

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER of the Local Government Act 2002

AND

IN THE MATTER of a submission by xxx on the
draft Rural Residential Strategy
2013

**BRIEF OF EVIDENCE OF NICOLE LAUENSTEIN FOR
TAI TAPU
Williams / Croft**

9. APRIL 2014

QUALIFICATIONS AND EXPERIENCE

1. My name is Nicole Lauenstein. I have the qualifications of Dipl. Ing Arch. and Dipl. R.U.Pl. equivalent to a Master in Architecture and a Master in Urban Design (Spatial and Environmental Planning) from the University of Kaiserslautern / Germany. I am an elected member of the Urban Design Panel in Christchurch and a member of the UDF (Urban Design Forum). Before moving to New Zealand I was a member of the BDA (German Institute of Architects).
2. I have practised as an Urban Designer and Architect for the past 15 years in Germany, Spain, Australia and New Zealand. The first 5 years I established my own architectural and urban design practice in Germany, the last 15 years I have been a director of a+urban based in Christchurch.
3. In both practices I have undertaken many projects combining the architectural and urban disciplines. Projects have been varied in scale and complexity from urban revitalisation of city centres, development of growth strategies for smaller communities, architectural buildings in the public realm and private residential projects in sensitive environments.
4. Prior to my arrival in NZ I worked for several European Architects and Urban Designers and was involved in a range of urban studies and rural area assessments for the governance of the individual federal states in Germany, investigating urban sprawl of major cities such as Frankfurt, Darmstadt, Rostock and the effect on the urban and rural character. This work included developing mechanisms and criteria to facilitate sustainable development. Other work for private clients consisted of the design of sustainable developments in sensitive areas with very stringent development guidelines.
5. Since moving to NZ I have been involved in architectural and urban design consultancy for several architects and planners including a large urban study and concept plans for the regeneration of the Walsh Bay area in Sydney with Peddle Thorpe Associates and consultancy to Boffa Miskell Christchurch on urban research and design and development for rural townships.
6. I have taught as a guest lecturer at Christchurch Polytechnic architecture and urban design and at Lincoln University Landscape

Architecture Department teaching urban design at graduate and post graduate level.

7. I have a good understanding of the local and wider Christchurch area through professional involvement in public and private Plan Changes and urban design consultancy on projects in Lincoln, Rolleston, Tai Tapu, Ohoka, Cust, Rangiora, Kaiapoi
8. My experience includes working on growth strategies for urban and peri-urban areas including rural and urban residential developments with a mixture of densities from low, medium to high. I have prepared several urban analysis, development strategies and design concepts for urban and rural residential areas within the Canterbury region (Lincoln, Rolleston, Tai Tapu, Ohoka, Cust, Rangiora, Kaiapoi, Lake Hood, Akaroa, Ashburton)
9. Most recent urban design and architecture work includes:
 - (a) Papa Otakaro Avon River and East/North Frame concept design, Christchurch Central City
 - (b) Kirimoko residential development in Wanaka Stage 2
 - (c) Urban analysis and strategic plans related to Selwyn District Council Rural Residential Strategy (RRS) submissions
 - (d) Masterplans for Greenfield development in Lincoln (Flemington)
 - (e) Mixed Use development on Hagley Avenue, Christchurch
 - (f) New Tait Building and Masterplan, north west Christchurch
 - (g) Several commercial and residential 'rebuild' projects in Christchurch
 - (h) Master Plans for Inner City block infill and brown field conversions in Christchurch.
 - (i) ODP's for rebuild projects in the Christchurch CBD
10. Although this is a proceeding under the Local Government Act 2002, I nonetheless confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note, November 2011). The evidence I will present is within my area of expertise, except where I state that I am

relying on information provided by another party. I have not knowingly omitted facts of information that might alter or detract from the opinions I express.

BACKGROUND

11. Due to my involvement in rural residential and urban developments in the wider Christchurch area, through participation Proposed Change 1 to the Canterbury Regional Policy Statement (PC1), Plan Change 7 to the Selwyn District Plan (Rolleston and Lincoln) and several private plan changes, I have gained a good insight into the various aspects that contribute to the urban development patterns of the Townships in the Selwyn District. I have continued to observe the increased growth of Prebbleton since the Christchurch earthquakes. And through several visits to the Site and the Township I have gained a good understanding of the current and future urban and rural form, and the resulting development potential of the Site and its relationship to Prebbleton.
12. I was engaged by J.William and the Croft family to investigate the development options for the 8ha site (the Site) bordering the western edge of Tai Tapu and to provide a strategy for the owners to develop the Site as rural residential properties within the overall framework of the LURP the RRS.
13. A site and context analysis was undertaken as well as a study of the RRS analysis related to Tai Tapu and other relevant urban and planning requirements and documents to ensure the proposal will integrate into the wider context and future growth expectations and urban form and structure of the settlement.

SCOPE OF EVIDENCE

Introduction

Site and location

Context

- a. immediate surrounds
- b. urban form, rural context, gateways, boundaries and growth

Development options- why is peri-urban the better outcome?

- a. 4ha lots - benefits and issues
- b. Peri-urban rural residential - benefits and issues

Proposed design concept

Rural Residential Strategy - Location Criteria

Officers Report

Conclusion

ANALYSIS, METHODOLOGY AND BEST PRACTICE

14. In my analysis I have taken the 'Best Practice guidelines' from the Ministry for the Environment into consideration such as:
 - Urban design protocol
 - Urban design toolkit
 - Creating great places to live work and play, liveable urban environments: process strategy and action
 - People places and spaces: a design guide for urban New Zealand

As well as the guiding principles and outcomes of the Draft Rural Residential Strategy (RRS) and Land Use Recovery Plan (LURP)

15. The urban design protocol identifies a combination of design processes and outcomes known as the "7 C's" - seven essential design qualities that create quality urban design: context, connectivity, character, choice, creativity, custodianship and collaboration. Although they are not the only contributors that make up the complexity of an

urban fabric, they are nationally recognized principles and provide a good general checklist of qualities that need to be considered to achieve quality urban outcomes.

16. I have also taken guidance from the references to urban design matters in the LURP and the RRS. In particular the RRS provides clear guiding principles and outcomes for rural residential development and its relationship to existing townships, as well as location criteria (appendix 1), discussion of urban and rural character and values, growth related issues analysis and a variety of relevant urban design and land development matters.

INTRODUCTION - RURAL RESIDENTIAL

17. The LURP only considers the earthquake recovery period to 2028 to manage rural residential development, the RRS however, needs to take a longer-term approach in addressing the peri-urban areas and consider the long-term environment post 2028. Thinking within time frames of 14 years is a very short timeframe in urban and in planning matters and will not suffice to address matters such as urban form and consolidation of urban and rural which establish over longer periods of time.
18. The RRS is an important document to manage rural residential development in the Selwyn district. There has been an evolution of documents and there are variety of references and directions in the LURP and Chapter 6 of the RPS to be taken into account but in essence it all comes down to managing rural residential development in particular in peri-urban areas for very clear and good reasons
 - allow a range of choices of housing types
 - avoid inefficient use of land and infrastructure
 - protect future urban expansion options
 - manage potential conflict with rural character and rural activities
 - consolidate rural residential development and avoid dispersal
19. The RRS has identified several Rural Residential typologies, has correctly chosen the most appropriate typology for peri-urban areas,

namely peri-urban rural residential development adjoining the existing township boundaries. It has selected a few locations where such peri-urban rural residential development should be implemented in the next 5 years until the next review. This in itself is a first step forward, which introduces an appropriate type of rural residential development for peri-urban land but does not really manage the rural residential issues highlighted above. It leaves all the remaining peri-urban land unmanaged under the same existing regime of permitted 4ha block subdivision (under the Rural Inner Plains zoning) as before which will continue to cause the issues the RRS is meant to tackle (other than a few locations where the zoning adjoining the townships within the RRS area is Rural Outer Plains with a minimum lot size of 20 ha).

20. If the RRS is to really manage RR development it should take the opportunity and responsibility to address all peri-urban land within the area identified within the LURP with the aim to guide rural residential development where suitable, to preserve urban growth paths and constrain urban and rural residential development where this is required.
21. The officer in paragraph 1.13 introductory statement sums up the main outcome the strategy aims at achieving.

One of the primary outcomes that SDC is aiming to achieve through the Strategy is to ensure that rural residential areas are able to be integrated with urban forms to achieve servicing efficiencies and community outcomes. Of equal importance is to ensure that rural residential locations do not:

- *undermine future consolidated settlement patterns*
- *derogate the function, form and character of townships*
- *hinder future residential growth paths*
- *reduce rural amenity, diminish the productive capacity by intensifying larger rural land holdings or to undermine rural or the rural environment and adverse reverse sensitivity effects*

22. Peri urban land is defined as the land immediately around the perimeter of urban settlement. It is the area under most development pressure from both, urban and rural residential developments as it offers logical growth paths, can be connected to the urban infrastructure, allows for good access and connectivity and provides space right at the interface between urban and rural environments. At the same time the peri-urban area has to perform other important urban functions. It needs to provide a discernible edge to the urban

form, which in many cases is not well articulated and it needs to create a buffer to the rural activities to manage reverse sensitivities which cannot be addressed within the confined space of smaller urban lots. These, sometimes conflicting, requirements make development in the peri-urban areas more challenging but also makes appropriate management of those areas most important.

4ha Rural residential lots - benefits and issues

23. The peri-urban land around the RRS townships for the most part sits within the Rural Inner Plains zone, which allows 4 ha lots be established as of right so they are the natural fallback position for all peri-urban land. However, 4 ha lots are neither rural nor residential, they fall into a category that puts the majority of the 4ha land into a holding pattern. The size makes agricultural use unsustainable, but makes them at the same time too large for residential use, which tends to establish itself at around a maximum of 2000-3000 m² all inclusive - dwelling and associated access and domestic curtilage. In summary it often is a waste of productive land.
24. 4 hectare blocks are also very difficult to intensify in density and retrofit with additional roading and infrastructure whilst integrating existing dwellings, which has been shown in several cases in the district and is currently the case with ODP 11 (Branthwaite Drive) in Rolleston.
25. Depending on access, dwelling location and orientation setbacks etc. some 4ha lots are able to adapt to further infill but the majority are not set out to provide good links across boundaries to neighbours and create severe problems in connectivity. 4ha lots are by nature rural in character and are mostly 'self-contained', They establish independent of each other at different times creating an introverted environment. If they are to be further subdivided to accommodate growth, they struggle to integrate and tend to create many cul-de-sacs, easements and back properties as each property tries to either maximise their yield whilst avoiding legal conflicts and time delays and others try to protect their rural outlook, status quo and/or future ability to subdivide. As such they are unsuitable to accommodate future urban growth paths without compromise.

- 26. The 4 hectare block does also not assist in curbing urban sprawl, as the remaining mostly ‘unused’ land is often an incentive for owners to further subdivide their land to maximise its development potential resulting in piecemeal developments.
- 27. Rural residential in the wider Christchurch area has become synonymous with either the 4ha property or the smaller sized lifestyle block. However, the table below clearly indicates that rural living is more about the lifestyle qualities rather than the need for land used for small-scale farming or other specific agricultural activities. This is also supported by the trend towards smaller rural residential lots.

Ranking	Reasons
1	Rural or country living
2	Peace and quiet, tranquility
3	Space, privacy, openness, no close neighbours
4	Clean air, no smog
5	Safe and healthier place to raise children
6	Learn about farming
7	Can have animals
8	Less pressure, relaxing
9	Wanted a larger section than you get in a city or town
10	Place to retire

RRS page 40 Table 3: Top 10 reasons for choosing a lifestyle block

This is a clear indication that within peri-urban environments directly adjoining urban limits the peri-urban rural residential development is the more desirable typology.

Peri-urban rural residential - benefits and issues

28. The RRS discusses a variety of rural residential typologies such as hamlets, clusters and farm parks – these are either smaller independent nodes or enclaves as part of rural/farming environments. They are surrounded by large areas of rural land and are not ‘attached’ or in proximity to urban areas, which makes them inappropriate for peri-urban land. The RRS defines peri urban as:
- “Peri-urban environments occur where rural and urban activities merge at the interface between Townships and the countryside”
29. This typology of peri-urban rural residential development provides a more appropriate and sustainable rural residential environment using less land whilst offering the benefits that people seek when opting for a rural residential lifestyle. The figures below (RRS page 25. Fig. 8 and 9) show the gradual decreasing density distribution from urban to rural and places the peri-urban rural residential developments with a density of 2 hh/ha at the interface between rural and urban environs.

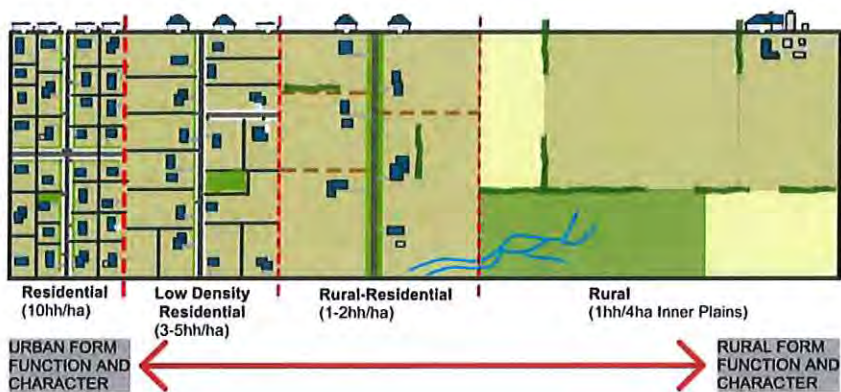


Figure 8: Land use spectrum

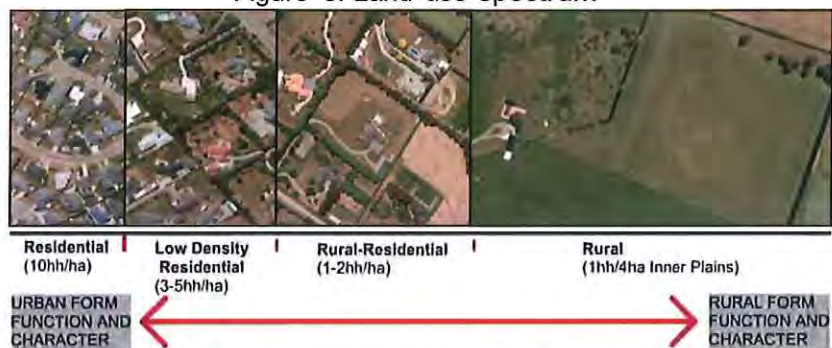


Figure 9: Photos illustrating the land use spectrum

30. The RRS concludes in section 5 (5.3) that 'the peri-urban form of rural residential development that integrates with Townships is the most sustainable typology within the area of the district that is subject to the LURP', as it will deliver the following benefits:
- *proximity to Townships promotes social wellbeing through the ability to access open space reserves, community facilities, employment opportunities and social networks*
 - *peri-urban nodes are better able to provide integrated living environments that reflect the peace, quiet, 'openness', 'ruralness' and privacy that residents expect*
 - *peri-urban nodes are better able to deliver efficiencies in the provision of infrastructure due to increased proximity to reticulated services*
 - *sensitive gateways to Townships are able to be avoided, with there being opportunities to integrate rural residential areas into both the rural and urban environments through semi-formal links, riparian margins, ecological corridors and 'greenspace' networks*
 - *the absence of topographical and natural features to screen intensified development results in alternative typologies that are severed from settlements having a greater risk of adversely affecting the visual distinctiveness of the open rural landscape through the 'domestication' of productive rural land holdings*
 - *peri-urban nodes can take advantage of definitive boundaries to manage growth and reduce the risk of urban sprawl, with appropriate location selection enabling long term residential growth paths to be preserved*
 - *appropriate densities, layouts, development controls and mitigation measures can deliver the anticipated rural residential character, which is distinct from conventional urban environments or rural land holdings*
 - *localised natural features, greenbelt buffers, design elements and interface treatments are able to make rural residential areas*

distinctly different from rural and urban areas and to reduce the blurring of the rural/urban boundary of Townships

- ***typologies that are consolidated and integrated with settlements are better able to avoid 'ribbon' development, adverse reverse sensitivity effects with productive rural land uses and strategic infrastructure and to assist in achieving compact urban forms for existing residential settlements***

31. In these statements the RRS introduces the concept that peri-urban rural residential development is not only more desirable than 4ha blocks at the perimeter of townships but it also introduces the concept of using peri-urban rural residential development to contain urban sprawl, achieving a compact urban form as well consolidating rural residential development.
32. From an urban perspective peri-urban rural residential developments require connectivity, access and circulation patterns that are to some extent similar to the adjacent urban networks but have a more generous size/spacing and more rural feel and character. Peri-urban RR developments therefore have the ability to structurally integrate to a sufficient level so as to become part of the built fabric and to assist in defining the urban form of a township. This connectivity to the urban environment is what differentiates this denser type of rural residential form from the more independent larger 4ha lot.
33. Whilst peri urban RR developments can structurally integrate into the urban fabric of a township they still remain distinctly different in visual and physical amenity and character. As such they are well suited to constrain urban sprawl where discernible boundaries to urban development are missing unless they are intentionally designed to accommodate further infill (future proofing).
34. To clarify this point; there are two different categories of peri urban rural residential
 - A)** Peri-urban development that is intended to create a clear boundary to urban development in a sense creating a 'developed rural residential buffer' this type of peri urban development provides:

- An underlying structure - (roading, services, lot layout and connectivity) that connects the development to the township but does not allow further physical connections to the rural surroundings to discourage sprawl.
- Creates clear landscape buffers to the rural interface to mitigate potential reverse sensitivities
- Support or creates clear gateways into the township

B) Peri-urban development that is intended to preserve a future urban growth path for the rural Township provides

- An underlying structure (roading, services, lot layout and connectivity) that connects the development to the township and is future proofed, so it does allow further physical connections to its surroundings and residential intensification to an urban density should this be required.
- Interim landscape buffers to the rural interface to mitigate potential reverse sensitivities

35. **The RRS has not identified these inherent characteristics of the peri-urban rural development form and has therefore restricted the use of peri-urban development to small pockets where no future growth paths have been identified and discernible boundaries to the urban form are already established. This results in the majority of the peri-urban land that is under most development pressure to remain unmanaged.**
36. Using this rural residential development type to its full potential gives the planning authority tools to properly direct urban growth into the most appropriate locations on the perimeter of rural townships and also gives clear direction to landowners in peri urban areas how their land is to be treated and what type of development is to occur should they choose to develop. Providing this level of certainty does not 'open up' all peri- urban land for development it just indicates what type of peri urban development to consider. Plan Changes, ODPs and other requirements still apply and give the Planning Authority controls over timing and other detail.
37. From an urban design perspective this level of certainty will assist with the strengthening of township boundaries, containing urban sprawl

and guiding development. For that reason all peri-urban that falls into the criteria above should be included in the RRS **in principle** to ensure it is managed appropriately – peri-urban land that:

- has clearly been identified as an urban growth path (i.e. in a structure plan)
- is a potential growth path for future urban development based on the preferred long-term growth strategy and preferred urban form
- needs to be developed to create a preferred urban form
- has no discernible boundaries towards the urban environment where urban development needs to be constrained and is therefore vulnerable to urban growth pressure
- has no obvious constraints to development (e.g. natural hazards) and is therefore vulnerable to urban growth pressure

38. Proactively managing the vulnerable peri-urban area is prudent, and good urban planning and best urban design practice. Identifying peri-urban land 'in principle' for peri urban rural residential development, unless strong discernible boundaries already exist between the rural and urban environment would enable the council to differentiate the peri-urban development from the standard 4ha rural residential development and utilize it to either future proof growth paths or curtail urban growth both in the interest of strengthening urban form
39. The additional benefits of the peri-urban rural residential form are that it will provide the more desirable smaller sized rural residential lifestyle in a more consolidated form with less urban dispersal in the long term.

Urban Growth and Urban Form

40. As both of these terms Growth and Form are frequently used in the RRS and other Planning documents I consider it important to explain them from an urban design perspective which needs to be taken into consideration when Planning Documents are to guide the physical and visual urban and rural outcomes.
41. Urban growth is a dynamic and in parts a reactive process. Growth paths can to some extent be pre-planned through large scheme and

structure plans, ODPs etc but also occur naturally in the form of gradual expansion, infill and intensification. There are different types of growth:

- larger Greenfield developments
- gradual linear and/or concentric expansion of a settlement
- infill/ intensification of existing areas
- landuse change i.e. Brownfield developments.

42. All these growth patterns combined form part of a healthy urban growth strategy. Greenfield growth tends to be of a more speculative nature (development driven), is often of a larger scale and 'starts from scratch' providing new facilities and resources. Natural growth patterns tend to be more gradual and more complex combining many parameters such as availability, location, quality, affordability, etc - but in particular proximity and connectivity, as they tend to build on or extend existing features and services versus building new ones. Brownfield conversion is in itself not really growth but change of use. It can however result in the increase of residential activity – similar to infill and intensification. Depending on scale it builds on existing features and services and /or introduces new facilities and resources.
43. Desirable urban growth pathways are generally easier to identify with certainty but are much more difficult to manage and implement with certainty, as they rely on the willingness of private owners to develop, the acceptance and demand of the market and many other constraining factors (financial, infrastructure, time to name a few). I am not an expert in market trends so will not comment on this part of growth behaviour nor am I sufficiently knowledgeable in the technicalities of financing and servicing growth. However, urban growth paths will always but pressure on the land that is closest to its current urban limit, on peri-urban land, as it is the most natural and efficient way to grow unless specific discernible boundaries or constraints exist.
44. Structure plans are the main tools to manage the anticipated growth and this has been done for Prebbleton, Lincoln and Rolleston where the development pressure is the highest in the district. But these Structure Plans by their nature are urban plans and only address

matters concerning the land within the new urban limits. They do not do not address the land on the other side of the line, the peri-urban land but do rely on the peri-urban land to work in partnership and provide the necessary response such as forming a boundary, dealing with reverse sensitivity, allow for future growth, forming gateways etc.

Urban Form

45. There is no one form that fits all, on flat terrain urban form is often concentric as it maximises efficiency, achieves 'proximity' and connectivity but there a many variable that effect the urban form natural features, economics, hazards and constraints, planning regimes, ideologies and many more. Albeit slow, urban form is also dynamic and changes in response to events, growth patterns planning changes. Although it is to some extent dynamic, urban form should always be legible, discernible and as compact as possible to remain efficient.
46. Although cities and townships with a good urban form share many common elements, every place has its own distinct characteristics and its urban form needs to be assessed on its own merit within its context.
47. The one thing all urban form has in common is that it needs to be to be legible and consolidated and for that it requires limits, boundaries or edges. For these boundaries to be legible they need to be defined. This naturally occurs through either a strong natural features which in itself is a boundary (i.e. mountain, a river, the coastline) or smaller changes in the environment which become thresholds that need to be crossed/passed to go from one to the other i.e stream, a contour change, strong vertical elements such as trees and dense vegetation, against uninterrupted open space. Abrupt Change and contrast are the two elements that create boundaries and are most successful at defining and containing urban form.
48. A distinct change in the character of development can also create such a contrast, change or threshold. Peri-urban rural residential developments have the ability to create such distinctly different environments. Whilst they can connect physically to the township on it is important that they provide their own distinctive rural character

which differentiates them from the urban environment and assist in the creation of gateways/thresholds from rural to urban

49. The Site has not been identified as a preliminary peri-urban rural residential site by the RRS, but it meets many if the location criteria for the placement of peri-urban RR development. The site directly adjoins the residential areas and is well connected with the centre of Tai Tapu. It can assist in the creation of a stronger western gateway into the township and will create a discernible and permanent western boundary to the existing urban fabric to constrain further urban sprawl.
50. The main question for this Site is whether peri-urban rural residential development is a more appropriate way than the standard 4ha rural residential fall back position to:
 - contain urban sprawl,
 - form a discernible and permanent boundary to the west of Tai Tapu
 - assist in the retention of the urban form and character of Tai Tapu
 - form a gateway or threshold at the western approach into and out of the township
 - consolidate and curtail rural residential sprawl

SITE AND LOCATION

Refer to graphic supplement location and site plan GS1

51. J. William and the Croft family together own 8 ha of rural land in 2 titles located west of Hauschild Road along the western edge of the urban development limit of Tai Tapu. The Site is currently zoned Rural Inner Plains and is adjoining the LZ to the east. It is periodically used for grazing. The site has no specific rural landscape features apart from a small shelterbelt within the northern portion of the site. The land is fairly flat with a very gently rise up to Lincoln Tai Tapu Road. There are two natural indentations in the Site which drain water towards a man made drain to the west of the Site. The southern portion of the Site has been planted with still young trees along the south and east

boundary, which have the potential to form a shelterbelt and tree lined Road in the future. Most of the Site has a very open character with views to the Port Hills. The northern portion is more enclosed due to its geometry, the existing shelterbelt, proximity to the large tree lined Halswell River corridor, neighbouring LZ residential development and the Clusters of mature trees to the west on the neighbouring rural site.

52. Within the context of Tai Tapu the two properties combined present a fairly large 8ha landholding in close proximity to the town centre. extending along the western edge of Tai Tapu. The owners propose to combine their efforts to achieve a comprehensively designed rural residential Master Plan to guide the development of both sites. This provides the opportunity to create a well-connected peri-urban rural residential enclave that can form a proper boundary to the western edge of the township. Developing the two titles independent of each other could result in isolated one-off introverted or gated communities.

CONTEXT- Immediate surrounds

Refer to graphic supplement context plan GS2

53. North - Lincoln Tai Tapu Road and the Halswell River corridor create a strong linear layering with a leafy character. There are short views into the site the Site to the northern shelterbelt.
54. West and South - rural paddocks mainly used for sheep farming, with distant views to perpendicular shelterbelts and to Port Hills - general rural landscape characteristics of the Canterbury plains – low wire fencing
55. East – LZ, recent urban subdivision with variety of lot sizes 500 to 800m² central open space and stormwater management area, internalised space with very limited views to the rural environment due to road alignment, back properties bordering onto Hauschild Road of which very view orientate houses and outdoor areas to face the rural outlook. High vegetation screens and fencing with selected /framed views. Only one single access off Hauschild Road at Corner site

CONTEXT - Wider urban and rural context -

Refer to graphic supplement structure plan GS 2 and GS3

Urban Form

56. Established at the intersection of Halswell River and the Christchurch-Akaroa Road, Tai Tapu is a small concentric township with a village character. It focuses on the 'village centre' with several small shops and the local school.
57. There are two dedicated areas (L1a and L2a) set aside for a limited amount of residential growth within the urban limit of Tai Tapu. The L1a area will complete the standard residential development opportunities in Tai Tapu within the confined village footprint. The L2a area provides the opportunity for a limited amount of rural residential lots at the far northern edge of the township. The proposed site is not within this defined urban limit of the township but adjoins it along the entire length of Hauschild Road hugging the periphery of the township.
58. Currently this western edge of the township is ill defined with houses in parts turning their back onto Hauschild Road and the rural environment as there is no transition, either spatial or landscaped, from the denser residential living into the adjacent rural activities to give this part of the urban fabric an edge that can be recognised as a discernible boundary. Hauschild Road literally gives the impression of being 'cut in half' and unfinished which opens the door for urban expansion across the road in the future
59. The proposed development will create a more appropriate edge to Hauschild Road and transition into the productive rural landscape and assist with the concern about reverse sensitivity whilst still retaining the rural outlook.

Rural context

Refer to graphic supplement structure plan GS3

60. There are several farm houses located on lots of varying sizes along the road approaches to Tai Tapu. They are often well screened by shelterbelts and established vegetation following a similar pattern as the majority of rural residential development in Canterbury.
61. Instead of further extending this pattern of 'piecemeal' rural residential development the proposal intends to focus clusters of rural residential development on a site immediately adjacent to established residential areas. It therefore avoids the risk of gradual coalescence with Lincoln or other rural residential areas along the Lincoln Tai Tapu Road. The proposed development connects directly onto Hauschild Road and

only has a very narrow frontage to Lincoln Tai Tapu Road, which will be landscaped.

62. The proposed development is relatively small and in keeping with the unique character of Tai Tapu. The 8 ha accommodates 16 dwellings grouped in 3 clusters which allows larger open spaces to remain between clusters retaining a rural outlook for existing neighbours and creating a internal environment that reflects the rural character of the area.

Gateways

Refer to graphic supplement structure plan GS5

63. 3 gateways along the main approaches to Tai Tapu have been identified by the Draft Rural residential Strategy as thresholds from the rural environment into the township and ensure the village character of Tai Tapu is retained and protected. The proposed development forms part of the western gateway, which is framed by large established trees, and the strong structure of the Halswell River corridor.

Boundaries

Refer to graphic supplement structure plan GS6

64. Tai Tapu is very desirable location to live in close proximity to Christchurch and Lincoln. It lies at the outer bend of the Halswell River sheltered by the Port Hills, which gives it a sense of containment to the east. The Halswell River provides a clear edge to the north. On the southern and western edges the boundaries of the township are less defined. It is interesting to observe that houses on smaller residential sites with the ability to overlook the rural environment tend to close themselves off from that environment. This is not due to reverse sensitivity but due to wanting to achieve a sense of privacy and shelter. There is a natural space around a dwelling that people wish to demarcate and create as an exclusive private environment on larger sites this will result in a domestic curtilage and on smaller sites this will result in becoming fenced in. Small residential sites therefore struggle to make good use of the open rural environment as opening up exposes the private outdoor functions. This is a very common and natural behaviour. Forming boundaries is about how two environments engage with each other. For two complementary environments this

requires little space and no transitional area as they are in tune with each other. Where two opposing environments meet more space is required to allow for a transitional area or buffer to provide a level of protection to private spaces. I have travelled extensively through the rural parts of New Zealand and have encountered this in nearly all places where open rural spaces meet small urban spaces. The only exemption is where there are landscape features that create an intermediary space and reduce the openness of the rural environment i.e. a river bed, strong contour changes etc. A secondary reason for closing itself off is climatic conditions and particularly wind. Hauschild Road is a very good example of this spatial behaviour at the LZ – open rural interface.

65. The Site already shares a boundary with the current urban limit of Tai Tapu and the RRS specifically states that Peri-urban locations that integrate with townships are considered to be more sustainable when compared to alternative forms of rural residential development. The Site is therefore generally well suited for peri-urban rural residential development.

DEVELOPMENT STRATEGY and PROPOSAL

Refer to graphic supplement structure plan GS7 and 8

66. The design proposal is an indicative Master Plan to illustrate how a small carefully conceived peri-urban development can achieve the desired overarching outcomes of the RRS
67. The design is a direct response to urban and rural contextual matters discussed in previous paragraphs and responds to the immediate neighbours requirements for some aspects of rural outlook and amenity as well as to the unique site-specific parameters and characteristics ascertained through a Site analysis.
68. The stormwater ponds have been located in the naturally occurring low points within the site creating a primary structure. Together with associated vegetation they provide a buffer between the residential and rural activities and a natural boundary between clusters.

69. The Upper Cluster creates a smaller 4-lot cluster in closer proximity to the Lincoln Tai Tapu Road in the narrower northern portion the site. The layout of this cluster retains the only established vegetation on the site and uses it to create a natural access point. The lots are smaller and more enclosed by the existing vegetation and the proposed stormwater pond and swale, giving it a 'natural edge'. (Lot sizes approximately 5000m²-8000m²)
70. Within the Central Cluster the stormwater ponds feature strongly creating a distinctive character, high amenity and provide a natural alignment for the private access lane. The ponds are shared with the lower cluster to create a generous open space between the clusters and enable views through the site from Hauschild Road.
71. The Lower Cluster creates a concentration of larger lots with houses loosely grouped around a generously spaced sequence of stormwater swales and smaller ponds create an open landscaped character. Similar to the central cluster the access roads has been carefully integrated into this setting with larger tree clusters marking bend and entry points to properties. The recently planted trees along the southern boundary will create a future shelterbelt to provide a key element of the design and create a natural buffer and setback to the rural activities to the south. (Lot sizes approximately 3000m²-8000m²). This approach:
 - maximises the existing features and qualities of the site
 - creates unique semi-rural residential character suited to the village character of Tai Tapu
 - houses are deliberately clustered around private lanes/access ways keeping large areas of the site open to allow rural outlook and to accentuate the open space character of the site and surrounding rural landscape
 - tree lined lanes create focal points within the clusters
 - domestic curtilage is limited to these clusters
 - this layout enables a good outlook for all lots either over rural land or open spaces and generous stormwater ponds within the site

- open spaces between clusters retains the existing rural outlook for most lots along Hauschild Road
- Hauschild Road retains its rural character with simple interventions only at intersecting points
- to avoid introducing urban characteristic access points are limited and there are no interconnecting streets
- the main access points to the site are located in close proximity to School Road which provides a strong connection to the village centre and the school

Location Criteria

72. With regard to urban design matters the proposal meets the RRS location criteria.

- A concentration of 5000m² lots on the Site will assist integrate the rural residential development into the wider community and urban form and constrain urban sprawl
- There is no risk of coalescence with Lincoln as the site wraps tightly around the western edge and will not encourage no ribbon development
- Tai Tapu has a distinct point of difference to other rural villages due to its size and its location. The proposal builds on the unique characteristics and reflects the smaller intimate scale of Tai Tapu.
- There is a strong contrast between the proposal and the neighbouring residential environment; a distinct contrast in density, the development also creates a sense of open space and allows views through into the rural land.
- The use of strong structured landscaped treatment around the edges form a threshold to the rural environment
- The interface with Lincoln Tai Tapu Road provides a threshold with a clear gateway in and out of the township.

OFFICERS REPORT

73. The officers report states the following urban design related reasons for the exclusion of the Site for peri-urban development in the RRS

there is a risk that rural residential activities could undermine the compact urban form of Tai Tapu, with the nominated block contributing to a long term coalescence of the town with Lincoln that is 3.8km to the west (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25)

74. The proposal keeps the basic compact urban form of Tai Tapu as it creates a more appropriate edge to the urban development and removes the vulnerability of Hauschild Road and the risk of urban development leaping across. Roads that work in conjunction with urban development are by their nature not boundaries. Their reason for existence is to service the development and create access which conflicts with the notion of providing a discernible boundary. Only in particular circumstances such as heavy traffic, extreme widths or through deliberate design can a road start to separate areas and work as a barrier. The fact that roads are flat further weakens their ability to hold an urban form. Roads are often mistakenly identified as edge to urban form or the 'next urban limit' because they are strong lines on paper but do not deliver the same strengths in a 3 dimensional context.
75. The peri urban rural residential density of the development has an affinity with the urban form that will enable it to create a stronger edge than 2 single 4ha dwellings on 4 ha can. The current interface between the residential houses and the rural land does have a level of discomfort with dwellings turning their back to it. The proposed development can ease that discomfort significantly.
76. There is no increased risk of a long-term coalescence with Lincoln by this development for two reasons - the extent of the development to the west in the context of 3.8 Km is negligible, and the main risk comes mainly from the expansion of Lincoln towards Tai Tapu and not the other way round, as Lincoln is the fast expanding with a far higher growth rate.

rural residential activities should also be precluded on land at western gateway to Tai Tapu, which could exacerbate ribbon development along Lincoln-Tai Tapu Roads and undermine the ability to achieve a compact concentric urban form (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25).

77. I disagree with this statement. The development 'hugs' the western periphery of Tai Tapu and the extent of the development to the west is minimal. It does not constitute ribbon development along Lincoln Tai Tapu Road with a frontage of xx m development or encourage further development along this road as it restrains urban development and will provide a stronger edge to Tai Tapu. The development does not use Lincoln Tai Tapu road for access but turns away from it providing a landscaped edge of stature. The development provides no further connections to the west; it does the opposite by creating a landscaped buffer, that transitions into the rural environment.
78. The development sits on the urban side of the gateways formed by large trees on either side of the LT road and strong landscaped treatment of large hedges facing the road and does not undermine the function, strength or appearance of the existing gateway in any way

the undeveloped Living 2A zone, which provides for 10 allotments at a density of 1hh/ha, caters for the short to medium term needs of ^{Tai Tapu}West Melton in respect to large lot residential/rural residential development in Tai Tapu. This is supported by the fact there is limited growth projected for the township and that the Living 1A zone in close proximity to the two nominated sites remains undeveloped (refer to RRS13 Appendix 2 – Map 5)
79. The fact that a specific area within Tai Tapu is not developed yet is not necessarily an indicator that there is no demand as there are many other reasons for this scenario - the landowners do not want to develop, do not have the financial means to start a development, the land is not in a desirable location i.e. close to a busy road, exposed to wind, at risk of flooding, geotechnically constrained.
80. Secondary, classifying land as peri-urban RR in the RRS does not automatically open it up for development. Proposals would still be required to go through a rigorous process of plan changes, resource

consents etc (unless a more stream lined approach is utilised under the provisions of the Canterbury Earthquake Recovery Act). What this classification does is it provides certainty and a better control that should the land be developed the right type, namely peri-urban rural residential development will occur within the peri-urban context of Tai Tapu.

CONCLUSION

81. A purpose designed peri-urban rural residential layout is the more appropriate way for this Site to be developed in the wider context of Tai Tapu with regard to forming a discernible boundary and addressing the concerns related to urban growth and urban form. 2 dwellings on 4ha lots would not be able to curtail urban expansion in the long term as the pressure to develop further still remains.
82. A peri-urban development as presented would provide a finite solution that integrates well with the township, strengthens its western edge and provides a good buffer to deal with potential reverse sensitivities. The development will also provide a rural lifestyle choice that is in keeping with the unique character of Tai Tapu without utilising unnecessary amounts of productive rural land.
83. The development can be well contained through appropriate design interventions that will discourage further development and most importantly it will curtail any further urban residential development towards the west beyond the current urban limit.
84. Tai Tapu is a small settlement with a unique character. The proposal builds on this unique character with a 3 small clusters of dwellings carefully placed to allow landscape open space to dominate the site and allow views into the rural environment. The key to preserve this unique rural character of Tai Tapu is to avoid further urban growth in the form of suburban style dwellings and properties and instead provide a selected number of rural type dwellings on smaller rural lots in strategic locations where they will create an edge to the settlement.

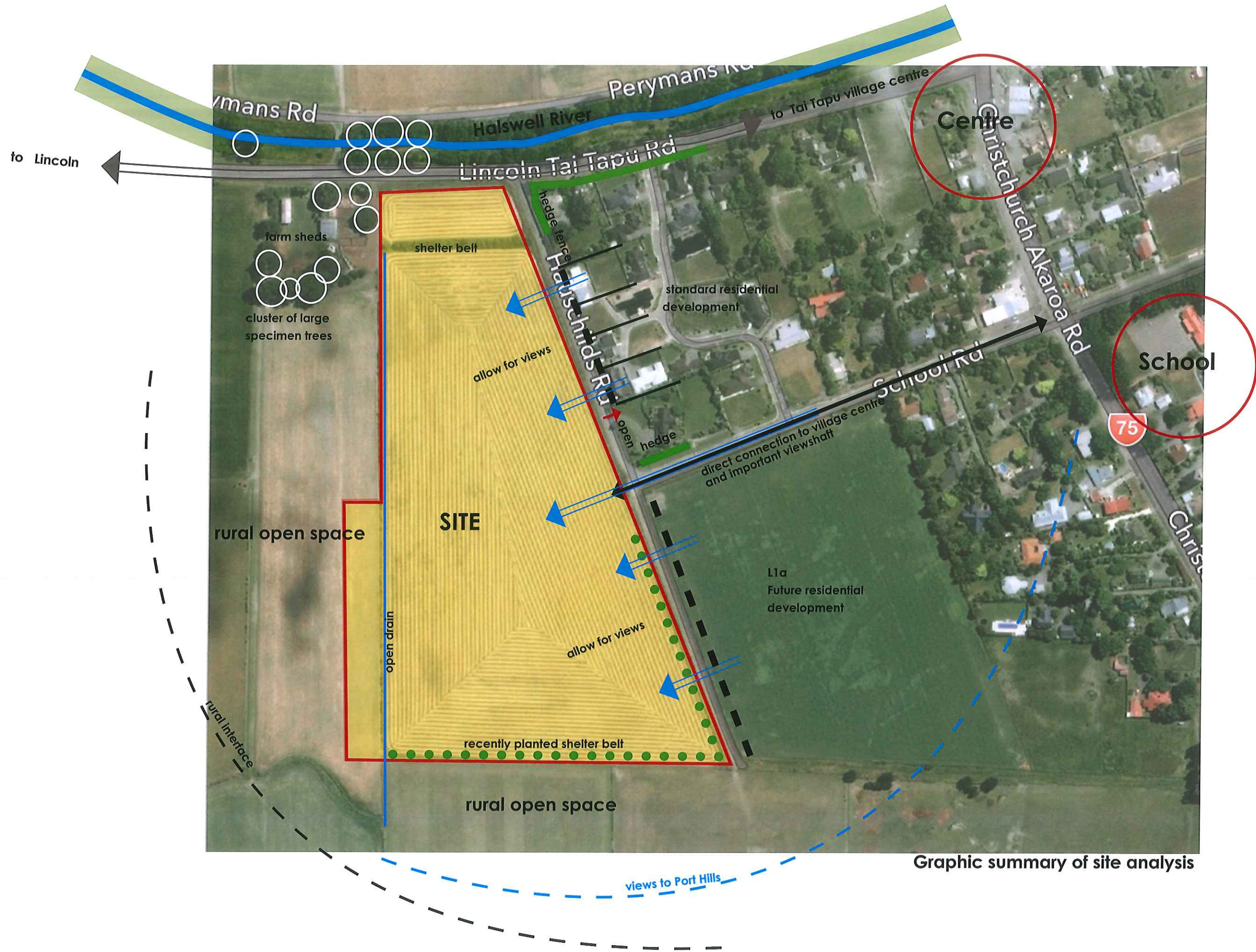
URBAN DESIGN EVIDENCE
Nicole Lauenstein

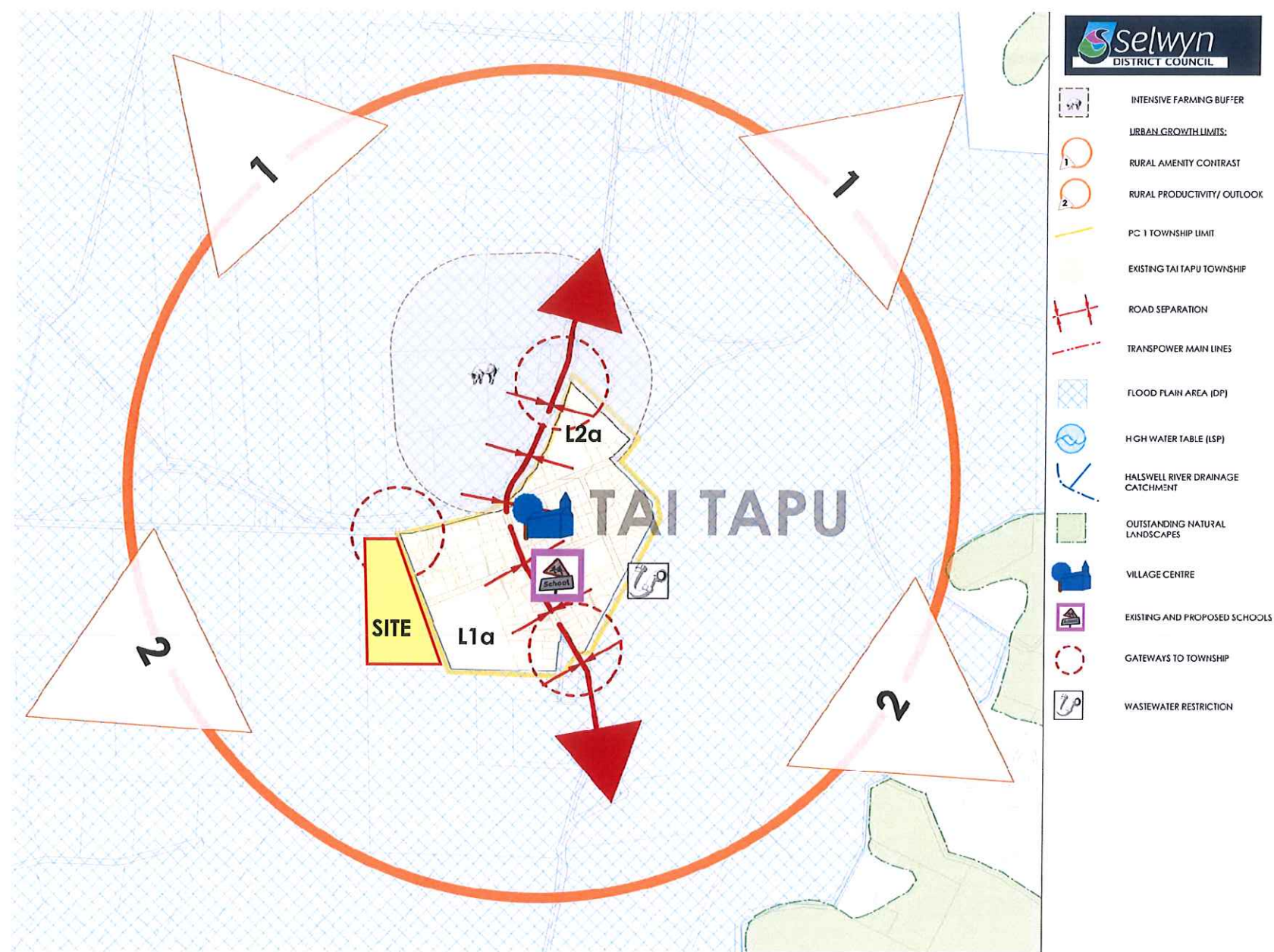
GRAPHIC SUPPLEMENT TAITAPU - WILLIAM / CROFT

SDC Rural Residential Strategy
HEARING

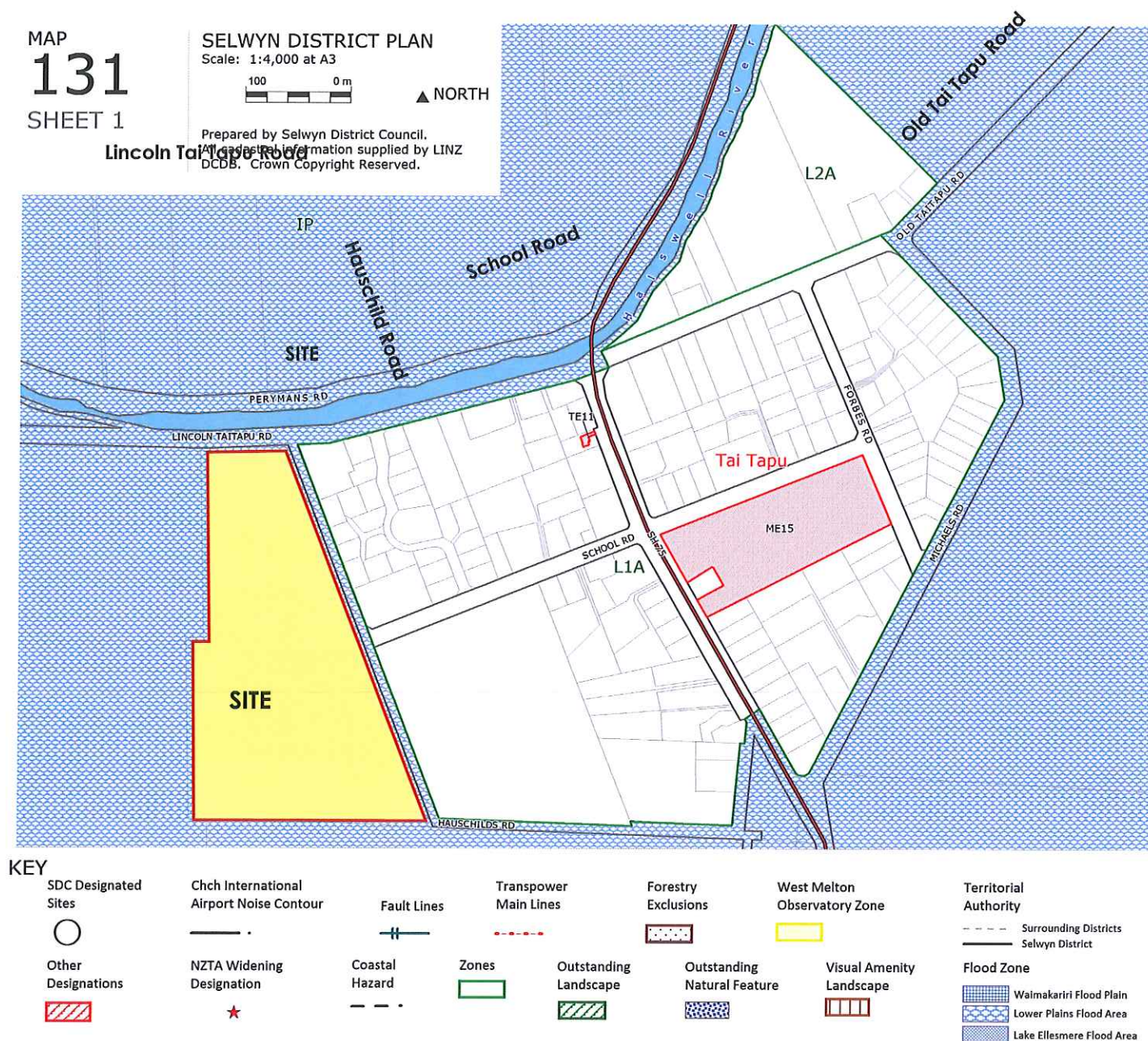


LOCATION

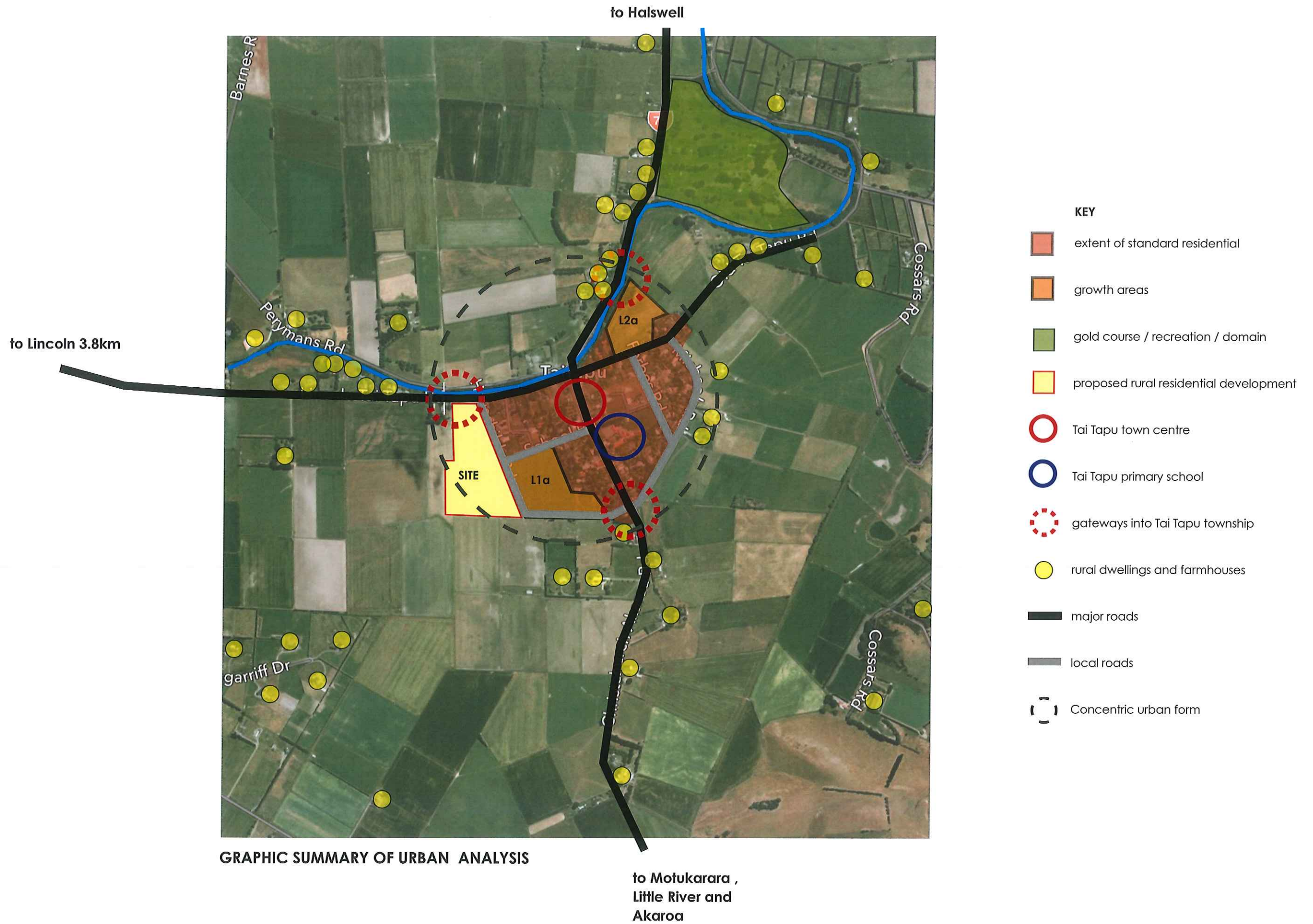


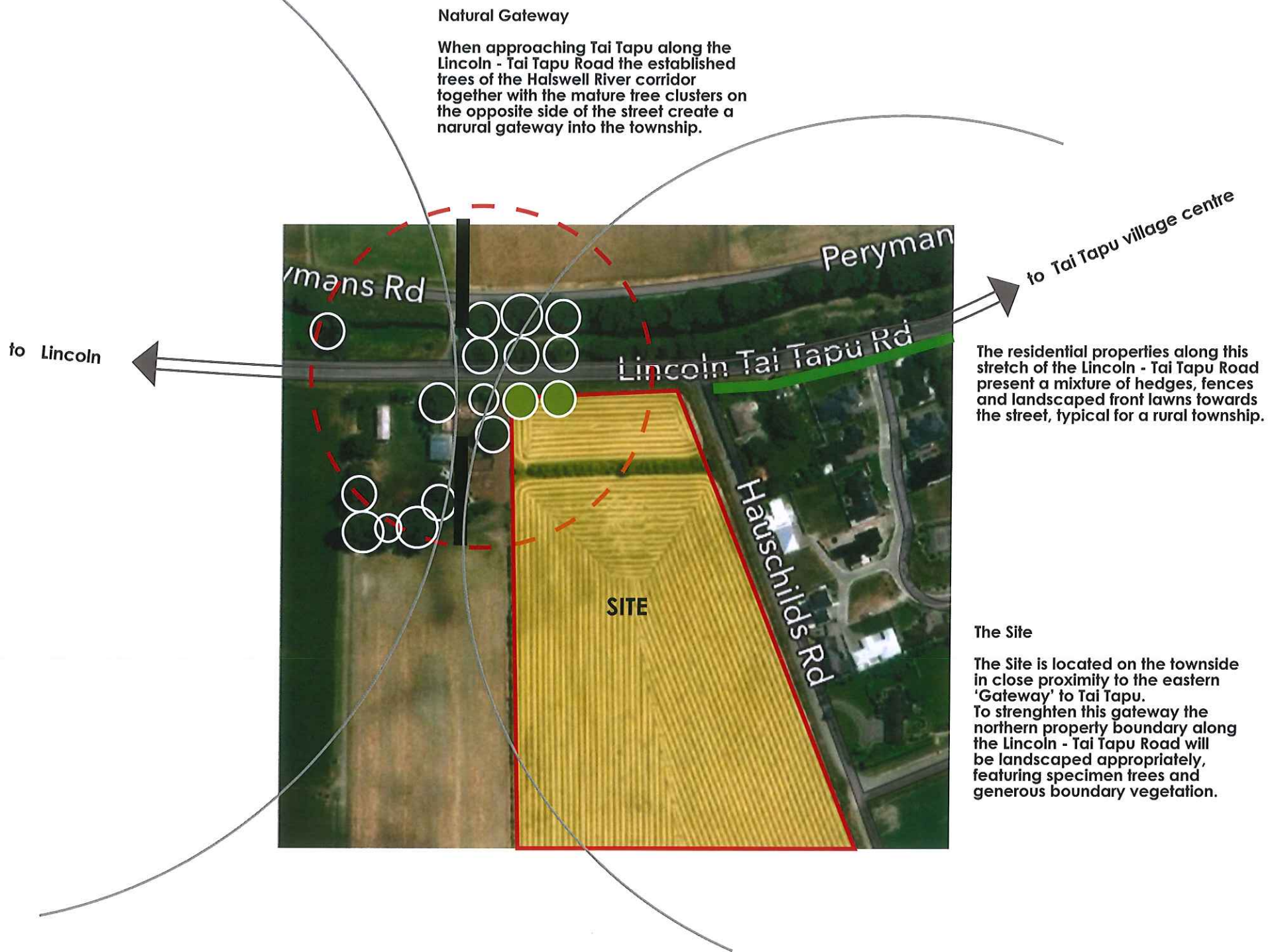


RURAL RESIDENTIAL CONSTRAINTS AND OPPORTUNITIES MAP INCL. SITE



SELWYN DISTRICT PLAN MAP WITH SITE OVERLAY





The residential properties along this stretch of the Lincoln - Tai Tapu Road present a mixture of hedges, fences and landscaped front lawns towards the street, typical for a rural township.

The Site

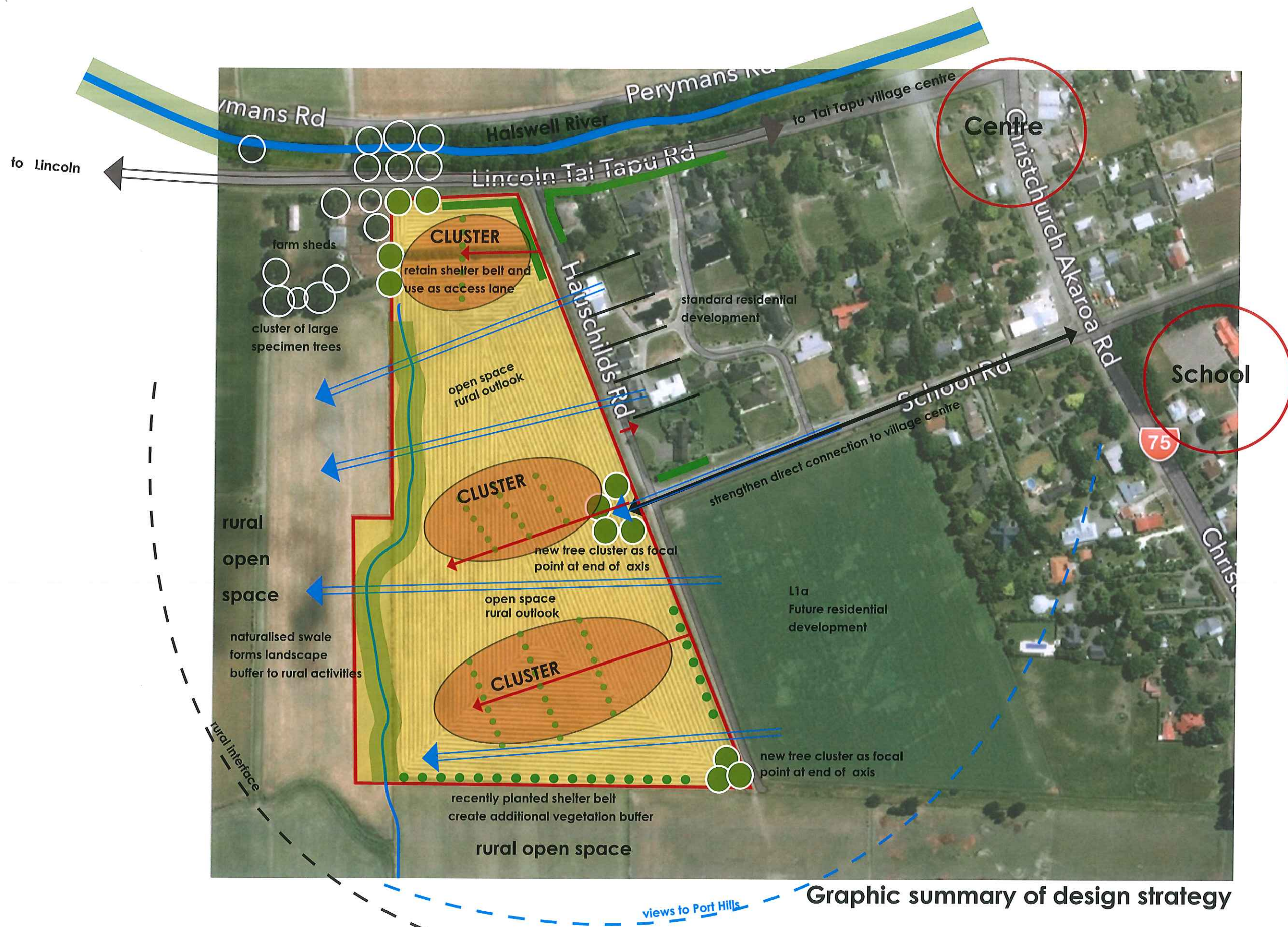
The Site is located on the townside in close proximity to the eastern 'Gateway' to Tai Tapu. To strengthen this gateway the northern property boundary along the Lincoln - Tai Tapu Road will be landscaped appropriately, featuring specimen trees and generous boundary vegetation.

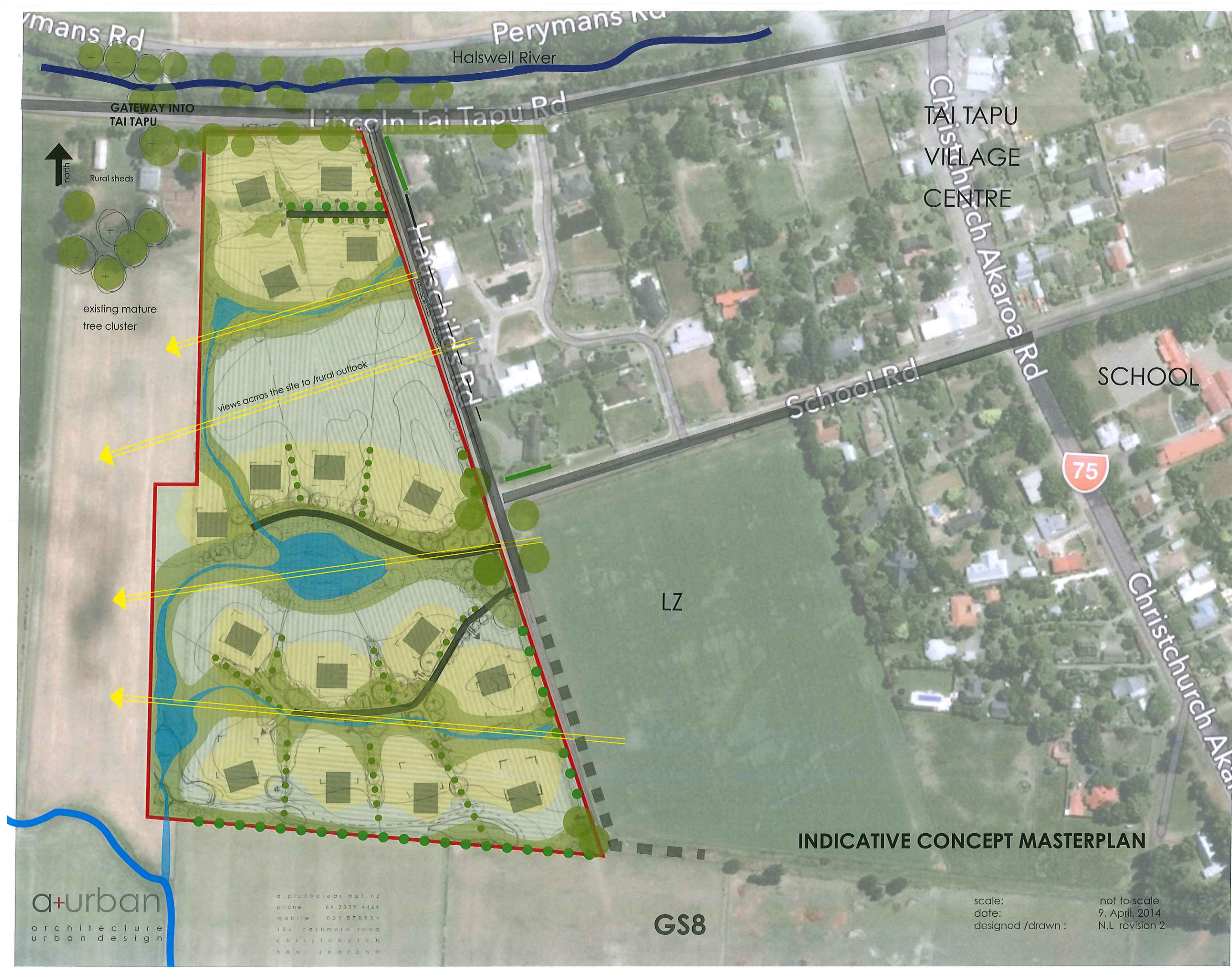


WESTERN GATEWAY



EDGE TREAT MENT ALONG HAUSCHILD ROAD





GATEWAY INTO
TAI TAPU

Halswell River

Lincoln Tai Tapu Rd

TAI TAPU
VILLAGE
CENTRE

Christchurch Akaroa Rd

School Rd

SCHOOL

75

Christchurch Akaroa Rd

LZ

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