

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

Supplementary evidence of Jade Isaiah McFarlane

4 August 2024

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**anderson
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Introduction

- 1 My name is Jade Isaiah McFarlane.
- 2 I have prepared evidence in chief dated 5th March 2024 in respect of the submission of Rachel Claire Hobson and Bernard Whimp (**the Submitters**) 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.

Code of Conduct for Expert Witnesses

- 4 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

- 5 This supplementary evidence responds to the Officer's Report for Stream 12E: Residential Rezoning, dated 22 July 2024, in relation to Urban Design.
- 6 This supplementary evidence is supported by an interactive map showing the proposal, which illustrates District wide and Site-specific constraints and opportunities, as well as future anticipated growth scenarios proposed by publicly available documentation. This map can be viewed [here](#).

Response to Officer's s42A Report

Level of service - Open Space Provision

- 7 The Reporting Officer, Mr Wilson, has outlined in Paragraph 515 comments from Mr Read (WDC Green Space lead) that "Assessed in isolation a rezoning of this site to General Residential does not trigger the provision of a public neighbourhood park. As a proposed satellite development within a currently rural zone, the population catchment will likely be less than the 250-300 residents required to trigger public park provision for the community".
- 8 While I understand and agree with the assertion that rezoning doesn't automatically necessitate a public neighbourhood park, I note that current and proposed Outline Development Plans (ODPs) in Waimakariri District, including the one for north-east Rangiora immediately adjacent the site, allocate open spaces typically at or within 400m walkable catchments (Figure 1). The proposed site design includes open space provision that is consistent with this approach.

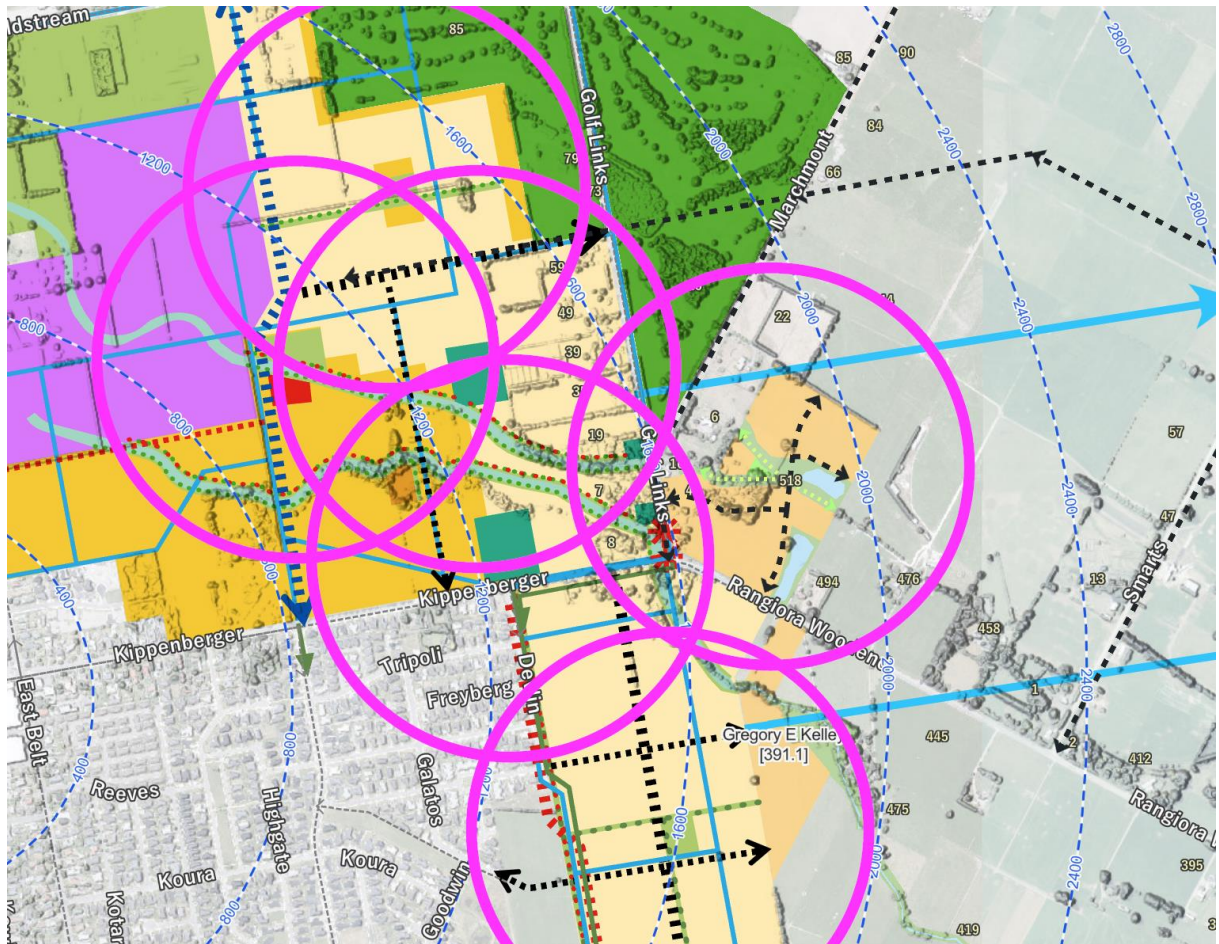


Figure 1 – Dark and light green squares in Northeast and Southeast Rangiora ODPs symbolise parks (typically, recreational vs stormwater respectively). The pink circles showing 400m walkable catchments (a typical walkable catchment distance in Urban Design lexicon, including the sites proposed neighbourhood park).

- 9 Further, this approach is consistent with how Mr Jolly has assessed and provided updated ODP recommendations to WDC for neighbourhood parks – where he illustrates walkable catchment methodology for park provision (Figure 2- Northwest Rangiora).



Figure 2 – Taken from Figure 23 ‘Changes to NWR ODP (2) showing movement network’. The black circles show walkable catchments applied to support park provision, with this open space provision approach accepted by Council.

- 10 Planning for the provision of open spaces, whether neighbourhood parks, local pocket parks (also to a degree stormwater management reserves, where possible), is standard practice in the industry when preparing Outline Development Plans. Open spaces are generally designed and provided for based on anticipated future residential catchments to ensure a level of service is provided to contribute to well-functioning urban environment - with Figure 1 clearly showing an appropriate 400m catchment.
- 11 Flexibility for future development decisions determined by Council is retained and is exercised at resource consent stage, regarding the legal status, vesting, size, and exact location of any planned parks.

Integrated Site

- 12 I note Mr. Wilson states that “no specific urban design or greenspace advice was sought for this rezoning request”¹. However, to the contrary he notes Mr. Read's comments that “outlying stand-alone residential zones with limited access to key community resources such as parks are not advocated”.²
- 13 If Mr Read's comments are in fact directed at this site, I disagree with the comments and conclusion. The site borders ‘WDC supported’ ODP residential areas to the west and south, integrating well with existing and future growth patterns, neighbouring ODP block structure, green corridor extensions, and local road networks - as illustrated in Figure 1. It is therefore a logical immediate extension of the planned Rangiora township.
- 14 I also note that development of Bellgrove, with its planned Neighbourhood Centre and extensive stormwater and riparian reserves, is 400m to the west of the Site, and is proceeding at pace. This is important as it brings residential development on the northern side of Rangiora Woodend Road much closer to the Site in the short term, as shown below in Figure 3. While no commercial centre is proposed on the site, it is important to note that Bellgrove’s ‘soon to be constructed Neighbourhood Centre’ is under 700m from the site - less than 10 minutes’ walk, providing Social Infrastructure for all residents.
- 15 The site is only 330m from Rangiora’s built environment (extent of Bellgrove’s newest houses) and a 20-minute walk (1.6km) from its commercial core. Other ODP submissions accepted by the Council are further from the urban core but not deemed ‘outlying’, and are proposed to be accepted. This includes the Southwest Rangiora ODP, which has development and open space provision at 2.6km from Rangiora’s town centre. I note this is a 32.5-minute walk, 12.5mins longer than from the application site to the town centre.

¹ Officer's Report at paragraph 516

² Officer's Report at paragraph 516

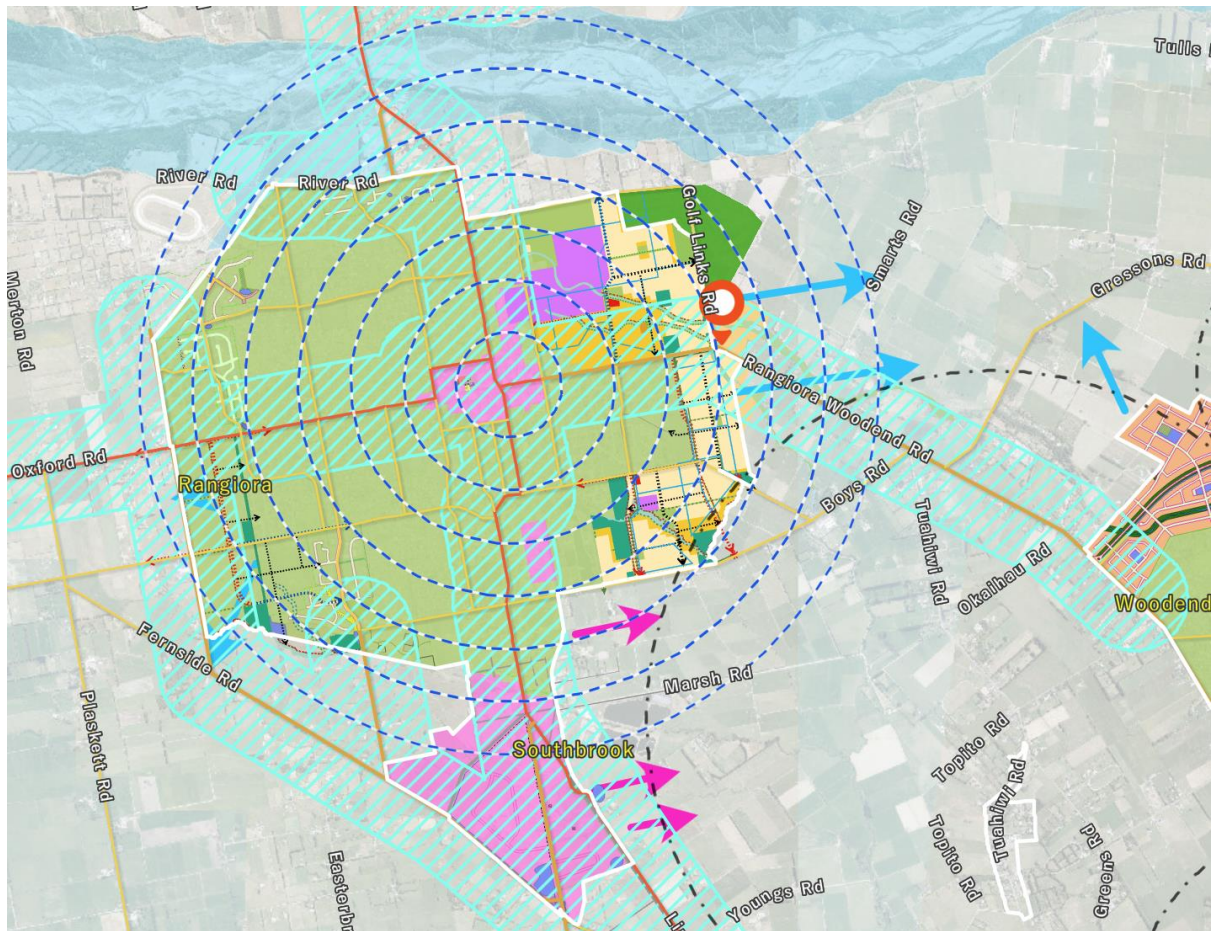


Figure 3 – This figure highlights the Application Site (red pin) against the backdrop of Rangiora’s spatial growth pattern including wider context such as Woodend’s western growth, and areas within 400m of a strategic or arterial road. This also highlights an outermost concentric ‘walkability’ ring at 2.8km, the extent of southwest and northwest ODPs, being approximately a 35minute walk from the Rangiora Town Centre. Contrastingly, Rangiora’s north east and southeast ODPs, including the site and the Kelley Submission, are within the 2km ring, being approximately a 25minute walk respectively. The blue and pink arrows represent the spatial growth directions outlined in WDDS 2048 that align with the Greater CHCH Spatial Plan.

- 16 The Site is located on Rangiora Woodend Road, an arterial road with existing bus services, and all of the site is within a 400m walkable catchment to this bus route. Public transport access is critical for a well-functioning urban environment, highlighting the appropriateness of the site’s priority rezoning to promote sustainable transport options, which, of note, is not able to be achieved in many other ODPs in Rangiora.
- 17 Rangiora’s growth, illustrated in strategic documents such as the Greater Christchurch Spatial Plan and Waimakariri District Development Strategy (WDDS) 2048, is predominantly directed to the east. A green belt proposed west of Rangiora’s infrastructure boundary restricts long-term growth to the west, south, and north, reinforcing this site and eastern growth as the next logical growth step.
- 18 Although the site has established rural land use to the southeast and northeast, it cannot be described as remote. Aside from being adjacent proposed and accepted ODPs to the west and south, nearby open spaces include sports facilities (65m away), proposed nature reserves (20m adjacent, with the ability to

connect), and Ashley Rakahuri Regional Park (1.3km away). Moreover, on its northern interface, it adjoins existing rural-residential scale land parcels that also adjoin the residential ODP edge to the west.

19 For these reasons I consider the Site to be well integrated with existing development and in an ideal location for future residential development.

Appropriate Interface and consistency

20 Mr Wilson has outlined in Paragraph 531 “the submitters have not provided evidence of the effects of this development on the surrounding landowners”.

21 A site visit and extensive review was carried out, which reviewed and considered sightlines and view into and external to the site, from the perspective of how the site would absorb the proposed change to residential, which is covered in the Urban Design Statement in support of the submission.

22 Interfaces and appropriate design of the Outline Development Plan to consider neighbouring properties were prepared based on this site review. This informal assessment did not determine effects, as its purpose was to propose specific design moves to integrate the future development into its surroundings appropriately, that includes:

- Aligning a central green corridor that connects through to Golflinks Rd and allows for the extension of this key open space/ recreational route through to development and open space corridors to the west,
- Locating the primary stormwater reserve with treatment function on the southeast interface nearest Rangiora Woodend Road.

23 These two measures will create a permeable block with an increase in connectivity by establishing a new green corridor as an extension of Bellgrove, as well as soften the visual interface between neighbouring properties and the site.

24 Aside from these design aspects, proposed following the careful review of the site, interface treatment between the residential allotments and the adjacent rural zone is proposed to be consistent to that proposed for the South Bellgrove and Kelley submissions accepted by Mr Wilson (250.6, 391.1 and 413.2). These submissions south of the site adjoin to connect and create a contiguous frontage and extend further east along Rangiora Woodend Road from the submission site with the adoption of Mr Jolly's recommended connection to this road. I believe a consistent approach is appropriate in this respect. I don't believe a bespoke treatment is warranted particularly as urban form growth to the east is the only direction anticipated in future.

25 Moreover, by achieving this consistency, the site enables a key interface connection for both land use and the movement network either side of the road when entering Rangiora - with a streetscape that is able to be upgraded to an urban standard on both sides of the road.

Access to social infrastructure

- 26 Mr Wilson has commented that access to community, social and commercial facilities is a challenge, that the development is isolated from other developments, except by way of existing busy roads.³
- 27 However, the Bellgrove development is located within a walkable catchment to the West of the Site and has main access from Rangiora Woodend Road – almost identical to the proposed Site where only one access point is provided onto this road.
- 28 Mr Leckie addresses this matter in respect of transportation effects. However, in terms of urban design matters, in my view Rangiora Woodend Road provides an opportunity, not a challenge, as it allows for direct bus access, cycle provision, and a highly connected network direct to the town centre. Existing higher volume roads are more ideal locations to locate intensification and follow Transit Orientated Development design principles, which the site's location follows as illustrated in Figure 3, where all of the site falls within 400m to this Rangiora Woodend Road.
- 29 The distances referred to in the s42A report by Mr Wilson appear to be incorrect as the centre of Rangiora and Rangiora High School appear closer to the submission site.
- 30 The site is conveniently located only 20m (across the road) from proposed adjoining open space areas and social infrastructure in the ODP to the west and the Kelley Submission. Bellgrove Neighbourhood Centre is located to the west. Please refer to Figures 5, 6 and 7 below.



Figure 5. Approximate distance (1.9km) from submission site to Victoria Street, Rangiora (Source: Canterbury Maps Viewer)

³ Officer's Report at paragraph 536



Figure 6. Approximate distance (1.99km) to Rangiora High School from submission site. (Source: Canterbury Maps Viewer)



Figure 7. Belgrove development, with open space areas within walkable distance to the site (within 400m), and a Neighbourhood Centre (purple above) is within a 10min walk (700m) from the site. (Source: www.bellgrove.co.nz/sections/)

- 31 The site is within close proximity to 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 Plan and WDDDS 2048 which indicates growth to the east, directly where the submission site is located.
- 32 As outlined in my evidence in chief the site is an appropriate location for future residential growth, aligning with the intended direction for Waimakariri urban growth around and particularly to the northeast of Rangiora, in an area with limited risk (compared to west Rangiora) to phenomena such as the Ashley River breakout scenario.
- 33 Mr Wilson has outlined issues with the rezoning pushing out the town boundary east of a "logical boundary on Golf Links Road" which would form a "non-contiguous development... isolated from the rest of Rangiora".⁴
- 34 I disagree with this assessment on multiple fronts, with reference to Figure 7 below, being:
- The site is located on a strategic route that is within 2km to Rangiora town centre, and aligned with the location to the south with the Kelley Submission. Radially, the site is far closer and more accessible if compared to other land holdings in Council supported ODPs such as Southwest Rangiora- which has parcels that are 800m further from the town centre than this site,
 - The Site is within very close proximity of the 'currently under construction' rapid growth area in northeast Rangiora (Figure 5 and 6 showing lots that have titles), and moreover borders council supported ODPs to the west and south, integrating well with proposed use and connectivity networks illustrated in those ODPs,
 - Rezoning responds to the future intention for growth and change in use in the region, indicated in the Greater Christchurch Spatial and WDDDS 2048 which indicates growth in direct to the east where the submission site is located. Given this, and the public nature of this process, there is an indication and expectation that surrounding properties would presumably be aware of council's intentions for growth in this direction,
 - The proposal allows for an appropriate urban form with a consistent street scene on both sides of Rangiora Woodend Road, as well as an appropriate design speed environment. Figure 7 clearly shows the site as integrated and contiguous, a 'lynchpin' site that resolves a critical strategic area that will set up appropriate urban growth in future.

⁴ Officer's Report at paragraph 528

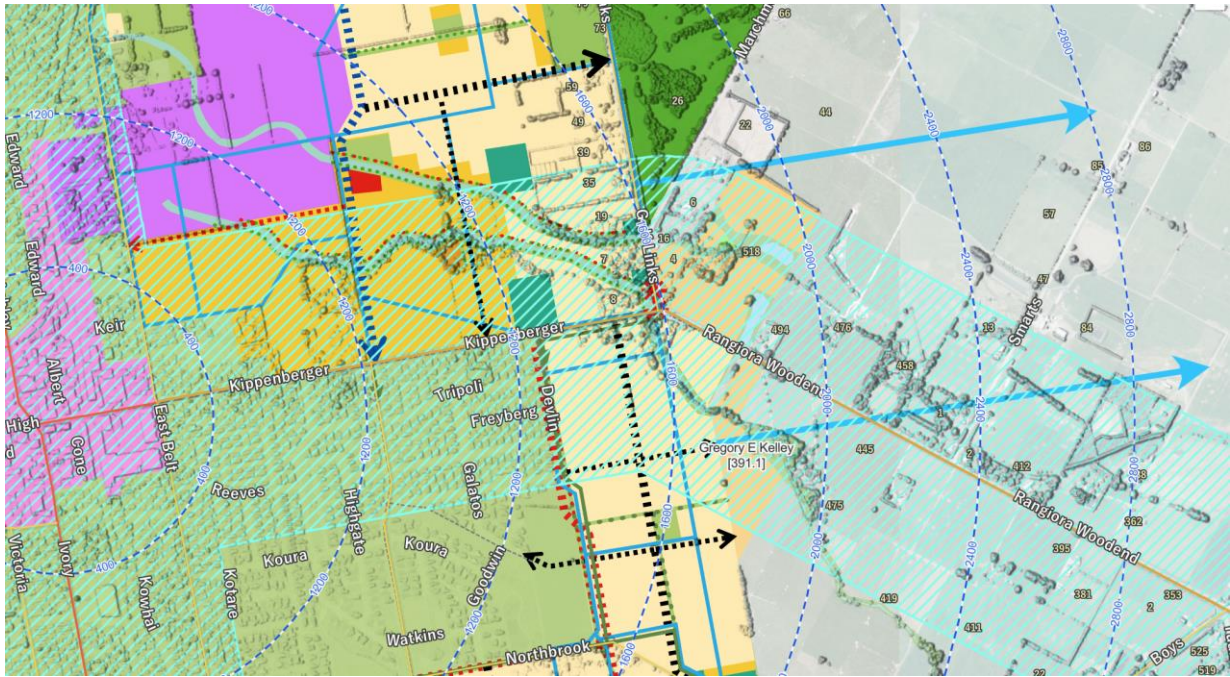


Figure 7 – This illustrates the contiguous nature of the development on a strategic route, consistent and aligned with the Kelley Submission to the south being within 2km from the town centre, and enabling redevelopment and enhancement of a key intersection.

- 35 While I agree in some instances defined boundaries can be a component of a well-functioning environment, and while they are still part of a legal framework under the CRPS, with Map A, outlining Urban Limits (2011), they are often not the most important consideration from a holistic urban design perspective.
- 36 From an urban design perspective, I consider residential development of the site aligns with the National Policy Statement for Urban Development 2020 direction for a well-functioning urban environment, as it:
- Integrates well with the proposed council supported residential areas to the west and south;
 - Contains recreational and landscape elements, taking care to respect natural systems and flow paths which are ignored in the lands current state; and
 - Provides for multi-modal transport and a high level of connectivity to existing and future development surrounding the application site given its relative closeness to Rangiora town centre.

Conclusion

- 37 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.
- 38 The rezoning and its interfaces will give a consistent start to the Rangiora township, consistent with proposed rezoning across the road to the south, that will enable an attractive street scene as a legible gateway that would otherwise not occur.

- 39 If the opportunity to rezone is lost, with a willing and able developer on this contiguous area of land, other land uses such as more intensive agricultural activities could occur, or as has been discussed, large lot rural residential sections could be pursued. From an urban form perspective, and for future proofing connectivity, legibility and environmental restoration and linkages, this would be a very unfortunate outcome and one that needs to be considered given how critical the sites strategic location is.
- 40 I remain satisfied that future residential development of the site, through either residential rezoning, or inclusion in a Future Development Area, is an appropriate outcome for the application site from an urban design perspective.
- 41 For the reasons above, I remain confident that future development in general accordance with the proposed ODP will lead to a well-functioning urban environment.

Jade Isaiah McFarlane

Dated 4 August 2024