is sympathetic to its existing external interfaces with Sparks, Hoon Hay, and Cashmere Roads. Given that the Site is surrounded by urban communities and vast open space areas, along with the Site's integration with surrounding recreational routes, the proposed ODP allows for residential intensification while encouraging connectivity to the surrounding area.

Character

49 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.'

- 50 Existing elements of the Site, including the historical wetland as well as the Tāngata Whenua values embodied by the land, give the development a strong base identity for reverting parts of the Site to its pre-settlement use for ecological, cultural, educational and recreational benefit. Mahaanui Kurataiao Ltd has been consulted through pre-submission engagement and while they will likely be involved in subsequent stages with more information, they have not objected at a high level to the proposal.
- 51 The ODP has been guided using strategic elements such as recreational networks and landscape elements as the focus of the design, utilising significant viewshafts and reshaping the historical environment. The existing peri-urban character has been retained, or in most cases, promoted and enhanced through protected restorative planting / open space reserve area provision, with a high percentage of allotments located within proximity to the expansive vistas over the Site. The use of lower interface densities and permeable fencing, where appropriate, allows for this cohesion with neighbouring properties on the existing urban edges.
- 52 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 to create spaces will all create a unique identity, promote a slow speed environment, and give a high-quality feel to the development.
- 53 Further opportunities exist at detail design level to engage with sculptural elements, interpretive signage, and artistic expression, in collaboration and consultation with appropriate parties.

Choice

- 54 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.'

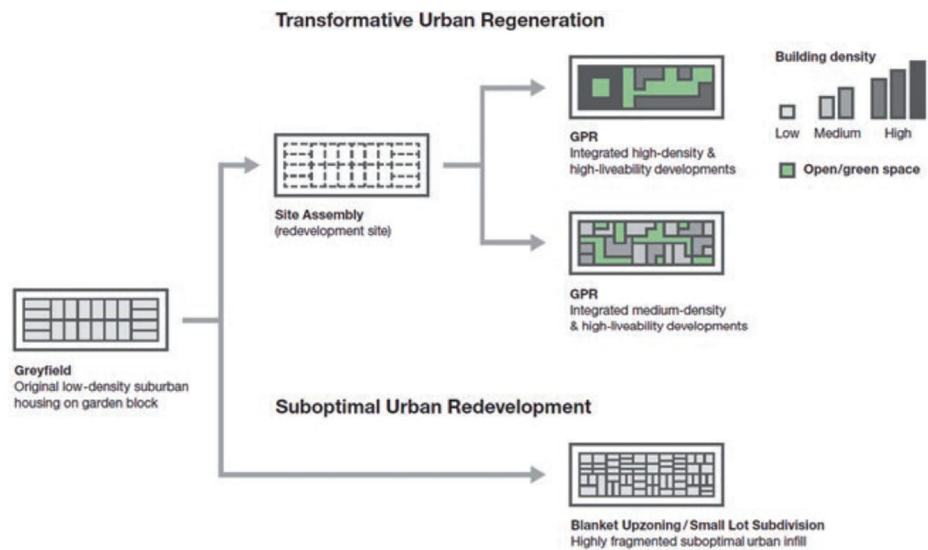


Fig. 1.4 Alternative building typologies and densities for a precinct of common dimensions

Figure 10 – Image Source: Newton, P. W., Newman, P. W. G., Glackin, S., & Thomson, G. (2021). *The Global Greyfields Transition: Why Urban Redevelopment in Low-Density, Car-Based Middle Suburbs Needs a New Model. Greening the Greyfields* (pp. 1). Springer Singapore Pte. Limited. https://doi.org/10.1007/978-981-16-6238-6_1

55 Critically when aligning with directives from the NPS-UD, the site, given the larger scale of the land holdings and greenfield nature, has a prime opportunity for a master planned outcome that can more efficiently and attractively deliver intensification. As illustrated in the below image from 'Greening the Greyfields', Greyfield Precinct Regeneration (GPR) can be far more easily achieved, with higher densities, in integrated comprehensively master planned sites- as opposed to infill. The case being that this site will more proactively meet the objectives of the NPS-UD than small lot infill.

56 The Henderson's Basin development allows for the creation of diverse living environments, which allow future residents to own or live in a unique product that suits their situation. This uniqueness is apparent within the layout of the Hendersons Basin ponding area, allotments, reserves, and street alignments. The location of densities, including the strategic placement of densities within the overall zone, will encourage a range of housing typologies. It is recommended that if MRZ is supported, both the

proposed ODP as well as the ODP text shall be used to support higher density areas of 20dph or higher are designated in the correct location- in collaboration between the landowners and Council's spatial team, while meeting the overall average density that aligns with MRZ. This would ensure walkable catchments and blocks with ease of movement to public transport is achieved, unique environments, open space next to higher density, and respected interfaces such as against existing residential are respected and preserved - particularly given MRZ could technically allow 3-storey next to the existing northern and eastern edges, that are single storey low density and could be impacted by shading.

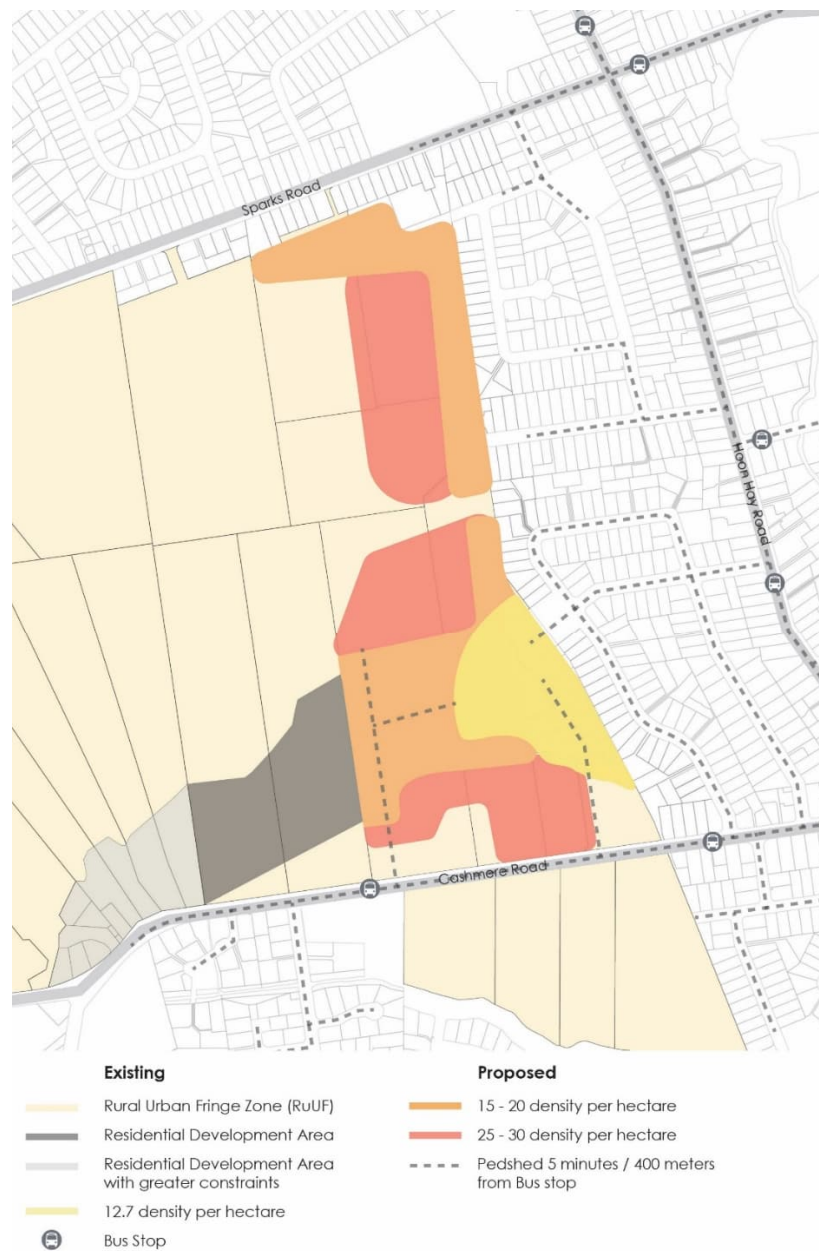


Figure 8 Indicative density plan with yellow as existing low density and orange and red proposed

57 A fundamental aspect of the design is to situate most allotments within close proximity to open space areas, including the provision for both active and passive recreational space within short walking distance to intensification - as shown above in Figure 8. The proposed reserve areas will provide an immediate choice of local amenities able to sustain residential activity. A shared walk and cycle path are examples of the type of activity the Site anticipates and will provide choice and convenience for residents.

Connections

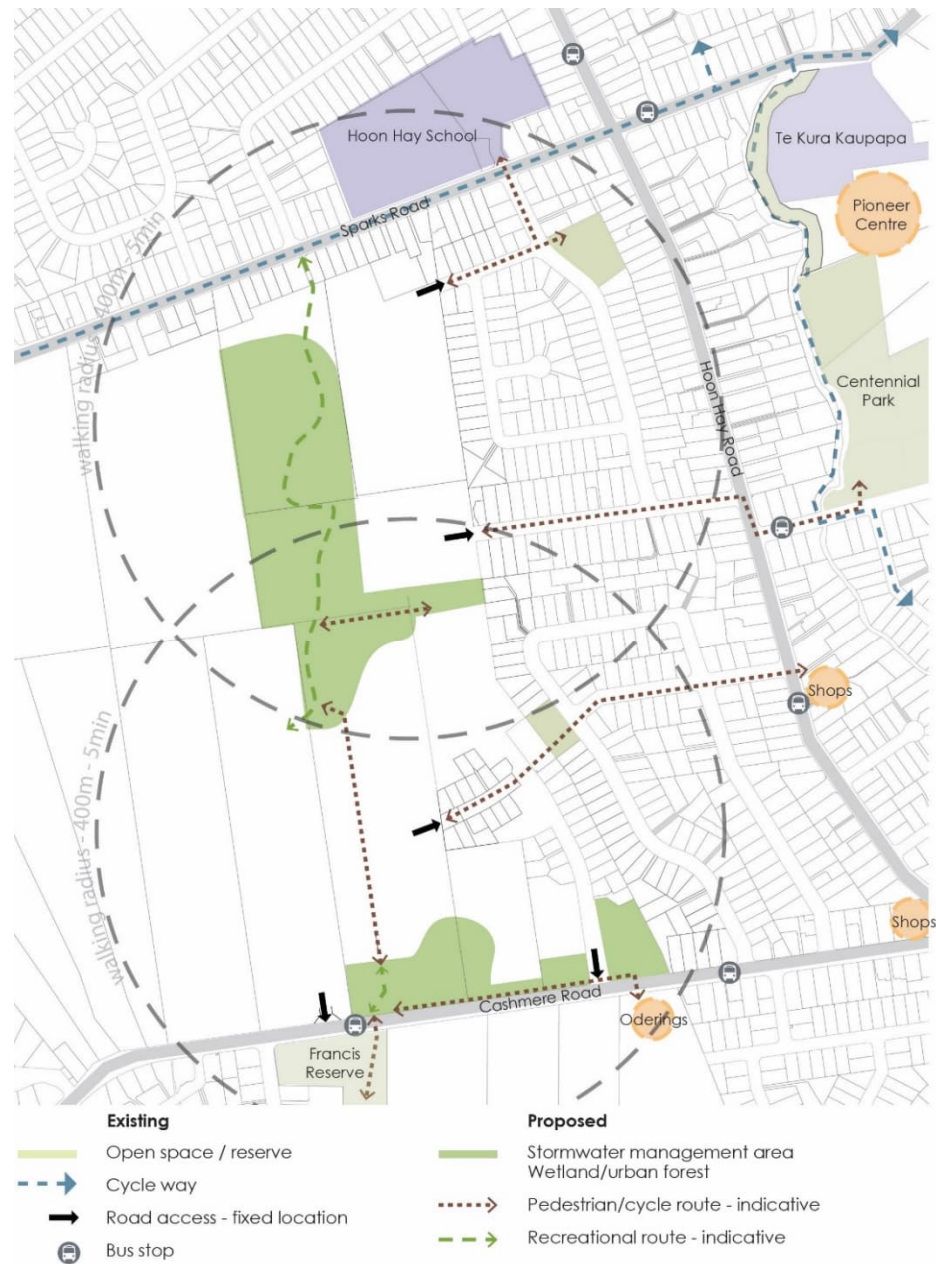


Figure 9 – Connectivity Diagram

- 58 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'.
- 59 The development proposes very high connectivity for multi-modal transport and active recreational network linkages to existing, neighbouring urban environments to create cohesion. In addition, recreational and other open space reserves combine with strategic roading links adjoining the Site, providing unique and established connectivity and recreational opportunities for the residents and the public. The use of off-road pedestrian footpaths, cycle ways and shared paths contribute to a safe approach to connectivity. The ODP demonstrates comfortable walking distances to the proposed reserves, bus routes, and wider amenities by proposing extensive pedestrian and cycle links. These also allow for connections to future surrounding developments for these residents.

Creativity

- 60 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.'
- 61 The proposed variation in lot size, orientation, and density spread, landscape treatment and streetscape design create legibility and expressiveness in demonstrating natural, formative processes. Semi-private and communal open space areas will allow for resident 'personalisation' of these spaces, with private access onto public land

through established and legible access ways encouraged. Residents can express their own creativity using front garden spaces, particularly along the numerous reserve frontages, as well as within private access lanes, adding to the visual interest and creativity of the development.

- 62 Larger consolidated brown and fringe underutilised Greenfields land areas, such as the site, can lead as exemplars of Greyfield Precinct Regeneration for residential and mixed-use zones that will deliver 'missing middle' housing (2-4 storey, duplex/ terraced housing- catering for 3-4 bedroom dwellings) currently missing from Christchurch, a typology seldom delivered through tight infill in existing residential neighbourhoods
- 63 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.

Custodianship

- 64 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.'
- 65 The Henderson's Basin development 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.
- 66 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. The ability to do this is enabled through the proposed ODP that shows road and interface connections to open space areas.

- 67 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.
- 68 Shared community values are very important with a successful subdivision design. 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. Thus, residents will take ownership of their communal 'back yard'.

Collaboration

- 69 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'.
- 70 A collaborative approach involving urban designers, planners, Council staff and water 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 has involved the Council with the decision making from the outset to create the most appropriate design from both a policy and regulatory perspective.

Conclusion

- 71 The directives from central government through the NPS-UD and MDRZ built form standards are unambiguous - housing development is to be enabled in Tier 1 cities, as long as it contributes to a well-functioning urban

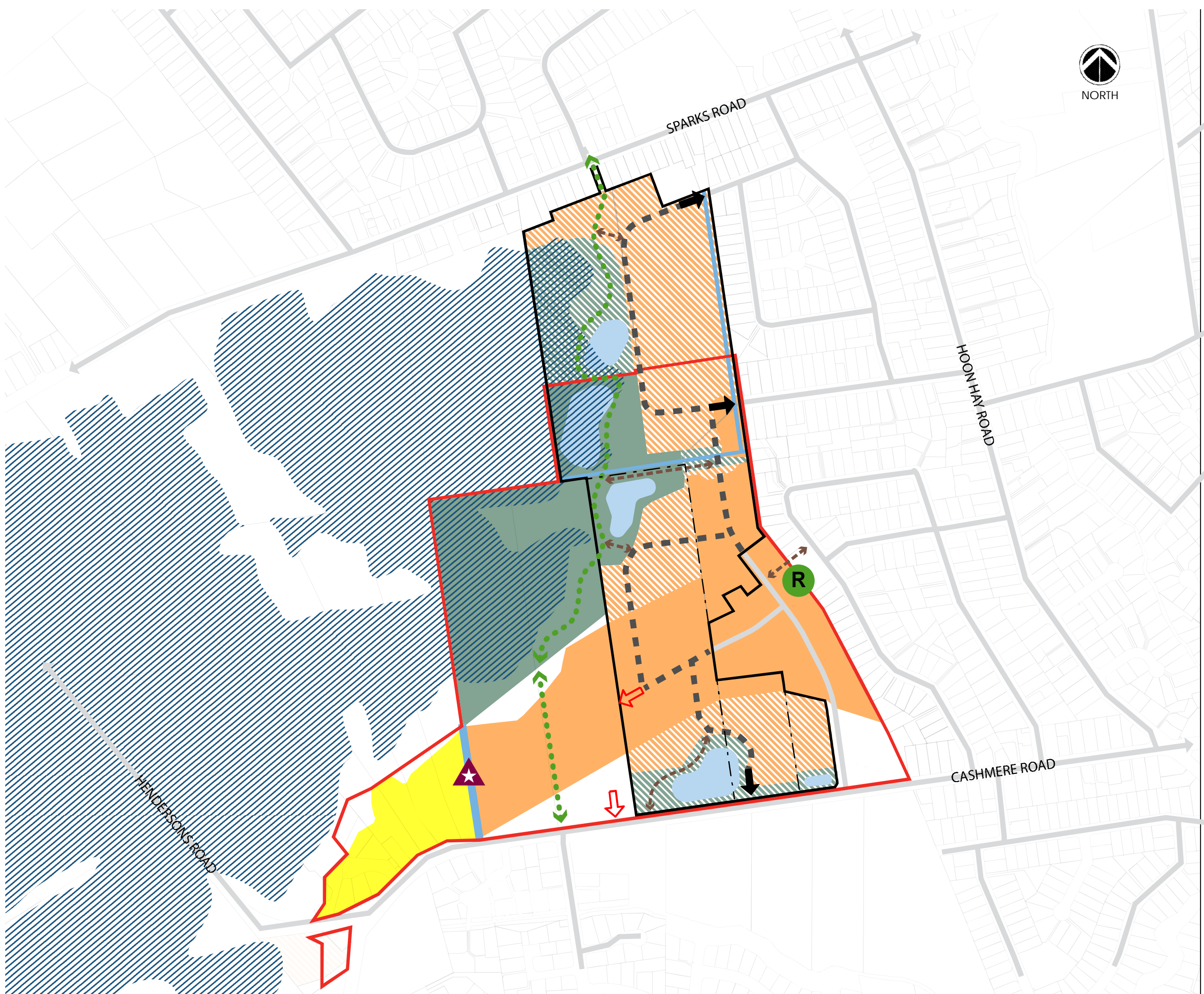
development, clearly evident in this Proposal for the reasons outlined above.

- 72 The ODP is clear in its strategic objectives regarding the future design of the Site, and therefore this framework needs to be retained as an integral guide to ensure that this future extension of the existing Hoon Hay neighbourhood, when zoned MDRZ, achieves the primary objective of the NPS-UD as a 'well-functioning urban environment'.
- 73 The proposed rezoning will allow for a formation of a Pedestrian Orientated Development– a community where future residents do not by default need to travel. Where appropriate intensification, connectivity, and ecological restoration will support a healthy environment by promoting active recreation routes with the ultimate goal of having a comprehensive development that can enable the community to 'age in place'.
- 74 Alternate use, including the status quo on the marginal rural land, rural residential at 4ha allotments, for example- with the retention of the RNN (or FUZ) strip isolating two existing communities as is currently the case, would be a lost opportunity to enable housing where it can be located appropriately, and comprehensively, in a manner aligned with the directives of the NPS-UD.
- 75 I conclude that *if* the guiding urban design elements illustrated clearly in the proposed Outline Development Plan are adopted, and if carefully master planned in a manner that aligns with best practice urban design principles, utilisation of MDRZ is the most appropriate land use scenario and built form outcome for the Site.








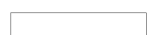









Dated this 20th day of September 2023

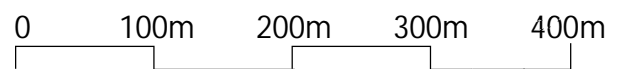
Jade Isaiah McFarlane

Appendix 1 – Proposed Outline Development Plan (ODP), showing current solid fill zone overlaid with proposed hatched area extension



Proposed Hendersons Outline Development Plan

-  Existing ODP Boundary [Appendix 8.10.18 Hendersons Outline Development Plan]
-  Application Site boundary [Proposed ODP]
-  Internal landowner boundaries
-  Existing road network
-  Proposed road network
-  Fixed road access point
-  Indicative road access point [aligned with proposed neighbouring development]
-  Rural/ Urban Fringe Zone within existing ODP boundary
-  District Plan High floodplain hazard management area
-  Heritage stream to be safeguarded
-  Residential development area
-  Residential development area with greater constraints
-  Existing land set aside for stormwater management / recreational / conservation use
-  Existing box drain
-  Proposed recreational route Location and alignment may vary (including extension)
-  Existing Recreation Reserve
-  Proposed extension of residential development area
-  Proposed extension of land to be set aside for stormwater management / recreational / conservation use
-  Proposed indicative stormwater management basins
-  Proposed off-road pedestrian link (including extensions)



8.10.138.A CONTEXT

- a. The Hendersons Basin area was historically a major wetland/raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The Council owns land within the basin area and intends increasing the opportunities for wetlands, planting of native species and recreational use. Existing and future stormwater facilities will be a major feature of this neighbourhood. As development will not occur in one contiguous area, establishing connections with adjoining residential areas and integrating development with adjoining open spaces is vital to achieving walkable communities.

8.10.138.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in ~~exercising control over the matters in 8.7.1–8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16. achieving a well-functioning urban environment as outlined in the NPS-UD.~~
 1. ~~The scope for development of the area for residential purposes is limited, as extensive~~ As filling for subdivision and building would reduce the storage capacity of the basin and increase the risk of flooding to local and downstream residential areas. ~~Land~~ development around parts of the basin's periphery is ~~however~~ possible and can be maximised through engineering works, in particular compensatory stormwater storage. Development of areas zoned Rural Urban Fringe is severely constrained due to its location in the flood ponding area. ~~, unless these areas can be shown to allow for compensatory storage to offset stormwater detention and flows.~~
 2. ~~Area 1 is to connect with SE Halswell Residential New Neighbourhood Future Urban Zone, Area 3 will form an extension of the Westmorland neighbourhood,~~ Area 4 will form a link between the Westmorland and Cracroft neighbourhoods, but is to have its own identity.
 3. New development is to be designed to take maximum advantage of the outlook across Hendersons Basin wetlands and allow visual and physical access to the basin for the wider community. This will be achieved through the provision of view shafts, alignment of roads and footpaths, orientation of allotments and convenient access points for pedestrians and cyclists.
 4. Cashmere Stream and its enhancement will be a key feature of this area. The Cashmere Drainage system is registered as an historic area under the Historic Places Act 1993 (List number 7482) this includes the drain which runs between Area 4a and 4b. This should be safeguarded and recognised through on-site interpretation.
 5. Kahikatea stumps are noted in the South West Area Plan (Plan 5). These should be further investigated and addressed as necessary, through the development process.
 6. An open and attractive interface should be created between the edge of new residential areas and adjacent open land. This ~~may shall~~ require roads to be located where practicable along the boundary with stormwater basin/recreational/conservation or rural land, or if private property boundaries back onto the open area, appropriate boundary planting or fencing is required.
 7. ~~Where~~ public access along the Hendersons Basin edge is ~~expected to be promoted through future adjoining developments, with,~~ a design solutions to which addresses privacy and

security issues ~~will be required~~. Consideration is to be given to the view of urban development across the basin from Sparks, Cashmere and Hendersons Roads.

8. To provide a less harsh edge to development, a more sinuous alignment of the boundary between the residential development area and adjacent rural zoned land is encouraged, providing there is no increase in the total development area.
9. All development is to have a good interface with adjacent roads. In general the subdivision design should encourage houses to front onto roads and the interface treatment should be consistent along the length of the road.
10. Where existing properties are to remain, distribution lines cross the residential area or new residential areas adjoin rural or existing residential areas, larger section sizes and planting buffers ~~may shall~~ be required.
11. ~~Higher yield density development, above 15 hh's/ha~~ Medium density, is anticipated in Area 4a, ~~with any areas of higher intensification above 25 hh's/ha particularly at the eastern end and/or to be located adjacent or within 1min walk to from either the stormwater basin. Stormwater management areas or reserves.~~
12. There is an opportunity for interpretation boards and structures alongside the Cashmere Stream route and Henderson Basin to include history of the floodplain, raupo swamp and significance to tangata whenua.

8.10.138.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of ~~Rule 8.6.11(a) and Rule 14.12.2.16 being consistent with the previous Outline Development Plan for the area but also to align with the NPS-UD,~~ are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.

2. DENSITY VARIATIONS

- a. Area 2 – The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. There are also existing properties here. Rule 8.6.11(b) density exemptions apply to this constrained area.
- b. Area 3 – The developable area will be impacted in Area 3.a by the realignment of Cashmere Stream and the need for compensatory stormwater storage and in 3.b., where there are existing buildings. Rule 8.6.11(b) density exemptions will apply to this constrained area.
- c. Area 4b – There are existing substantial properties, including those in Boonwood Close. Rule 8.6.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational/conservation use in conjunction with use for stormwater management.
- b. A community (neighbourhood) park along Sutherlands Road.
- c. The development of parts of a recreational route that connects from Sutherlands Road and runs through, to Hendersons Road, running predominantly alongside Cashmere Stream. A recreational route to provide a link and a viewshaft from Westmorland to the basin area.

- d.—An extension of the existing Kaiwara Street reserve. ~~Should a road connection to Blakiston Street through the existing reserve prove acceptable, including from a parks planning perspective, the loss of the reserve will need to be compensated for through an enlarged reserve on the south side of the new road.~~
- e.d. A shared pedestrian cycle path link from Cashmere Road through to Sparks Rd, utilising the edge of Hendersons Basin where possible and appropriate, shall be provided to cater for medium density environment and promote active travel modes that are important adjacent areas of intensification.

4. ACCESS AND TRANSPORT

- a. A secondary road through Area 1 to run from Sutherlands Road from a point immediately opposite the collector road running through South East Halswell Future Urban Zone RNN to Sparks Road. At least two road links are to be created from Sutherlands Road to the new secondary road.
- b. Road accesses between this Future Urban Zone RNN area and Sutherlands, Sparks and Cashmere Roads. These are to be safely located in relation to road accesses into S.E. Halswell and North Halswell Future Urban Zone RNN's, Redmond Spur subdivision and Westmorland.
- c. A road network which provides a connection between Cashmere Road and Hoon Hay via Leistrella Road but is designed to avoid traffic shortcutting between Westmorland and Hoon Hay. ~~This is likely to be via Leistrella Road. Alternatively a connection from the end of Blakiston Street, may be possible.~~
- d. The junction with Cashmere Road is to be spaced a safe distance from Penruddock Rise. Alternatively a signalised crossroads with Penruddock Rise may be constructed.
- e. A fully interconnected local road network within Area 1 and Area 4, that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- f. Pedestrian and cycle connections between residential areas and public spaces.
- g. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

5. STORMWATER

- a. Land to be set aside for compensatory stormwater storage or other stormwater management as shown on the ODP. Where no such land is shown on an allotment which also has a residential development area, additional land may be required, to be determined at the time of subdivision. Further rural land may be required for stormwater management in the future.
- b. There are known to be springs in the western part of the neighbourhood. These are to be identified and safeguarded at the time of subdivision.
- c. Existing waterways and stormwater drains shown on the ODP are to be enhanced in conjunction with residential development. All watercourses are to have a natural form and may require realignment.
- d. Land set aside for stormwater management is to also incorporate wetland habitats, walkways and cycle ways.

6. WATER AND WASTEWATER

- a. Most new development in this ODP area can be serviced from the existing water supply network. However a water supply master plan for the Halswell Future Urban Zone Residential New Neighbourhoods, to be developed by Council, will confirm the infrastructure required. Some additional improvements may be required upon further more detailed investigations being undertaken by Council and/or at the time of subdivision.
- b. Area 1 to be serviced by a pressure sewer area. New residential development will be required to connect to new trunk mains along Sutherlands and Sparks Roads. A pressure sewer along Cashmere Road serving the Redmund Spur subdivision, will be upsized for Area 2. The wastewater servicing of the remaining areas will be determined at the time of subdivision.
- c. No more than 487 houses in East Hendersons shall connect to the pressure sewer system in the Pump Station 68 catchment.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.

8. Possible new rule to be added

"Land located within Area 4a of the Hendersons Outline Development Plan (East), must comply and be in accordance with the relevant outline development plan"

Appendix 2 – Indicative Masterplan



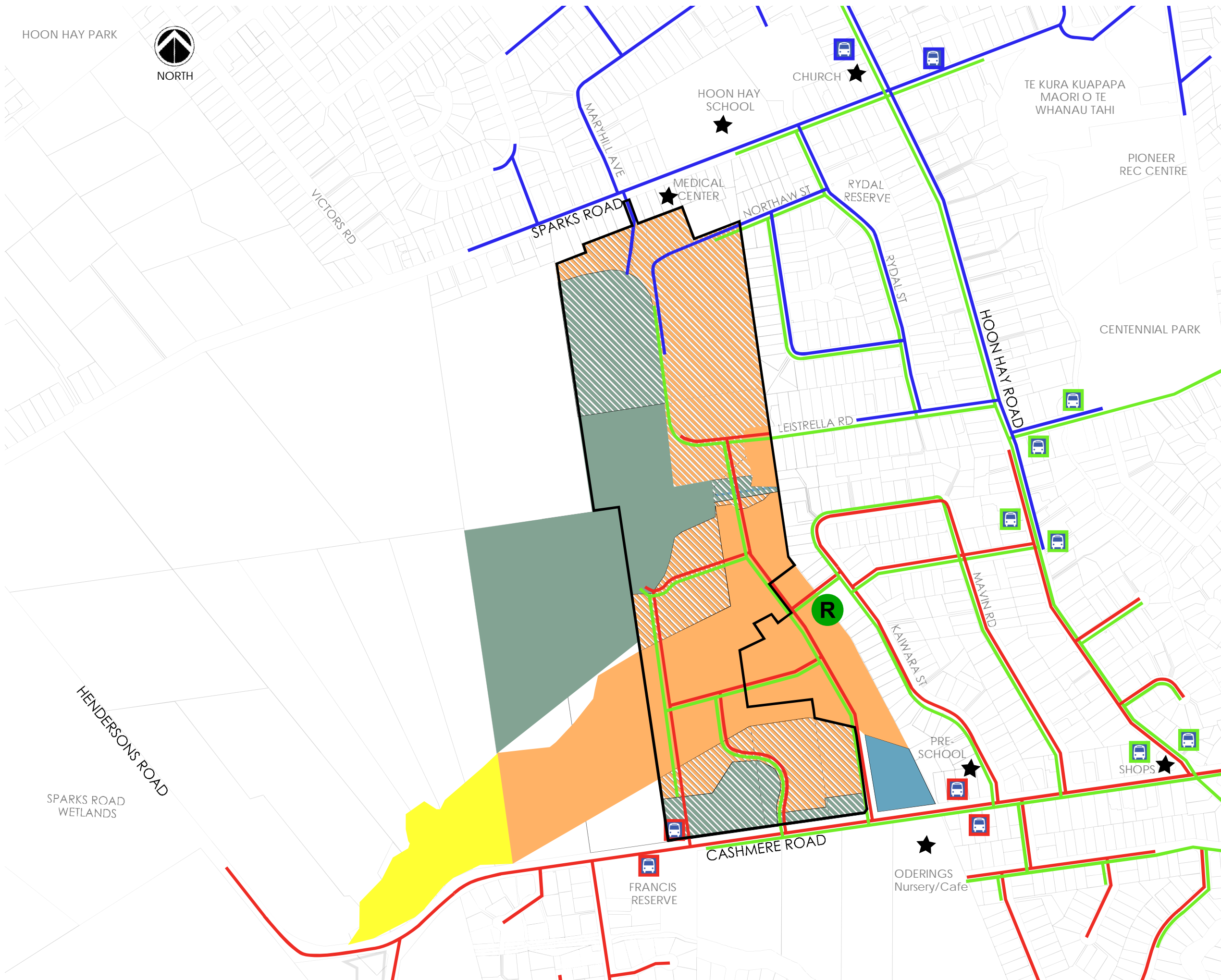
Appendix 3 – Pedestrian Public Transport Walkability Map

HENDERSONS ODP WALKABILITY 800m PEDSHED PLAN

LEGEND

- 10min. (800m) walkable route
- 60 Hillmorton / Southshore
- Orbiter
- 44 Shirley / Westmorland

- Amenities
- Reserve
- Bus Stop



Appendix 4 – Indicative visuals (shown for interface treatment only. Housing typologies under MRZ will likely be more varied likely with numerous 2-3 storey terraced, duplex alongside detached)

