

**BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL**

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** the hearing of submissions and further submissions on the Proposed Waimakariri District Plan

**AND**

hearing of submissions and further submissions on Variations 1 and 2 to the Proposed Waimakariri District Plan

**Hearing Stream 12E: Rezoning Requests**

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**JOINT WITNESS STATEMENT – URBAN DESIGN – SPECIFIC TO  
RICHARD AND GEOFF SPARK (PDP SUBMITTER 183 / VARIATION 1 SUBMITTER 61)  
REZONING REQUEST AND OUTLINE DEVELOPMENT PLAN**

Dated 4 October 2024

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## JOINT WITNESS STATEMENT

1. This joint witness statement relates to Hearing Stream 12E: Rezoning Requests of the proposed Waimakariri District Plan review.
2. The conference attendees were:
  - (a) Ms Nicole Lauenstein for Richard and Geoff Spark (PDP Submitter 183 / Variation 1 Submitter 61); and
  - (b) Mr Edward Jolly for Waimakariri District Council.
3. This joint statement has been prepared in accordance with section 9.5 of the Environment Court Practice Note 2023.
4. Both witnesses have read and agree to comply with the code of conduct for expert witnesses in the Environment Court Practice Note 2023.
5. This joint witness statement sets out all matters agreed and not agreed by the relevant experts, with an outline of the reasons for disagreement provided where appropriate.
6. *A meeting between the experts was held on 30. September 2024. This JWS has resulted from the meeting.*
7. The conferencing included a thorough discussion of the updated post hearing ODP v30. and identified the remaining urban design related issues to be discussed.

### **(a) Connectivity**

- Ensuring Connectivity across the Northbrook from Block A to the East

The experts agreed that the emphasis for connectivity in east-west direction across the Northbrook is on pedestrian and cycling movement between neighbourhoods which is well catered for in the ODP. However, the proposed second vehicular crossing option over the Northbrook identified as a future link on the ODP is important and should be retained in principle. This will futureproof the ODP and enable vehicular connectivity with future residential development to the east when required.

- Roading layout block B

The parties agreed to add a paragraph to the narrative to for block B stating that a gridded road layout should be applied where possible with the aim to provide a fine grain connectivity.

- Access to REL from Block B

Both experts agree that vehicular connections to the REL from Block B are important to provide good connectivity and should be retained on the ODP.

**(b) Commercial areas**

- Location and scale

Both experts agree that the commercial areas are well located within their block and can be serviced via internal roads. The classification as local centres introduces a set of rules that ensure appropriate scale, bulk and location. For the local centre in Block A the ODP narrative provides additional guidance to ensure it addresses the sensitive nature of the location and aims to at a reduced scale and specific purpose.

Both experts recommended the requirement for active frontages facing Boys Road to be added to the ODP narrative for the commercial area in Block B.

**(c) Block C**

- Biodiversity area

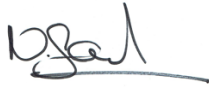
The experts agree with the approach taken for Block C and in particular support the inclusion of a biodiversity area. To ensure this area functions well they recommend adding more guidance that states that;

- the area is directly associated with the Middlebrook,
- is of sufficient size to support natural processes that encourage biodiversity at the local level,
- is protected via strategic bunding and landscaping.

## Summary

- Both experts agreed that the revised ODP V30 and the additions to the narrative attached to this joint witness statement address all the issues raised. As a result both experts agree that there are no remaining urban design concerns.

Dated 4 October 2024



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**Nicole Lauenstein**



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**Edward Jolly**