

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

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

and: Hearing Stream 12D: Ōhoka rezoning request

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

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

Summary of evidence of Nicole Lauenstein

Dated: 1 July 2024

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SUMMARY OF EVIDENCE OF NICOLE LAUENSTEIN

- 1 My full name is Nicole Lauenstein.
- 2 I prepared the following statements in support of the Submitters' rezoning request:
 - 2.1 Statement of evidence dated 5 March 2024; and
 - 2.2 Supplementary statement of evidence dated 13 June 2024.
- 3 In my primary and supplementary evidence, I have explicitly articulated my perspective on the proposal's potential to integrate successfully into Ōhoka's existing urban structure. There is a consensus among design experts that the Outline Development Plan (ODP) will yield positive urban design outcomes. These include ecologically restored stream corridors spanning the site, a range of lot sizes graduating in scale, an interconnected network of open spaces and pathways, the inclusion of local convenience retail, and the establishment of a park-and-ride facility.
- 4 The key issue of disagreement seems to be more of a bigger picture urban planning nature the key questions being how much growth is expected and whether Ōhoka can contribute to the solution of urban growth by accommodating some of the required urban development within and around the existing settlement.
- 5 Guidance should primarily derive from the objectives and policies outlined in higher-level documents. The NPSUD mandates regional and local authorities to thoroughly review regional and district plans so that they accommodate increased housing, and ensure diversity and choice (refer to Objectives 1 and 4 in particular).
- 6 Regarding urban design, Policy 1 of the NPSUD establishes the criteria that planning decisions must meet to assist in enhancing urban functionality – 'Contribute to a well-functioning urban environment'. It's important to note that not all subclauses of this policy are strictly urban design considerations.
- 7 As an urban designer, I consider the following are the key points that relate to urban design matters of Policy 1 NPSUD relating to well-functioning urban environments:
 - a) *have or enable a variety of homes that:*
 - (i) *meet the needs, in terms of type, price, and location, of different households; and [...]*

- b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and [...]*

- 8 The proposal satisfactorily meets all the aforementioned requirements. Situated within the Greater Christchurch urban area, the proposal benefits from proximity to the full range of amenities available in Kaiapoi, Rangiora, and Christchurch.
- 9 Council experts have overlooked the necessity for diverse housing options to accommodate Greater Christchurch's growing population and have not recognized the potential benefits of this proposal for Ōhoka and the broader district. The proposal integrates with the existing fabric of Ōhoka along its edges, prioritizing movement towards the village centre, introducing a new commercial hub, and activating the domain. It emphasizes pedestrian and cycling accessibility, seamlessly blending with Ōhoka's character. All existing destinations within Ōhoka have been strategically integrated with the proposed site.
- 10 This enhanced connectivity between the proposal and Ōhoka's centre improves access to amenities for current residents, particularly by expanding the extensive green network along waterways. Anticipated increases in pedestrian and cyclist activity on streets and pathways are expected to enhance safety throughout Ōhoka.
- 11 I maintain my opinion that the proposal aligns with the directives of the NPSUD and the policies outlined in the Proposed Plan concerning existing character and amenity values.
- 12 The proposal respects and mirrors the character of Ōhoka. The planned expansion of Ōhoka will occur gradually over multiple phases, seamlessly integrating into the existing landscape and structure, effectively completing the area's development. Generally, population growth unfolds steadily over an extended period, likely prompting additional changes through infill in other parts of Ōhoka. The proposal will progress incrementally through staged construction, with the initial phase anticipated to commence around 2028 and conclude by 2040. This phased approach underscores the proposal's commitment to organic growth, tailored to the specific needs of Ōhoka.

- 13 The proposal introduces gradual change in relation to urban form and village character. Whilst the extent of this change remains in contention between experts it still needs to be seen in the context of gradual change and with an eye on NPSUD Objective 4 which anticipates change stating that "New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations".

Dated: 1 July 2024

Nicole Lauenstein