

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 12E: Residential Rezoning

Rachel Claire Hobson and Bernard Whimp

Submission: 179 / Further submission: 90

Summary of Evidence of Jade Isaiah McFarlane

20 August 2024

Submitter's solicitors:

Sarah Eveleigh | Sarah Schulte
Anderson Lloyd
Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011
PO Box 13831, Armagh, Christchurch 8141
DX Box WX10009
p + 64 3 379 0037
sarah.eveleigh@al.nz | sarah.schulte@al.nz

**anderson
lloyd.**

Introduction

- 1 My name is Jade Isaiah McFarlane.
- 2 I have prepared evidence in chief dated 5th March 2024 and supplementary evidence dated 4th August 2024 on urban design matters in respect of the submission of Rachel Claire Hobson and Bernard Whimp in relation to 518 Rangiora Woodend Road and 4 Golf Links Road (**the Site**).
- 3 My qualifications and expertise are set out in my evidence in chief.
- 4 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.
- 5 In my supplementary evidence, I included a link to an interactive map showing the Site, with different overlays illustrating District wide and Site-specific constraints and opportunities, as well as future anticipated growth scenarios proposed by the Waimakariri District Development Strategy and Greater Christchurch Spatial Plan. This map can be viewed [here](#).
- 6 I summarise my evidence below.

Summary

- 7 The Site's context and location determines that rezoning the site to residential is an anticipated and logical change of use, already signalled by existing public strategic level, council-led, documentation and mapping (Waimakariri District Development Strategy 2048 and Greater Christchurch Spatial Plan). The Site is located in close proximity to the Rangiora town centre, community services and open space / recreational areas. Adjacent Future Development Areas to the west and south have been recommended for rezoning, and the Site would therefore form connected and contiguous development with the Rangiora urban area. The Site's proximity — under 10 minutes walk to the proposed Belgrove neighbourhood centre and around 12.5 minutes walk to Rangiora town centre — highlights its logical fit for township growth, enhancing connectivity and social interaction.
- 8 Integration is a key aspect of the proposal. The proposed Outline Development Plan (**ODP**) includes open space, is designed within a walkable catchment to neighbouring residential and open space – both existing and proposed, and safeguards key overland flow paths from Belgrove through the Site. This supports a logical green network and respects areas identified as significant to iwi further east along the ephemeral stream corridor (as identified on district plan maps).
- 9 A well-functioning urban environment relies on effective social infrastructure, particularly roads, which enhance amenity, connectivity, and safety. Rezoning of the Site would achieve consistent urban form on both sides of Rangiora Woodend Road, creating a cohesive streetscape, promoting slower traffic, and providing a logical interface. The images below highlight the contiguous nature of the development on a strategic route, consistent and aligned with the South east Rangiora notified FDA – and further bolstered by the Kelley submission land extension, supported by Mr Jolly, to the south.

- 10 The ODP is appropriate and not contested in the s42A Report. Significant efforts have been made to integrate the Site's development with its surroundings, creating a permeable block and a softened open space interface. This has included giving consideration to the interface between the Site and adjacent land uses, particularly existing dwellings. Key features include:
- Aligning a central green corridor connecting to Golflinks Rd and extending to development and open space corridors to the west.
 - Placing the primary stormwater reserve with a treatment function on the southeast interface near Rangiora Woodend Road, adjacent to the dwelling to the east.
- 11 The s42A Report raises concerns about the level of service for open space, however open space provision is consistent with provision in other ODPs and aligns with Mr. Jolly's approach to the proposed public open space using walkable catchments (Figure 2, supplementary). This poses minimal risk as council still retains discretion over size, location, and future vesting of any open space allocation.
- 12 Residential development of the Site aligns with the National Policy Statement for Urban Development 2020 direction for a well-functioning urban environment, integrating well with the s42A supported residential areas to the west and south; incorporating landscaping to respect natural systems and flow paths; and providing for multi-modal transport and a high level of connectivity to existing and future development surrounding the Site.
- 13 If the rezoning opportunity is missed, large 4ha rural lifestyle could be the outcome. This would negatively impact urban form, connectivity, legibility, and environmental restoration, lock in low-density development, making future subdivision difficult as the town expands eastward. Given the Site's strategic location, this would be a significant and unfortunate outcome. Rezoning the Site to a General or Medium Density Residential would ensure that the Site is protected from that outcome.
- 14 I remain satisfied that future residential development of the Site, through residential rezoning and subject to the proposed ODP, is the most appropriate outcome for the Site from an urban design perspective and will provide for a well-functioning urban environment.

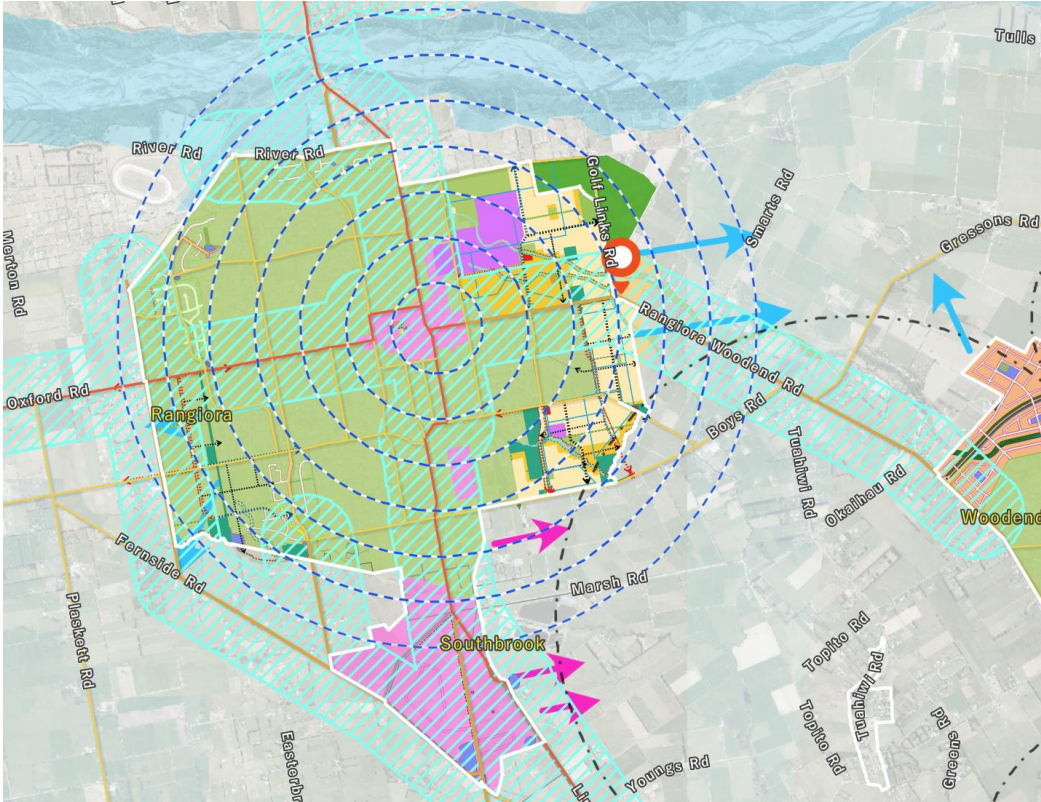


Image showing context within Rangiora Township

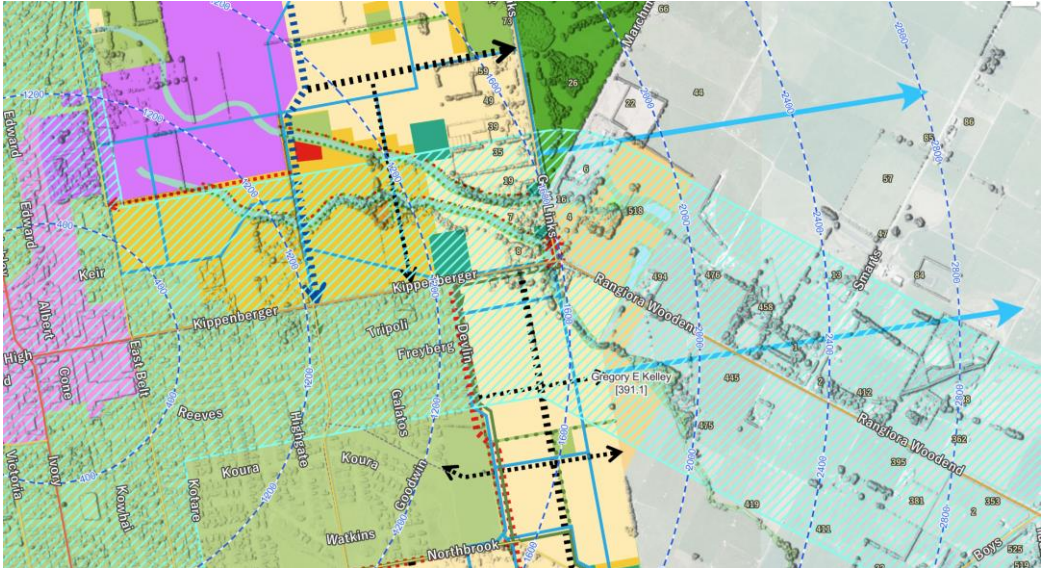


Illustration of ODP adjoining key open space, roading, and residential land use

Jade Isaiah McFarlane

Dated 20 August 2024