

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by
Momentum Land Limited

**SUPPLEMENTARY EVIDENCE OF BRUCE CHARLES WEIR
IN RESPONSE TO OFFICER REPORT
ON BEHALF OF MOMENTUM LAND LIMITED
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

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INTRODUCTION

- 1 My name is Bruce Charles Weir
- 2 I have prepared a statement of evidence regarding Hearing Stream 12E in support of the submissions of Momentum Land Limited (**Momentum** or **MLL**) to rezone approximately 35ha (310 Beach Road and 143, 145 & 151 Fewrry Road – the **Site**) in northeast Kaiapoi from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**) subject to an Outline Development Plan (**ODP**) through the Proposed Waimakariri District Plan (**PWDP**) and Variation 1 to the PWDP.
- 3 My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court's Code of Conduct.
- 4 On 22 July 2024 the Waimakariri District Council (**Council**) released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of submissions seeking residential rezoning and recommendations in response to those submissions (**Officer Report**).
- 5 The Officer Report recommends that the Momentum rezoning submission be accepted. My supplementary evidence is filed in response to that Report.

SCOPE OF SUPPLEMENTARY EVIDENCE

- 6 In my supplementary evidence I address the following matters:
 - (a) Those parts of the Officer Report that address matters within the scope of my expertise, with particular emphasis on matters where there is a difference of view between myself and the Officer Report.
 - (b) In particular I respond to:
 - (i) The Officer Report recommendation to adopt the notified ODP instead of the Momentum ODP included in my evidence; and
 - (ii) The Officer Report proposal to locate a pocket park within the North Block.

- 7 In preparing my supplementary evidence I have:
- (a) Reviewed the Officer Report and the Appendices to that Report relevant to my area of expertise;
 - (b) Reviewed my evidence in chief filed earlier on behalf of the Submitters;
 - (c) Reviewed other materials specifically mentioned in my supplementary evidence discussed below.

CONTEXT AND APPROACH

- 8 As mentioned, the Officer Report recommends acceptance of the Momentum rezoning submission. A range of reasons are given for this recommendation, some of which relate to my area of expertise.
- 9 The approach I have adopted in this supplementary statement of evidence is to identify those parts of the Officer Report (including appendices attached to that Report) where I disagree with the Officer Report and to explain my reasons for disagreement.

RESPONSE TO OFFICER REPORT

- 10 The proposed rezoning is generally supported by the reporting officer (Mr Wilson), the Green Space and Communities Facilities Planner for the Council (Mr Read) and Council's independent Urban Designer (Mr Jolly of Jasmax).

The Officer Report recommendation to adopt the notified ODP instead of the Momentum ODP

- 11 The Officer Report recommends that the notified ODP (**NODP**, also referred to as *Appendix DEV-K-APP1*) should be adopted by the Panel rather than the Momentum Proposed ODP (**PODP**) (para 1013 Officer Report)
- 12 I disagree with this recommendation for the reasons stated below.
- 13 As detailed in my evidence in chief (and associated Design Report), the **PODP** and **NODP** are functionally consistent but differ to reflect the land use changes and roading configuration arrived at resulting from extensive design testing undertaken to support this submission.

- 14 To assist the commissioners with a direct comparison, the PODP has been updated to graphically align with the NODP (refer to my **Appendix A**).
- Appendix A** contains the following
- (a) Figure 1 – NODP
 - (b) Figure 2 – Comparison of NODP and PODP
 - (c) Figure 3 - Detail of changes sought in the PODP
 - (d) Figure 4 – PODP
- 15 There are some minor amendments for the land north of the North Block essentially identifying land which is already being used for stormwater purposes and/or are zoned Local Purpose Reserves. While there are minor realignments of some proposed Primary Roads, these are fundamentally consistent with the NODP.
- 16 In addition to the change in land use (GRZ to MDRZ and inclusion of a commercial/business area), the changes sought in PODP (see Figure 3, **Appendix A**) for the Momentum blocks are:
- (a) The repositioning of the north-south Primary Road + Shared Path (Collector Road) further east to provide alignment McGarry Drive.
 - (b) A centralised Green Link utilising the paper road between the existing suburbs (Soverign and Moorcroft Estates) and the new ODP areas.
 - (c) Realignment/re-prioritisation the west-east Primary Road (Magnolia Boulevard extension) to intersect the north-south Collector Road.
 - (d) The inclusion of a mixed use local centre in the south-eastern corner of the Northern Block site at the intersection of the two Primary Roads.
 - (e) Identification of an Open Space Reserve within the wider McIntosh's Reserve and Green Link network along the eastern boundary.
 - (f) Realignment of the Secondary Road to connect from Isa-Lei Road in the south to the Primary Road + Shared Path (Collector Road) north of the site.
 - (g) Green Link between the existing naturalised stormwater area in the west and the extended McIntosh's Reserve network in the east.

- 17 Providing a legible and functional north-south Primary Road network from Beach Road through Beachgrove and the North Block as detailed in the PODP is fundamentally supported by the Reporting Officer (Mr Wilson), the Transportation Planning expert for the Council (Mr Gregory) and Council's independent Urban Designer (Mr Jolly of Jasmax). This includes a shift of the Beachgrove access point from Tuho Ave further east to McGarry Drive. As detailed in para 91 of Mr Gregories evidence (Appendix E, dated 5 Jul 2024) the PODP provides *"a conncted network layout, which is likely to support a walkable public transport catchment"*, requiring only relatively minor enhancements (para 92) at some intresection points.
- 18 Notwithstanding, the effect of this shift means the Secondary Road can also be repositioned from the existing paper road further east. This not only provides another alternate direct and legible mid-site connection north (to the Primary Road) from Isa-Lei Road in Beachgrove, but helps retain the paper road as a pedestrian only access and amenity function for existing residents. Both attributes add to network resilience (including a quality alternate route to the Primary Toad if required) and helps strengthen connectivity to the Open Space Reserves witin the North Block and the planned (by Council) large recreational facility abutting the site on the north.
- 19 As detailed in the Design Report (page 11) attached to my original evidence, co-locating recreational and stormwater managment areas helps to increase the effective area and provide synergistic benefits to both. The effectiveness of this approach has been demonstared with the development of McIntosh's Reserve within Beachgrove to the south.
- 20 More significantly, creating a much more extensive quality off-road pedestrian/cycle linkages pathway network which link open space amenity areas is fundamental to:
- (a) Supporting modal shift initiaitives:
 - (b) Enhancing residents access (500m / 5mins walk) to the range of greenspaces and amenity areas nearby, and;
 - (c) Promoting higher density living in close proximity to those spaces.
- Collectively, these attributes play an important role in supporting housing diveristy and affordability, enhances CPTED and health outcomes – some of the foundation tenets of 'well-functioning urban environments'.

The Officer Report proposal to locate a pocket park within the North Block

- 21 Mr Read comments (para 975 Officer Report) that the two proposed parks may not deliver the level of service anticipated with respect to greenspace provision for development of this scale (up to 1,000 dwellings).
- 22 A specific recommendation has been made (para 1013 Officer Report) for the provision of an additional neighbourhood "pocket" park to be included within the ODP for the southern part of MLL's North Block.
- 23 I do not agree with this recommendation, fundamentally because:
- (a) Smaller (≤ 1 ha) parks are not (and do not need to be) illustrated on an ODP – these are a matter of detailed design at subdivision stage, and;
 - (b) There is a high level of open space amenity in immediate proximity to the site and therefore the focus should be on strengthening connections to (and between) these, and thereby strengthening the amenity within those spaces. I address this in more detail in paras 24–31 below.
- 24 As detailed on page 14 (*North Block IM*) of the Urban Design Report, the development anticipates between 600–900 dwellings, or 1,400–2,160 residents. This would seem to indicate that at least one neighbourhood park within the development would be required, however this has not been included in the Momentum ODP for a number of reasons.
- 25 As detailed on page 7 (Recreation Spaces) of the Urban Design Report at **Appendix B** of my evidence in chief, there is significant high quality passive and active recreational space within functional walkable distance of the site (North and South Blocks). This includes:
- (a) Moorecroft Reserve and playground,
 - (b) Damley Square,
 - (c) The Kaiapoi Food Forest,
 - (d) Kaiapoi Park and football grounds,
 - (e) Kaiapoi Domain,
 - (f) Kaiapoi Golf Club,
 - (g) Kaiapoi Lakes Reserve,

- (h) The Moorecroft Reserve and playground,
- (i) Beachgrove central park,
- (j) Tuhoe Ave Reserve and playground (Beachgrove),
- (k) McIntosh's Reserve,
- (l) Currie Park,
- (m) Norman Kirk Park (including sports fields, dog park and BMX tracks),
- (n) Askeaton Park and boat ramp, and
- (o) The Pegasus Bay (Kaiapoi River) Walkway.

26 East Kaiapoi, and the Site in particular, is clearly well served with existing recreational reserves, playgrounds, outdoor pursuits and other greenspace. Additionally, Council is also proposing a large recreational facility abutting the site on the north (identified on the notified ODP, of an area circa ≥ 1 ha).

27 Therefore there is little rationale for more greenspace other than the McIntosh's Reserve extension proposed for east of the North Block. As indicated on the proposed ODP, there is ample opportunity to accommodate a neighbourhood park of scale within this large, connected, high-quality green space without compromising stormwater requirements.

28 In reality, the North Block is a little over 560m across on either direction (and the South Block being shorter still) which means the walkable distance sought (as detailed in para 20 (b) above) is all but inherently achieved.

29 Notwithstanding, because open space amenity of scale is currently provided (Beach Grove Reserve is circa 150m from the site boundary to the south) or planned (the neighbourhood reserve facility within the McIntosh's Reserve immediately to the east and/or Council's planned recreational facility immediately to the north), functional access (walkable) distance to at least one of these areas will be significantly closer than the minimum 500m sought for residents in the North Block.

30 Furthermore, the off-road pedestrian/cycle linkages have been designed/scoped with generous reserves which can accommodate local-scale amenity (such as play areas) which, while not meeting a conventional dimensional requirement for greenspace, nevertheless still provide the

community amenity and socialising outcomes which greenspaces seek to deliver.

- 31 Consequently, providing additional 'greenspace' of any scale within the North Block area is considered unnecessary duplication and counter-productive to supporting the vitality and utilisation of the spaces which already exist or are proposed.

Specific Comments on the South Block

- 32 In Appendix G (urban design memorandum dated 12/04/2024) of the Officer Report Ed Jolly provided comments and potential reconfiguration options with respect to the South Block, specifically the option to 'back' residential onto surrounding residential. Unfortunately stormwater requirements dictate the external buffer zone and such changes are not possible.
- 33 Notwithstanding, given the South Block's proximity to the Kaiapoi Town Centre and other quality urban amenities, pursuing a much more-urban response for this Site would be recommended – and as such, a landscaped edge to the Site would not be detrimental (helping improve amenity, privacy and minimise nuisance effects to existing neighbours).

CONCLUSION

- 34 The challenges being posed by Mr Read with respect to Open Space and Reserves provision are (a) whether the baseline quantum of area can be provided and (b) is the ODP structure proposed the most effective way to leverage quality amenity outcomes.
- 35 The simple answer to (a) is yes, however this needs to be qualified against the imperative to deliver a well-functioning urban environment that integrates and optimises amenity. This, in my opinion, is best achieved by expanding a strong, high-connected off-road pedestrian and cycle path network which optimises links between existing and proposed passive and active recreational areas. The PODP, in my opinion, delivers a number of significant improvements over the NODP in this respect, not the least of which is through ensuring the Primary north-south Road connection is direct and legible, and the park spaces are in close proximity to this route.

- 36 Consequently, from an urban design perspective, it would be preferable to increase the size of an amenity area (and the quality of facilities provided) within its existing or planned location, than to increase the number of spaces and have less amenity in each. This helps support wider initiatives (modal shift, housing diversity, affordability, economic vitality) and imperatives (legibility, wayfinding, CPTED) that are sought for well-functioning urban environments.
- 37 Smaller neighbourhood scale (pocket park) amenities can easily be accommodated within the pedestrian-cycle priority networks at appropriate locations through detailed design. They are not required to be specifically identified at this point in time.
- 38 Thank you for the opportunity to present my evidence.

Bruce Weir
2 August 2024