

**Before the Independent Commissioners appointed by the Waimakariri District Council**

In the matter of Proposed Waimakariri District Plan: Ohoka Rezoning  
(Hearing Stream 12D)

and

In the matter of Further submission by the Oxford Ohoka Community Board  
[submitter 62] to the Rolleston Industrial Developments  
Limited [submitter 160] and Carter Group Property Ltd  
[submitter 237] submission to Rezone land at Ohoka

**Summary of evidence of Richard John Knott on behalf of Oxford-Ōhoka  
Community Board – Urban Design**

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Dated: 2 July 2024

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## **Proposed Waimakariri District Plan - Hearing Stream 12**

### **Summary of Evidence of Richard John Knott on behalf of Oxford-Ōhoka Community Board**

#### **Introduction**

1. My full name is name is Richard John Knott. My qualifications and experience are as set out in my evidence dated 12th June 2024.
2. My evidence has been prepared on behalf of the Oxford Community Board in relation to the submissions by Rolleston Industrial Developments Ltd (submission 160) and Carter Group Property Ltd (submission 237) to the Proposed Waimakariri District Plan (PDP).

#### **Summary of evidence**

3. I accept and support the evidence of Mr Nicholson, for the Council, and in particular that the proposed rezoned land would not contribute to a consolidated urban form for Ōhoka, but rather would create a 'peninsula' of urban land extending south from the existing township surrounded on three sides by rural and rural residential land.
4. I consider that the lasting impression of the existing character of Ōhoka is of residential, commercial and community developments on generous lots fronting Mill Road, within a wider area developed for lifestyle development. The development which would be delivered were the land rezoned is entirely at odds with this existing character of Ōhoka.
5. The shortcomings in the existing settlement identified by Ms Laurensen are only relevant if the settlement is considered with 'urban eyes'. These are features of the area that likely encouraged many of the existing residents to live there; they are features which

are typical of similar lifestyle areas around all of New Zealand's cities. They are popular as they offer an alternative to urban living.

6. The impact of the proposed rezoning on open rural views and the amenity of the areas would be far greater than allowable by the RLZ zoning proposed in the PDP, there would likely be around 50 dwellings in place of each dwelling allowable under the PDP, with views of a sea of roofs, fences, large intersections and the general significant additional activity associated with around 2100 new residents (recognising the existing population is under 300).
7. The additional land will not augment the existing Ōhoka but will create an entirely new place of which the existing becomes a small part.

### **Conclusion**

8. The plan change proposes a new urban development which does not reflect the existing character or amenity of Ōhoka, on land which is not identified for such development and out of step with the expectations of the CRPS.
9. It is not a natural extension to Ōhoka; it is essentially a new town within the rural area. It in no way reflects the low density living that the PDP intends.
10. For the reasons as outlined in my evidence, I cannot support the plan change.

Dated: 2 July 2024



**Richard John Knott**