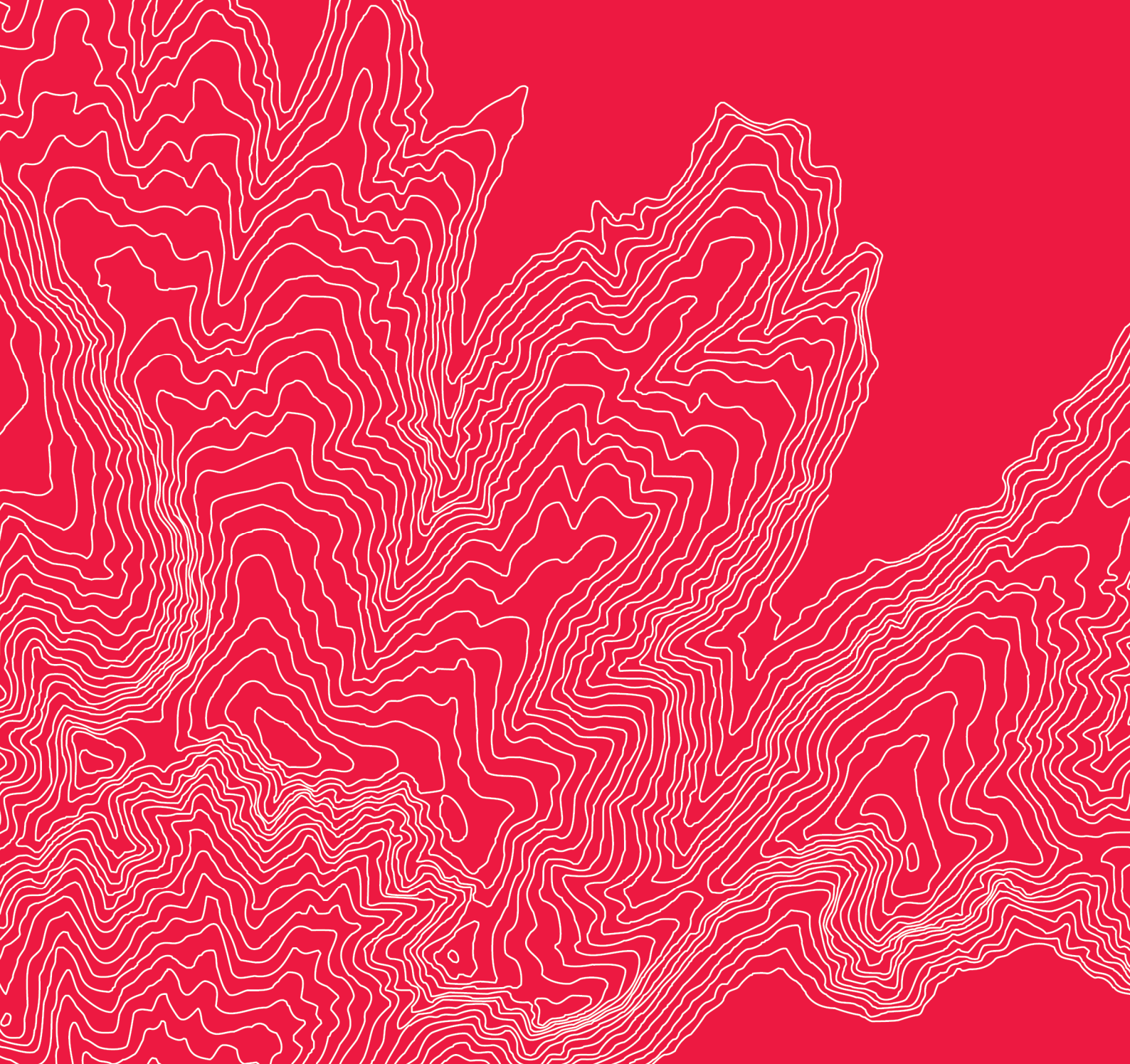




Urban Design Statement

**eliot
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Cashmere/ Hendersons, Christchurch
Private Plan Change
Prepared for Cashmere Fields Ltd
511270A

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Urban Design Statement

Henderson's Basin Plan Change
Prepared for Cashmere Fields Ltd
511270

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Status:	B		
Release date:	24 March 2025		
Distributed to:	Cashmere Fields Ltd Christchurch City Council		

Version History

Status	Description	Author	Release Date
A	First issue of document (applicant review only)	Matthias Smink	05 May 2023
B	Revised for Private Plan Change	Jade McFarlane	25 March 2025

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Appendix A – Outline Development Plan

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1. Introduction

Eliot Sinclair has been engaged by Cashmere Park Ltd to amend the existing Henderson's Outline Development Plan (ODP) as part of a Private Plan Change Application. The amendment seeks to rezone a portion of the north-eastern Henderson's Basin to Residential New Neighbourhood (RNN), aligning with adjacent residential zoning.

Henderson's Basin, located within a local depression bordered by Henderson's Road, Sparks Road, Hoon Hay Road, and Cashmere Road, comprises approximately 30ha of Rural Urban Fringe (RuUF) land, bordered by established low-density residential zones to the north and east.

The proposed ODP refines the existing framework, integrating residential zoning extensions with key structural elements such as stormwater management areas and connectivity networks. It also identifies areas of intensification while maintaining open space, respecting the site's character and surrounding residential interfaces.

Grounded in the existing Appendix 8.10.18 Henderson's ODP (East) and District Planning Maps, the proposal follows extensive flood modelling to enable a well-connected, comprehensively designed neighbourhood—improving efficiency and overcoming the limitations of the current fragmented RNN zoning.

The indicative subdivision layout follows CCC's New Neighbourhood Design Guide for RNN Zones and best-practice urban design principles. The report also assesses the site's alignment with the Ministry for the Environment's Urban Design Protocol, ensuring integration within its wider urban context.



Figure 1. Site location map, extending between Cashmere Road and Sparks Road at the south and north.

2. Background

Henderson's Basin has been subject to planning and development for decades, beginning with Council-led city-scale planning, followed by landowner-produced plans and rezoning decisions. The earliest relevant document, the Southwest Area Plan (SWAP), identified key growth areas and potential treatment for flood-prone land.

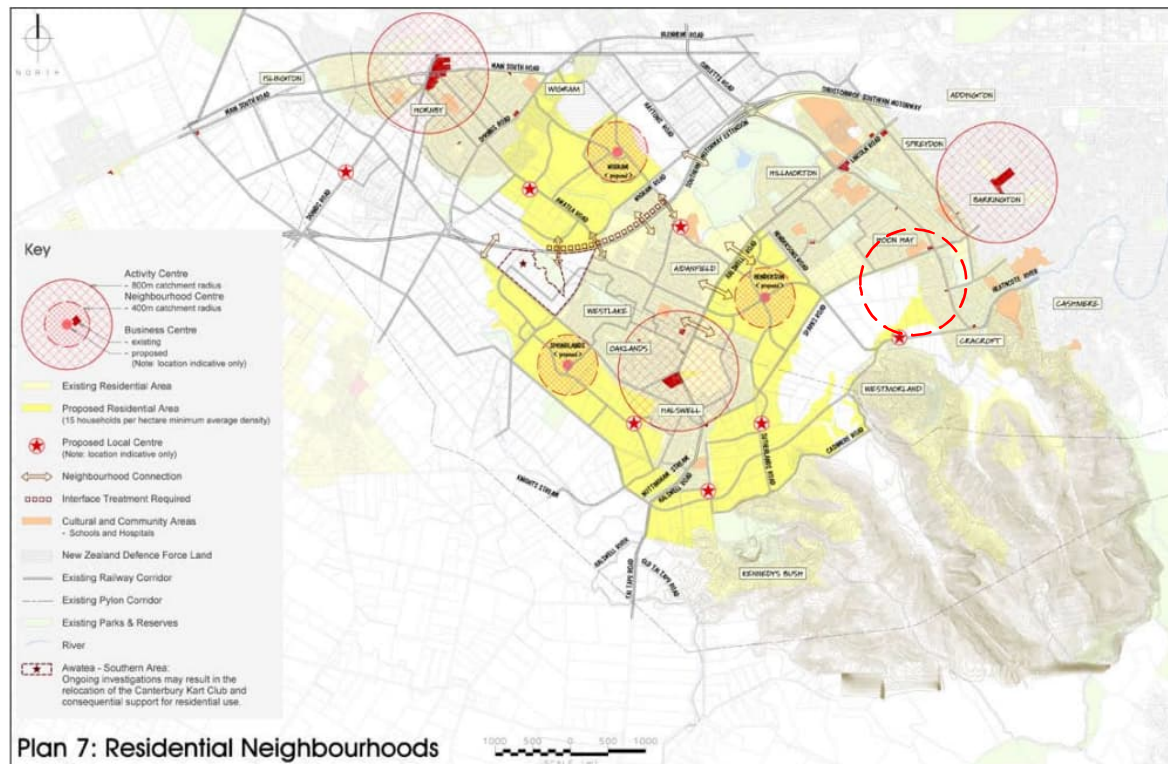


Figure 2. Excerpt from the 2009 South West Area Plan (SWAP) showing the site (within the dashed red circle) and the highlighted RNN Zone strip extending through it

Many findings from this area plan, particularly those related to Henderson's Basin, remain relevant and have informed the design process for the proposed ODP.

In 2015, landowner Warren Lewis developed an earlier ODP iteration (Figure 3) for Council discussions. This plan challenged the Land Use Recovery Plan (LURP) boundaries as the appropriate zoning limits and proposed a comprehensive stormwater management approach for the wider Henderson's Basin environment.



Figure 3. Previous structure plan produced by landowner (2015), showing the site (within the dashed red circle)

Previous plans, along with the Land Drainage Recovery Programme and Land Use Recovery Plan, guided the Council's 2017 rezoning of Henderson's Basin and southwest Christchurch. This process primarily identified Residential Development Areas (RNN Zone), reserves, and high-level connectivity networks.

Christchurch City Council rezoned the Henderson's Basin area (Figure 4) based on high-level flood modelling, which has since been refined by DHI for greater accuracy. This iterative process has shaped the latest proposed Outline Development Plan (Appendix A), developed through a collaborative effort by three adjoining landowners. Their coordinated approach ensures a comprehensively designed community, integrating best-practice urban design, transport, and engineering solutions.

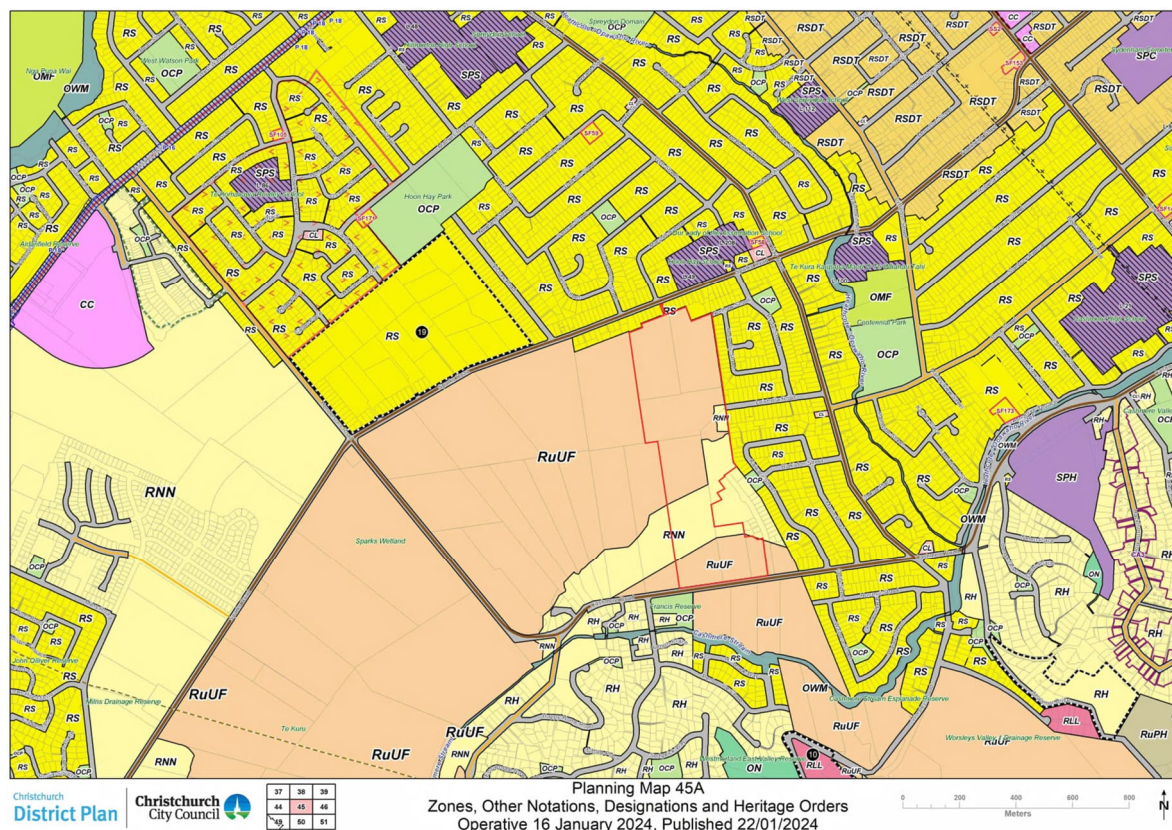


Figure 4. Current planning map in the Operative CCC District Plan (rezoned in 2017), which shows the site (red line boundary) and two zones- RNN (Residential New Neighbourhood) in light yellow and RuUF (Rural Urban Fringe) in light orange.

The proposed ODP (Appendix A) builds on previous plans, incorporating new insights from the Council process. It envisions a master-planned neighbourhood integrating with existing RNN and RS zones, ensuring seamless cohesion with developed areas while activating the Henderson's Basin edge, currently defined by 1.8m fenced boundaries.

Developed in collaboration with three waters engineers, landscape architects, and Council officers, the ODP prioritises stormwater management while creating active and passive open spaces that establish recreational corridors linking to surrounding communities.

3. Site Context & Receiving Environment

3.1. Regional Context

The Site is located at:

- 126 Sparks Road (Lot 1 DP 412488)
- 17 Northaw Street (Lot 2 DP 412488)
- 36 Leistrella Road (Lot 3 DP 412488)
- 240 Cashmere Road (Lot 23 DP 3217)
- 236 Cashmere Road (RS 41613)
- 200 Cashmere Road (Lot 1 DP 547021)

The site, approximately 7.5km from Christchurch city centre, borders the suburbs of Somerfield, Spreydon, Hoon Hay, Westmorland, Halswell, Cracroft, and Cashmere. It is zoned RNN and RuUF, with multiple landowners, including Cashmere Park Ltd, Robert Brown and Geoff Ward.

The wider Hoon Hay neighbourhood is serviced by the Orbiter (c) and number 44 bus routes, with stops along Hoon Hay Road within a 5–10 minute walk of the site. Westmorland is similarly served by the number 44 bus along Cashmere Road, Hoon Hay Road, and Rose Street, with stops generally within 400m of the site (refer to the Integrated Traffic Assessment that forms part of this Application).

Henderson's Basin, located between Sparks and Cashmere Roads, is a natural stormwater storage area with parts of the site identified in the District Plan as Flood Management and Flood Ponding Areas. While these overlays influence development potential and extent, detailed modelling for this application has refined the proposed residential zone - using compensatory storage and contouring adjustments (refer to servicing report).

The amended ODP and rezoning respond to the existing environment and communities while allowing flexibility for future growth. A clear design framework ensures connectivity and integration with the surroundings, as illustrated in Figure 5.

3.2. Neighbourhood Context

3.2.1. Land use

The undeveloped portion of Henderson's Basin has a peri-urban character, featuring lifestyle blocks, rural residential properties, small-scale pastoral grazing, orchards, and pockets of ephemeral marshland, particularly within Lot 11 DP 3217 near Hendersons Road.

To the north and east, existing residential areas consist mainly of low-density, single-storey homes, with some two-storey dwellings. The northern boundary is marked by 1.8m timber fencing, separating it from older homes along Sparks Road near a medical centre and Hoon Hay School. To the west, open land is primarily used for light pastoral activities, with CCC looking for this wider area to expand wetlands, native planting, and recreational spaces within both public and private land (when owners change use), as outlined in the South West Area Plan.

The southern boundary fronts Cashmere Road near Oderings nursery and café. Further east, 550m from the south eastern extent of the site, a small neighbourhood centre offers retail shops, a café, and a gift store. The area connects to one of Hoon Hay's oldest residential neighbourhoods, centred around Centennial Park and the Nor'West Arc off-road cycleway.

Figure 5. Context Plan with 5min (400m) walking catchments from centre of site

The site is within a 10-minute (800m) walk of key amenities, including a nursery, café, playgrounds, medical centre, bus stops, gas station, and schools, supporting residential living.

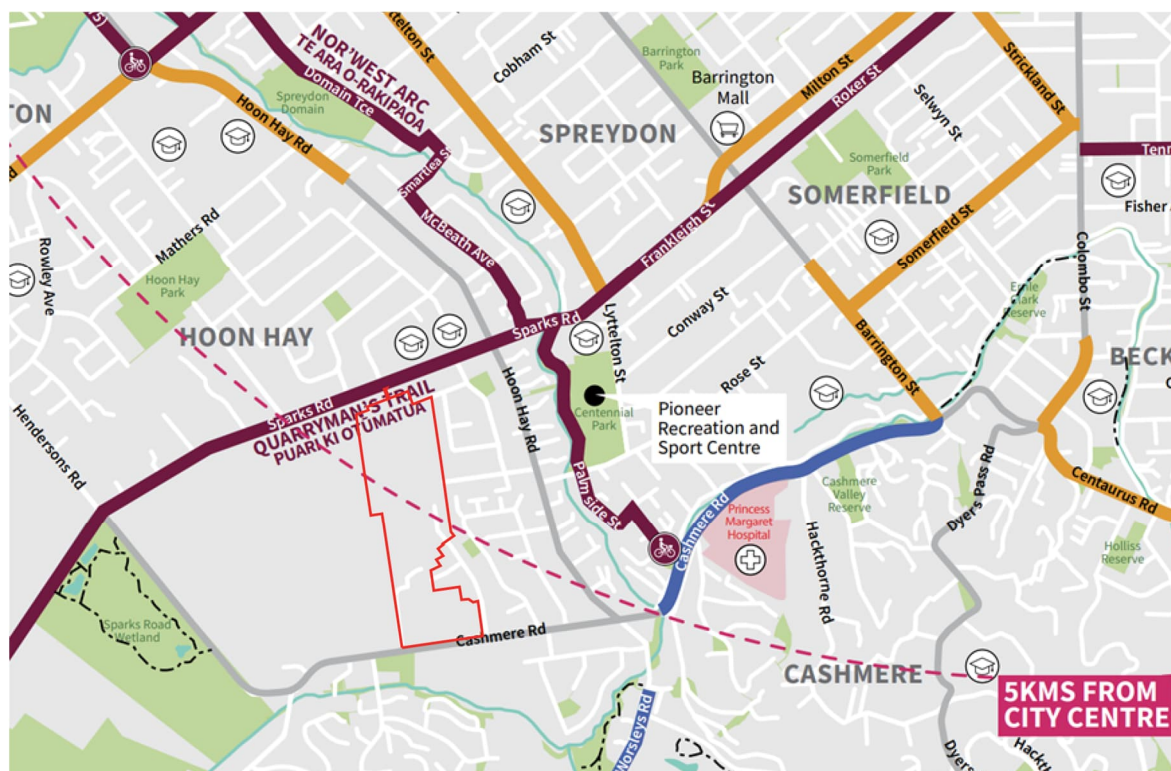


Figure 6. Urban cycling routes¹

3.2.2. Scale and built form

Despite being surrounded by major roads and residential development, the site retains some peri-urban character within the rural-urban fringe of the wider Hendersons Basin area. However, it is gradually transitioning to a more residential character as ongoing development in the RNN zone extends new dwellings from the southern end of Listrella Road into the site.

3.2.3. Movement and access

The site is bordered by minor arterial roads and is near the Quarryman's Trail on Sparks Road, which provides a dedicated shared path into central Christchurch. Bus stops are accessible along Cashmere Road, Hoon Hay Road, and Sparks Road near the Hoon Hay intersection.

Schools within a 10-minute walk (800 m) include Hoon Hay School, Our Lady of the Assumption School, and Te Kura Kaupapa Māori o Te Whānau Tahi. Further afield are Cashmere High School, Cashmere Primary, Hillmorton High, and Somerfield School.

¹ <https://www.canterbury.ac.nz/content/dam/uoc-main-site/documents/pdfs/d-other/Bike-Easy-Guide-and-Map.pdf>

The neighbourhood features a fragmented green space network, including Kaiwara Reserve (linked to the adjacent Cashmere Park subdivision), Rydal Reserve to the east, Francis Reserve to the south, and Sparks Road Wetland—with a 1.8 km shared loop path—to the west.

Centennial Park and Pioneer Pool are located further northeast near the Hoon Hay Road interface. The proposed ODP design aims to connect these dispersed open spaces and surrounding roads through new roading links and an integrated off-road pedestrian and cycle path network, enhancing passive recreation opportunities for residents and the wider Hoon Hay community.

3.2.4. Natural systems

Historical systems are important to the site, with two key references in this regard, namely:

- a) Christchurch Black Maps (Appendix B)²
- b) Ōtautahi Christchurch Ecosystems (produced by Lucas & Associates for Christchurch City Council) (Appendix C)³

Much of Christchurch has been historically drained, as evidenced in black maps, which informs future landscape strategies and highlights landscape and cultural values to consider.

In recognition of these values, the Applicant has proactively engaged with mana whenua, initiating consultation through Mahaanui Kurataiao Ltd. While they have indicated they do not wish to participate or take a formal position during the rezoning stage, they expect to be involved at the subdivision consent stage, which aligns with their typical involvement. Nonetheless, we have received confirmation that they hold no objection at this stage to the proposed development—namely, the extension of the residential zone and ecological restoration of adjacent rural land.

According to the Ōtautahi Christchurch Ecosystems mapping, the site falls within the ‘Wet Plains’ category, characterized by spring-fed, drainage-impered ecosystems, including Kahikatea, Te Kōkahi, Tōtara, and Pūkio. It is proposed that stormwater basins and low-lying areas outside the residential zone be planted with species from this classification to achieve a high-quality ecological outcome.

The broader environmental vision is for the development to serve as a catalyst for a ‘destination lowland urban forest/wetland’ in Hendersons Basin—comparable in significance to Travis Wetland in the city’s northeast—complementing Christchurch City Council’s restoration efforts in southwest Hendersons Basin, though with less standing water and a different flora mix.

3.3. Site Context

The site is bordered by the Rural Urban Fringe Zone to the west and south, and by existing Residential Suburban Zone land to the north, east, and southwest, as defined in the Operative District Plan.

Its southern boundary fronts Cashmere Road, opposite Francis Park and Oderings. Cashmere Road is classified as a Minor Arterial Road, which imposes intersection spacing requirements—specifically, a 150 m separation between the arterial and any connecting local roads. The site is also one row of allotments removed from Sparks Road (also a Minor Arterial), with only a narrow 6 m-wide legal connection providing access.

²<https://opendata.canterburymaps.govt.nz/maps/c5f7d946b8fb43ce80fd3441cde5b78e/explore?location=-43.577404%2C172.601208%2C14.24>

³ https://experience.arcgis.com/experience/4a2df6a4560e42f6b91e42593da8630e?data_id=dataSource_2-177ebbf49c6-layer-36-18513168cf6-layer-21%3A4

The site is predominantly flat with an open, peri-urban character, defined by shelterbelts, established exotic trees, and man-made box drains. These drains border existing suburban development in Hoon Hay and run centrally through the site, receiving piped stormwater from northern networks via a Rydal Street connection. No natural waterways are present, and the visual character reflects a 'modified rural outlook'.

Perimeter vegetation includes mature exotic trees—ranging from invasive willows to well-formed eucalyptus—that reinforce the area's transitional rural-urban aesthetic. Most on-site vegetation is exotic, comprising pasture and shelterbelts of willow, pine, eucalypt, macrocarpa, and poplar. Indigenous vegetation is limited and fragmented, found mainly in minor drains and waterways west of the site. Although these areas are occasionally grazed, there is potential to restore and enhance this low-quality habitat as a biodiverse ecological buffer adjacent to new residential development.

A central east-west box drain is proposed to be naturalised and integrated into an existing natural depression. Given Henderson's Basin's low-lying position at the base of Cracroft Hill and the limited flow capacity of the Heathcote River, the site acts as a natural flood ponding area during major rainfall events. However, anecdotal reports suggest recent upgrades in the Hoon Hay Valley—including a control gate and extensive detention infrastructure—have improved flood management.

The site possesses a strong hydrological character and offers viewshafts east toward the southern Port Hills, including vistas of Mount Pleasant and Gibraltar Rock.

3.4. Historical & Cultural Significance

Henderson's Basin holds cultural significance as the remnant of a former wetland linked to the mahinga kai area of Ōtawhito, historically the headwaters of the Cashmere Stream. Kō Huru Manu identifies an area west of the site as Te Kuru—the Māori name for the wetlands drained by the Ōpāwaho (Heathcote River), referred to by European settlers as the Cashmere Swamp.

The land has been heavily modified due to urbanisation and widespread drainage, including field tile, swale, and box drains, along with decades of stock grazing. These activities have significantly diminished the extent and quality of wetland and marginal swamp habitats- and in many instances degraded it (and continue to do so).

The proposed development—incorporating residential areas, stormwater infrastructure, stock exclusion, and the creation of an urban forest canopy—aims to restore and reconnect the site's hydrological and ecological systems. Landscape restoration is planned along the western boundary (with stock proof fencing), adjacent to the Henderson's Basin ponding area, with additional restoration planting proposed along the Cashmere Road interface.

The Applicant anticipates input from Mahaanui Kurataio Ltd regarding the design of the restoration of this new environment- further to the engagement outlined in section 3.2.4.

4. Site Analysis

The following analysis is a response to existing Site features as well as the proposed ODP. It describes primary features that influence the design of the Site, as well as outlining certain mitigation and design techniques.

4.1. Constraints

- **Visual and Noise Effects:** The arterial classification of Cashmere and Sparks Roads results in high traffic volumes, requiring visual and noise mitigation of effects through setbacks, open space location and landscape treatments.
- **Connectivity Limitations:** Current zoning does not extend north or south to Cashmere Road, limiting integration with the surrounding community. Adjacent reserves to the east and south are disconnected and not easily accessible.
- **Rural Character Interface:** The site's rural edge, particularly along Cashmere Road, requires sensitive design. Retention of existing large exotic trees and shelterbelts—or strategic reserve planting—can help preserve the open-space character in the short term.
- **Flood Management:** Henderson's Basin serves as a key natural detention area in the upper catchment. Portions of the site fall within a District Plan-designated Flood Ponding Area which currently is of poor utility as limited grazing occurs. Stormwater infrastructure must be integrated into the layout, with residential development ideally avoided in ponding zones.
- **Reverse Sensitivity Risks:** The rural lifestyle and intermittent farming activities west of the site may generate reverse sensitivity issues. Interfaces should be carefully designed, potentially incorporating open space buffers and or larger lots against these edges—which RNN Zone will allow for.
- **Topography and Drainage:** Natural depressions and site levels influence lot layout and the siting of stormwater management features.



Figure 7. Constraints Diagram

4.2. Opportunities

- **Frontage and Vistas:** The site's flat topography and single road frontage provide an opportunity to establish an attractive entry and create strategic view corridors into the site.
- **Recreational Connectivity:** The development can enhance Hoon Hay's and Westmorland's recreational networks by linking adjoining open spaces via stormwater reserves and pedestrian/cycle routes.
- **Transport Integration:** There is potential to connect seamlessly to surrounding road networks with a focus on legibility, supporting active transport and future public transport, including shared paths to Sparks Road and through Kaiwara Reserve.
- **Residential Demand:** The site offers the opportunity to meet strong residential demand in Hoon Hay and supports increased density if zoned RNN.
- **Ecological Enhancement:** The central box-drain can be transformed into a visual and ecological asset through naturalising this drain and utilising native riparian planting of locally endemic species.
- **Stormwater Management:** A comprehensive stormwater system can be integrated to treat runoff on-site, reducing flood risk to the Heathcote River while improving water quality and providing additional recreational space.
- **Viewshafts:** The site's orientation allows for framed views of the Port Hills to the northeast, enhancing visual amenity for residents and the wider community
- **Peri-Urban Character:** Peri-urban character can be retained through sensitive edge treatments, including permeable fencing, varied rooflines, and predominantly single-storey housing along boundaries with existing residential interfaces, with higher-density housing concentrated in select areas near open space, to minimise visual impact.



Figure 8. Opportunities Diagram

5.2. Land Use

The proposed rezoning of the Site from the existing Rural Urban Fringe (RuUF) and Residential New Neighbourhood (RNN) Zones to Medium Density Residential Zone (MDRZ) aligns with the intention of the National Policy Statement on Urban Development (NPS-UD). It integrates with the existing urban interface in the township of Hoon Hay and provides a transitional buffer between residential development and the more rural lifestyle land to the west. While the proposed density is higher than that of the surrounding developments, the careful placement of reserves, roads, and allotments, alongside strategic interface treatments, will help ensure the development remains visually cohesive with adjoining rural land use.

5.2.1. Residential Land Use

The development of a residential community on the Site will respond to current market demand for housing in the Hoon Hay area and contribute to increased housing diversity. The Outline Development Plan (ODP) based on MDRZ zoning anticipates an average density of 20 dwellings per hectare. The development will create integrated living environments that reflect the peri-urban character of Hoon Hay, achieved through the considered placement of lots and reserves that respect the visual context of surrounding rural areas.

The proposed stormwater management area to the west of the Site will act as a natural boundary between the residential development and adjacent rural land. This not only helps preserve an open rural outlook but also enhances and restores the area within the Site designated for stormwater management.

5.2.2. Arrangement of Lots

The semi-rectangular shape of the Site, particularly in the northern section, allows for a diverse range of allotment sizes and orientations, especially adjacent to open spaces. This flexibility offers future residents a variety of housing options. Additionally, the Site is located within a 10-minute walk of key community amenities, including Hoon Hay School and a nearby medical centre, supporting a well-connected and liveable neighbourhood.

5.2.3. Potential for Density Diversity

To support a socially diverse and inclusive community, the development will include a range of housing typologies that allow residents to upsize or downsize over time without leaving the neighbourhood. This includes providing a mix of allotment sizes, housing forms, and densities, which will also improve housing affordability and availability for first-home buyers and retirees seeking low-maintenance options.

Higher-density allotments are best suited to areas within walking distance of public transport and open spaces, such as those along Cashmere Road and the stormwater reserve adjoining Henderson's Basin to the west. These areas provide opportunities for communal outdoor living while avoiding potential shading and visual impacts near existing low-density residential interfaces. Concentrating areas of intensification around open space also supports passive surveillance, especially where dwellings and outdoor living areas are oriented towards these communal areas.

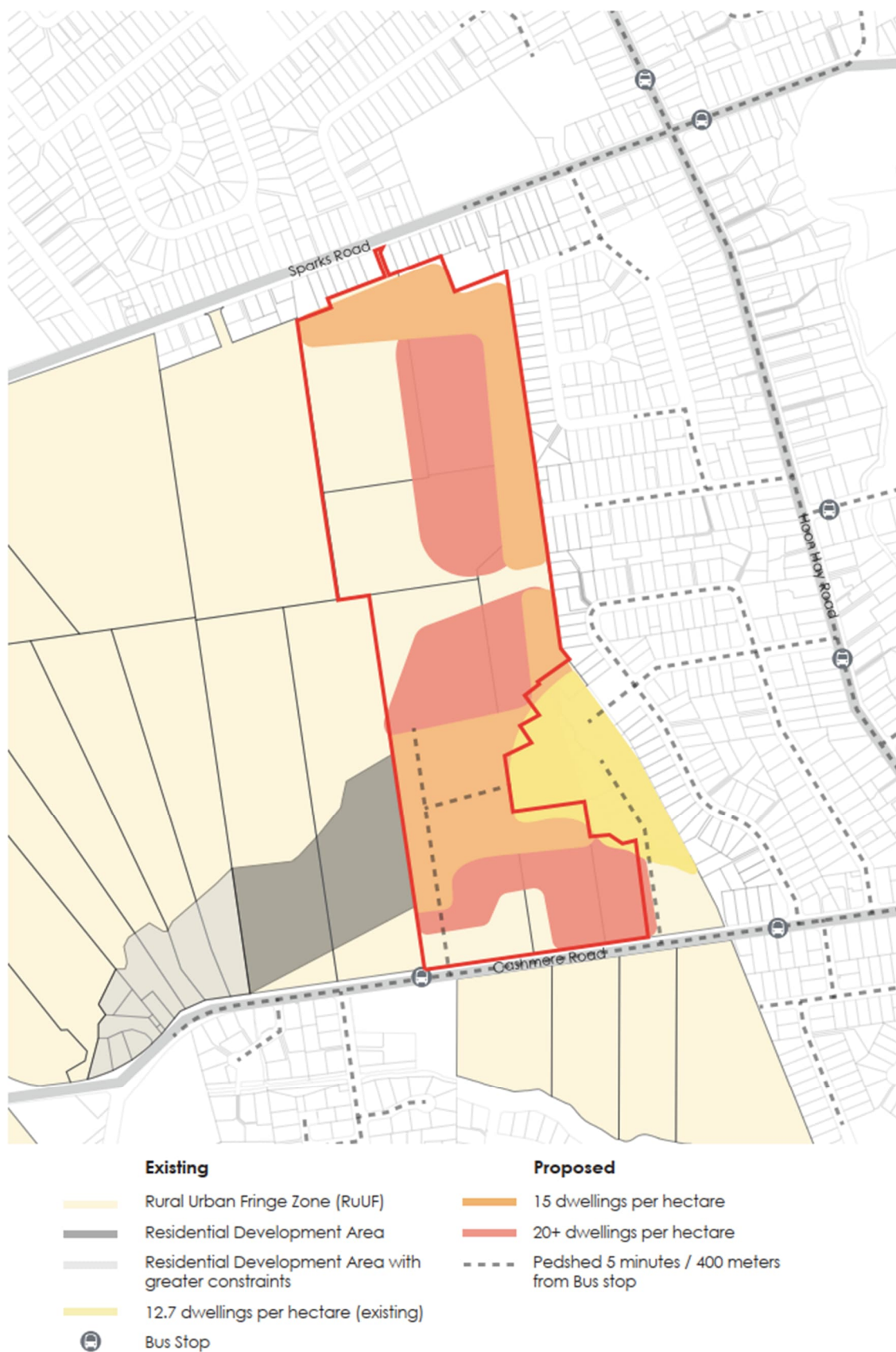


Figure 11. Densities Diagram showing likely arrangement of densities- within an overall site average of between 15 and 20dph. The dashed lines show 400m 5minute walking ped shed- with the 800m 10minute walking pedshed covering the entirety of the proposed residential area within the application site

5.3. Connectivity

5.3.1. Road Hierarchy

The Site is accessed via an existing entrance from Cashmere Road on the southern boundary, as well as proposed road connections from the east via Northaw Street, Leistrella Road, and Emily Knowles Drive. These connections extend from existing residential areas, ensuring seamless integration with the local road network.

The proposed entrance and Leistrella Road connection are spaced at least 150 metres from each other and are buffered by open space and a swale reserve, avoiding the need for individual driveways to access Cashmere Road directly. This helps reduce traffic conflict on the already busy minor arterial road.

The internal roading layout has been designed to integrate with the landform and natural site features, minimising impact on the proposed stormwater management reserve. Three new roads are proposed to connect the development to the eastern residential area, creating logical and efficient vehicle circulation. Local roads will primarily serve the interior of the neighbourhood.

A local road extending from Northaw Street will serve as a linear boundary between the residential development to the east and the stormwater reserve to the west. This road enhances integration and public access to the reserve while supporting passive surveillance and maintaining resident privacy. Adjacent to open space, the carriageway can be narrowed, traffic slowed, and paving or other threshold treatments used to highlight these shared spaces.

These road design features support a more pedestrian-friendly environment, with wider footpaths and enhanced streetscape planting. Narrower central roads encourage lower vehicle speeds and safer community interaction. Streets will be designed with a high level of amenity, incorporating landscaping and urban design features consistent with existing examples such as Leistrella Road. This includes wide legal road widths, generous berms for street trees, and narrower carriageways with designated parking lanes.

Such measures are particularly important at key entry points, intersections, road thresholds, and areas adjacent to open spaces. They will also discourage use of internal roads as through-routes to Hoon Hay Road and support the safe functioning of a higher-density residential area.

5.3.2. Pedestrian and Cycle Network

The Site's proximity to amenities and employment opportunities within the Hoon Hay neighbourhood centre, as well as nearby reserves such as Kaiwara and Francis, promotes social interaction and community wellbeing.

A well-connected pedestrian and cycle network will be embedded into the road layout and reserve areas, providing meaningful links to surrounding amenities and reinforcing integration with existing recreational routes. Green links in key locations will enhance walkability and connectivity while avoiding the isolation of pockets of development.

A future shared path connection from the Site's northern boundary to Sparks Road will link into the wider recreational network. The stormwater reserve along the western boundary will provide a continuous, safe, and pleasant walking and cycling corridor between Cashmere Road and Sparks Road, supporting both local movement and recreational use.



Figure 12. Connectivity diagram- 400m (5 minute) walking radius from the north and south portion

5.3.3. Public Transport

The site is well supported by an existing public transport network, with all of the site accessible within a 10min walkable catchment (see figure below). This is a critical aspect of the development integrating seamlessly into existing infrastructure, and will enable the immediate social infrastructure support required for elderly/ minors to be able to live in this community.

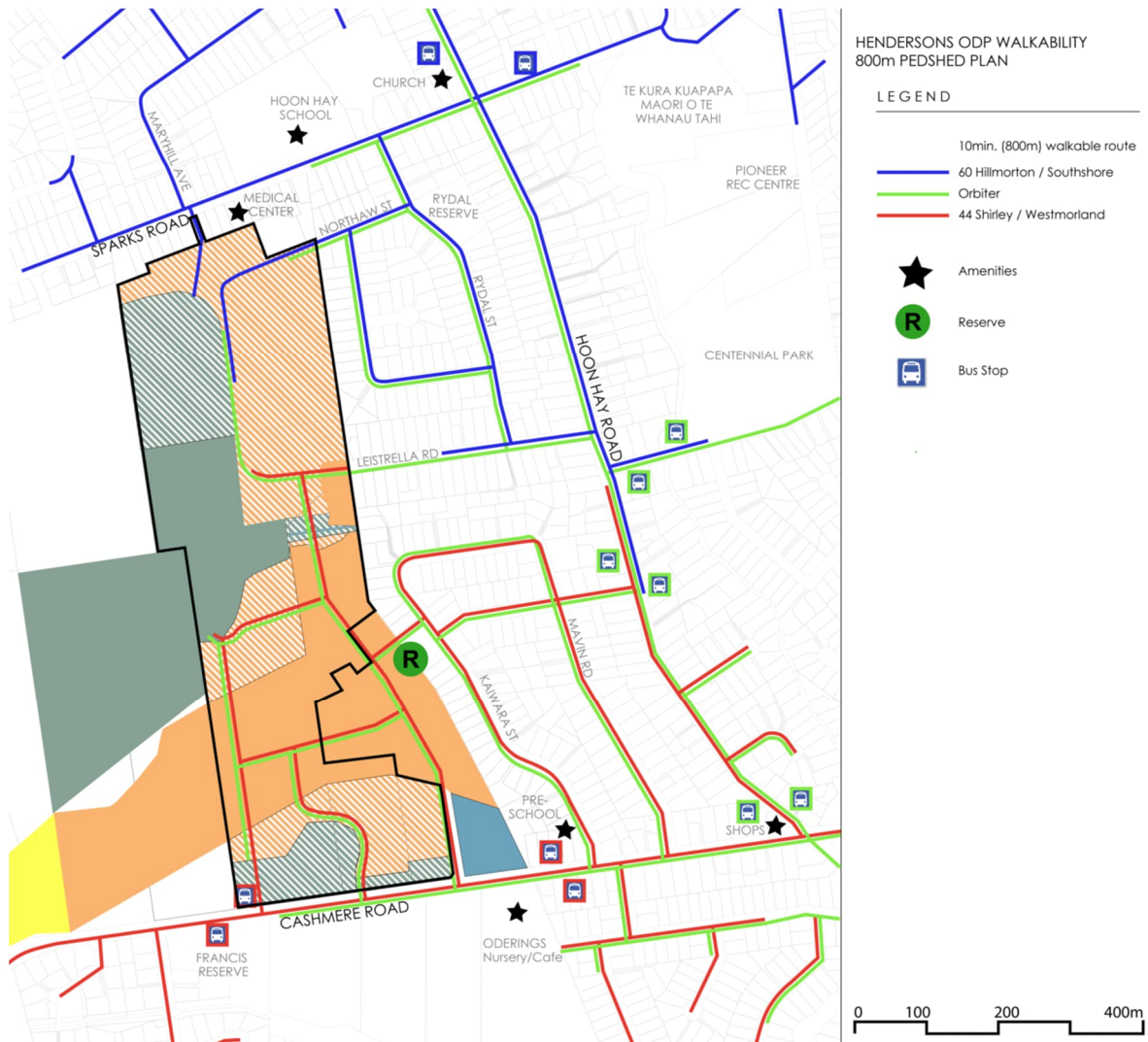


Figure 13. Public Transport network in the area adjacent the site. Extent of lines demarcates a 10min walking route. The hatched areas are indicative and relate to the extension of the zone and stormwater areas.

5.3.4. Amenity Connections

The ODP seeks to seamlessly connect the new development to existing urban amenities, including playgrounds on Kaiwara Street and Cashmere Road, Worsleys Reserve, Ashgrove Reserve, and the Princess Margaret Hospital landscape further east. The surrounding suburbs of Hoon Hay, Barrington, Cashmere, and Halswell provide a variety of shops, service stations, medical centres, libraries, pools, sports clubs, and community facilities that will support future residents.

At the heart of the development will be a network of green reserves and wetlands, providing both ecological and social amenity. These spaces will serve people and nature alike, promoting active community involvement in managing the future urban forest and wetland environment.

There is potential to enhance the central reserve area with additional recreational features that support wellbeing and encourage social interaction. Low-impact play elements or fitness equipment may be incorporated at the detailed design stage, with careful consideration given to safety, passive surveillance, and visibility. These amenities will enhance resident experience and improve marketability and property values.

5.4. Blue and Green Networks

The proposed blue and green networks are key components of a biophilic design strategy that maximises both visual and physical access to nature. A significant portion of the Site will be set aside for stormwater management and planted low-lying areas, envisioned as public reserves that combine ecological restoration, naturalised drainage, and recreation.

5.4.1. Blue Network

The ODP emphasises water quality enhancement, flood mitigation along the Heathcote River, and protection of natural catchments. Meandering shared paths through the proposed wetlands will define spaces for water detention and treatment, support sedimentation, and encourage habitat development. Wetland planting will also help absorb nutrients and effluent runoff from adjacent grazing land.

Existing waterways and box drains will be naturalised where possible. The current stormwater pipe entering the Site from Sparks Road will be extended westwards and integrated into a naturalised swale and treatment system. This approach will provide a soft edge to the development and establish an ecological corridor that supports aquatic and invertebrate species. Further technical detail is provided in the Infrastructure Report.

Functional stormwater features such as swales and rain gardens may also be incorporated into streetscapes. These elements will complement active transport corridors and create opportunities for passive community engagement with ecological processes. Final designs will be confirmed at later detailed design stages.

5.4.2. Green Network

The reserve network will accommodate both formal and informal recreational routes, amenity planting, and stormwater conveyance and treatment. Their design will promote Crime Prevention Through Environmental Design (CPTED) by ensuring these spaces are overlooked by dwellings and public roads, rather than being hidden behind properties.

Vegetation and landform design within the reserves will soften built edges and create attractive, engaging public spaces. The mix of passive and active recreational features will foster social interaction and community cohesion.

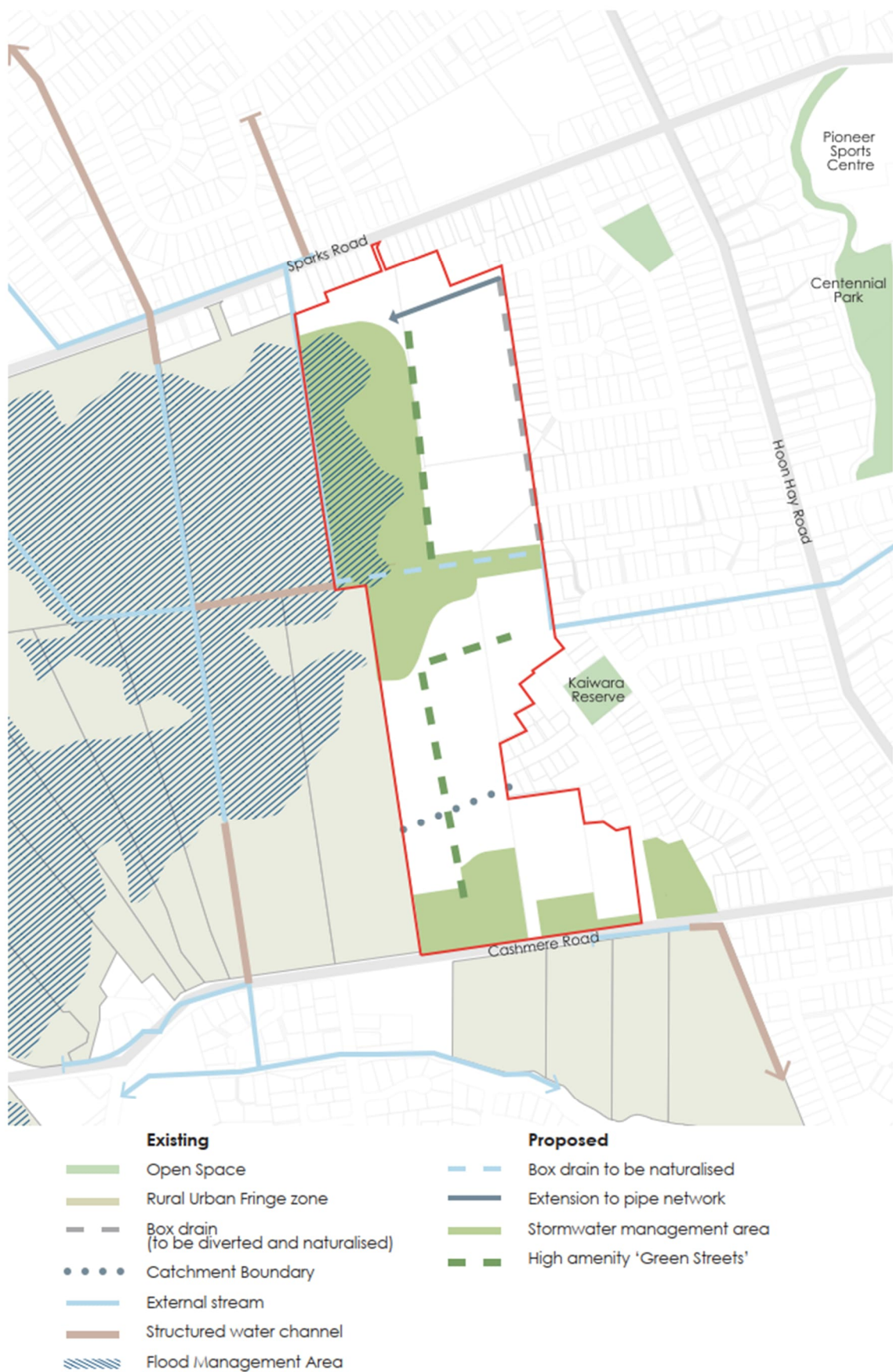


Figure 14. Blue and Green Networks Diagram

5.5. Aesthetic Considerations

The development presents an opportunity to establish a strong sense of place through ecological restoration and landscape design that acknowledges the historical Ōtāwhito wetland. The ODP incorporates orientation strategies, viewshafts, and endemic planting that will be implemented during later design phases.

Existing features, such as Cashmere Stream and the Site's open drains, will be enhanced with native planting, contributing to stormwater treatment and reintroducing local flora of significance to mana whenua. These elements will help create a recognisable and culturally grounded identity for the development.

5.5.1. Wetland Restoration

The Plan Change allows for the integration of a comprehensive stormwater system that serves both functional and ecological purposes. The restoration of wetland systems will contribute to tangata whenua values, acknowledging the Site's relationship with the Ōpāwaho/Heathcote and Huritini/Halswell Rivers.

The restored wetlands will reduce flood risk, improve water quality, and provide recreational benefits. Their inclusion in the ODP supports a softer built edge and integrates with accessways and reserves while recognising the historic wetland landscape. Further detail is provided in the accompanying flood modelling and Infrastructure Report.

5.5.2. Viewshafts over Henderson's Basin and the Port Hills

The Site benefits from significant views toward the Port Hills to the northeast. The layout has been designed to preserve and frame these viewshafts by aligning streets and open space corridors along north and northeast axes. This enhances visual amenity for both residents and the wider community.

5.5.3. Protection of the Rural Interface and Character

Retaining existing vegetation, including shelterbelts and mature trees along the Cashmere Road boundary, will help maintain a sense of maturity and the peri-urban character typical of Hoon Hay. These trees may be incorporated into the development subject to further arboricultural assessment.

Public spaces such as reserves and walkways offer opportunities for cultural and educational interpretation, including native species signage and creative interventions that reinforce the area's identity.

To ensure appropriate integration with surrounding neighbourhoods, mitigation measures will include permeable fencing, varied rooflines and pitches, and a preference for single-storey housing along sensitive edges. Separation through roads and reserves will reduce visual impact and help preserve the existing rural-urban transition.

5.6. Key Interfaces

5.6.1. Cashmere Road Interface

The Cashmere Road frontage will require a visually cohesive design response. Retained or newly planted street trees, stormwater treatment areas, and off-road pedestrian paths will enhance amenity, encourage activity, and soften the interface.

5.6.2. Residential Interfaces to the North and East

The Site adjoins lower-density residential development in Hoon Hay. Proposed section sizes and land uses along this boundary are intended to match the suburban character, with careful consideration given to maintaining afternoon sun access and minimising shading effects on neighbouring properties. Refer to the density diagram for details.

5.6.3. Rural Open Space Interface

The Site's western boundary adjoins the RuUF Zone and will retain an open outlook. Mitigation measures such as open-style fencing, landscaping, and potential building setbacks are appropriate for this edge. Retention and addition of large trees will help maintain the area's peri-urban identity. A detailed assessment will determine which existing trees can be preserved and identify suitable replacement species.

6. Urban Design Assessment

6.1. Urban Design Protocol

This section provides a summary assessment of the ODP against the MFE Urban Design Protocol (UDP), which sets out key concepts to create healthy, safe, and attractive living environments where business, social and cultural life can flourish. An evaluation of the ODP against the key concepts has been undertaken below.

6.1.1. Context

The UDP states *'quality urban design sees buildings, places, and spaces not as isolated elements, but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities, and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture, and the wider environment.'*

The proposed development presents a cohesive arrangement of places, spaces, streets, and activities that relate well to one another. It acknowledges its position within the wider Hoon Hay community and environment, establishing strong connections to nearby recreational and open space networks. Internally, the design demonstrates a high level of diversity and integration, while remaining sensitive to external interfaces along Sparks, Hoon Hay, and Cashmere Roads. Surrounded by established urban areas and extensive open spaces, the site's integration with adjacent recreational routes supports residential intensification while promoting connectivity with the broader neighbourhood.

6.1.2. Character

The UDP states *'quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment, and community pride.'*

Existing site elements, including its historical wetland context and the Tāngata Whenua values associated with the land, provide a strong foundation for re-establishing the site's pre-settlement functions for ecological, cultural, educational, and recreational benefit. Mahaanui Kurataiao Ltd has been consulted; while they anticipate more detailed involvement at later stages, they have not raised any objections to the proposal at this preliminary stage.

The ODP has been shaped by strategic design principles, including integration with recreational networks, the use of prominent viewshafts, and the reinterpretation of the historical landscape. The site's existing peri-urban character has been retained and, in many cases, enhanced through restorative planting and the provision of open space reserves. A high proportion of lots are positioned to benefit from expansive views across the site. Lower interface densities and the use of permeable fencing—where appropriate—support visual and spatial cohesion with neighbouring properties along existing urban edges.

The overall character of the development will also be strongly influenced by streetscape design and the spatial relationship between density, lot configuration, and open space. The road hierarchy, layout of public reserves, and the multi-functional use of these spaces must be carefully considered to foster a unique identity, encourage a low-speed traffic environment, and create a high-quality residential setting.

Further opportunities exist at the detailed design stage to incorporate sculptural elements, interpretive signage, and artistic features, developed in collaboration with appropriate partners and through ongoing consultation.

6.1.3. Choice

The UDP states *'quality urban design fosters diversity and offers people choice in the urban design form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses and creates resilient and robust towns and cities.'*

As illustrated in the ODP and proposed zoning, the Henderson's Basin development enables the creation of a diverse range of living environments, allowing future residents to own or occupy homes tailored to their individual needs. This diversity is reflected in the layout of the Henderson's Basin ponding area, the arrangement of allotments, reserves, and the alignment of streets. The strategic placement of higher and lower densities throughout the zone encourages a variety of housing typologies and built forms.

If the Residential New Neighbourhood (RNN) zoning is supported, it is recommended that a structure plan be developed to guide the placement of higher-density areas (25 dwellings per hectare or more). This should be prepared collaboratively between landowners and the Council's spatial planning team, to ensure overall average densities align with RNN requirements while directing intensification to appropriate locations. This approach would support walkable neighbourhoods, maintain logical block structures, and provide easy access to public transport. It would also enable the co-location of higher densities with open space, protect key interfaces with existing residential areas, and help mitigate potential effects—such as shading—where MDRZ could otherwise permit three-storey buildings adjacent to low-density, single-storey homes along the northern and eastern boundaries.

A core design objective is to ensure that the majority of allotments are located close to open spaces, with a mix of active and passive recreation opportunities and unimpeded views. The proposed central reserve will offer a range of local amenities within walking distance, contributing to a well-served and connected neighbourhood. Shared pedestrian and cycle paths will further enhance mobility and provide residents with greater choice, convenience, and access to recreational opportunities.

6.1.4. Connections

The UDP states *'good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks – streets, railways, walking and cycling routes, services, infrastructure, and communication networks – connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts, and activity layouts and patterns are easily understood, residents and visitors can navigate around the city easily.'*

The development proposes a high level of connectivity for multi-modal transport, integrating active transport and recreational networks with existing neighbouring urban areas to enhance cohesion. Recreational and open space reserves are combined with strategically aligned road connections, offering both established and new opportunities for movement and recreation—for residents and the wider public.

The inclusion of off-road footpaths, cycleways, and shared paths ensures safe and accessible routes throughout the development. The ODP demonstrates walkable access to proposed reserves, nearby bus routes, and wider amenities, with an extensive pedestrian and cycle link network. These connections also future-proof the site by enabling seamless integration with potential neighbouring developments.

6.1.5. Creativity

The UDP states *'quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity and turns a functional place into a memorable place. Creativity facilitates new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new technology, and to visualise new futures. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities.'*

The site's variation in lot sizes, orientations, density distribution, landscape treatments, and streetscape design contributes to a development that is both legible and expressive, reflecting natural and formative landscape processes. Semi-private and communal open space areas provide opportunities for residents to personalise their environments, with clear and established accessways encouraging private access onto public land.

Front garden spaces—particularly those along reserve frontages and within private access lanes—offer residents the chance to express creativity, contributing to the visual richness and individuality of the development.

The site's irregular shape supports a distinctive and non-linear layout from the outset. Stormwater management areas and open space networks are deliberately designed to complement this uniqueness, serving both functional and aesthetic purposes as multi-use spaces within the wider development.

6.1.6. Custodianship

The UDP states *'quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure and aims to hand on places to the next generation in as good or better condition. Stewardship of our towns includes the concept of kaitiakitanga. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors.'*

The Henderson's Basin development incorporates principles of environmentally responsive design, particularly through the treatment of stormwater runoff 'at source' via naturalised stormwater management systems distributed across the site. Residential sections are oriented to front or overlook these open spaces, promoting passive surveillance of street corridors and enhancing safety. This spatial relationship fosters a sense of ownership and shared responsibility among residents for the care and use of communal areas.

A key goal of the development is to instil a sense of pride and stewardship among future residents. As such, the detailed design of reserves and the street environment will play a vital role in encouraging residential 'guardianship'—or *kaitiakitanga*—of public spaces.

Fencing design is a critical tool in supporting this goal. Permeable fencing adjacent to reserves and open spaces, while ensuring privacy for outdoor living areas, helps reinforce visual connection and custodianship. This approach also encourages active use of and care for the public-private interface.

Shared community values are central to successful subdivision outcomes. The ODP's integrated approach to open space, lot configuration, and recreational pathways supports the creation of a socially connected environment, where residents are likely to take collective ownership of their shared 'back yard.'.

6.1.7. Collaboration

The UDP states 'towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, Applicants and users. To improve our urban design capability we need integrated training, adequately funded research and shared examples of best practice'.

A collaborative approach involving urban designers, planners, Council staff, and water engineers has resulted in a unique and practical design that delivers appropriate levels of increased density while remaining grounded in real-world implementation. This integrated effort has involved Council engagement from the outset, ensuring the proposed design aligns with both policy objectives and regulatory requirements.

6.2. Safer Canterbury

As outlined in the 'Safer Canterbury' document, key aspects of the design of the Site reflect principles for creating a safer environment for residents and visitors to the development, such as:

- Designing residential development areas that allow buildings to overlook streets and public spaces.
- Ensuring there are clear sightlines as well as good standard of signs and lighting along recreational routes- while the former is achieved, the latter is enabled at consent stage.
- Encouraging plenty of activity through recreational spaces, routes, and playgrounds- highlighted by numerous pedestrian linkages through and around the site.
- Designing to avoid potential entrapment situations or narrow corridors with only one route option.
- Allowing for Council asset management team to be able to maintain and keep a good appearance of council vested reserves by offering practical designs that do not frustrate maintenance procedures.
- Advocating clear ownership of spaces.

6.3. Christchurch City Council 'New Neighbourhoods Design Guide'

This document has assisted the layout of the various design elements within the ODP, by providing best practice design solutions for an RNN Zone development. Given the application is for RNN, collaboration with Council around location of density, such as the density diagram provided- but with the opportunity of creating a more formal structure plan to guide development, is strongly encouraged to enable a high-quality outcome with less adverse effects.

7. Conclusion

The Henderson's Basin site presents a rare and valuable opportunity to deliver a context-responsive, high-quality residential development that honours both its heritage and environmental setting. The site's distinctive peri-urban character, historical wetland associations, and expansive open-space backdrop have informed an innovative and sensitive Outline Development Plan (ODP) that reflects strong landscape and urban design principles.

The proposal demonstrates a carefully considered balance between built form and nature. The deliberate distribution of densities, integration of open spaces, and placement of stormwater management areas have all been designed in response to the site's natural topography, hydrology, and cultural context. The development prioritises visual cohesion with surrounding neighbourhoods, protection of key viewshafts, and the enhancement of ecological values through native planting and wetland restoration.

Connectivity is a cornerstone of the proposal. The extensive network of off-road pedestrian and cycle paths links seamlessly with existing recreational networks and community amenities, fostering active transport, community interaction, and accessibility. The layout reinforces walkability and supports multi-modal movement, while also allowing for future integration with neighbouring developments.

A collaborative approach between planners, urban designers, engineers, and Council staff has ensured the proposal aligns with policy expectations and regulatory frameworks. It meets the objectives of the National Policy Statement on Urban Development (NPS-UD) by enabling housing growth in a location that supports infrastructure, offers a range of transport choices, and reflects good urban design.

In summary, the proposed development represents an environmentally responsible, socially integrated, and visually attractive community. It builds upon the site's natural and cultural identity, while enabling much-needed housing through a diverse range of typologies. The outcome is expected to deliver a high level of amenity, enhanced quality of life for future residents, and a development that sits comfortably within the existing and future character of Henderson's Basin.



Jade McFarlane

Urban Design Team Leader, Landscape Architect, Associate

Eliot Sinclair & Partners Limited

25th March 2025

8. Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited (“Eliot Sinclair”) only for the intended purpose as a technical supporting documentation for a Private Plan Change application.

The report is based on:

- Internal activities undertaken by ES (e.g., Desktop review, site investigations)
- Reference external references (e.g., NZGD, NCC GIS)

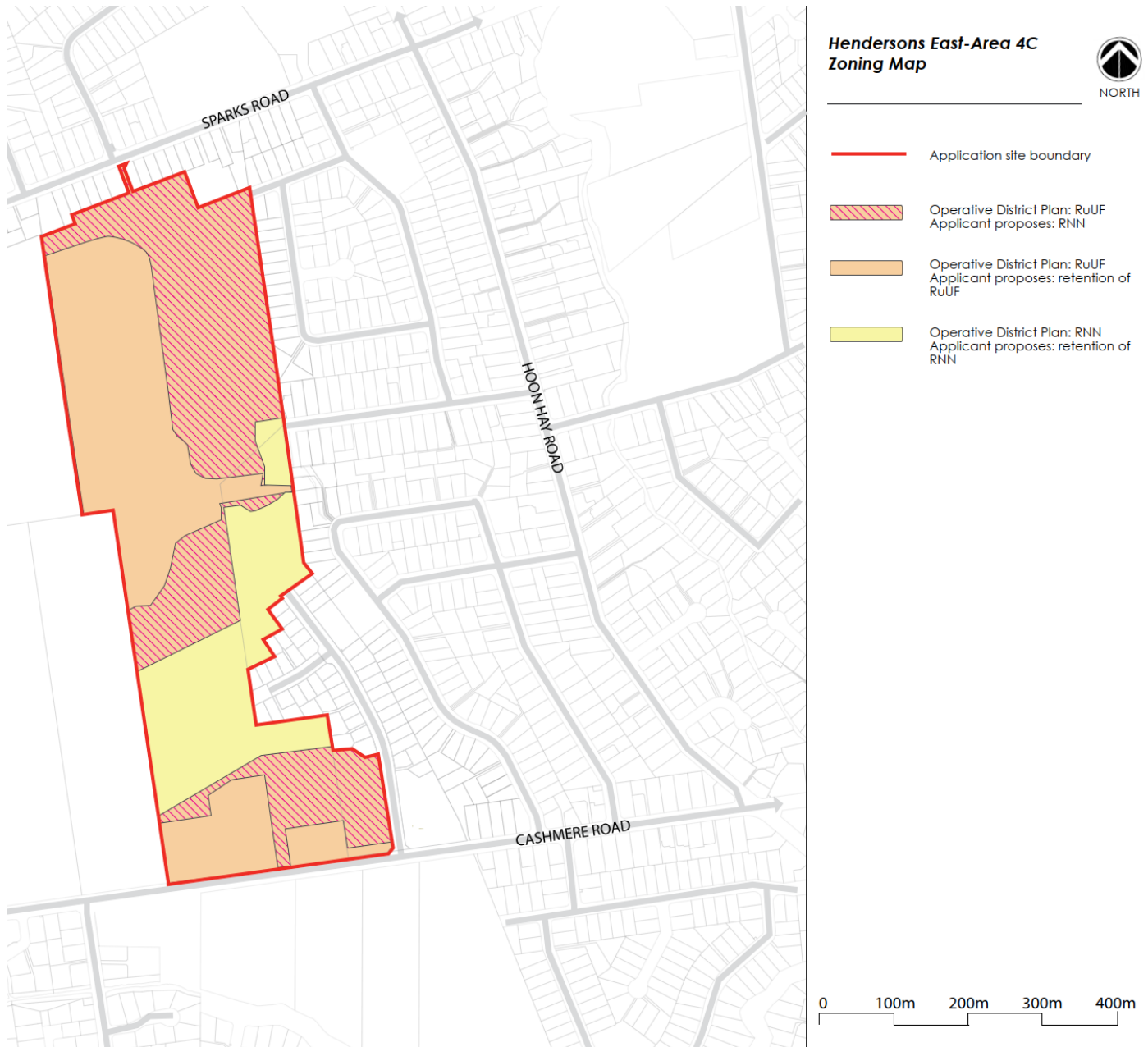
Where data supplied by Cashmere Fields Ltd or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

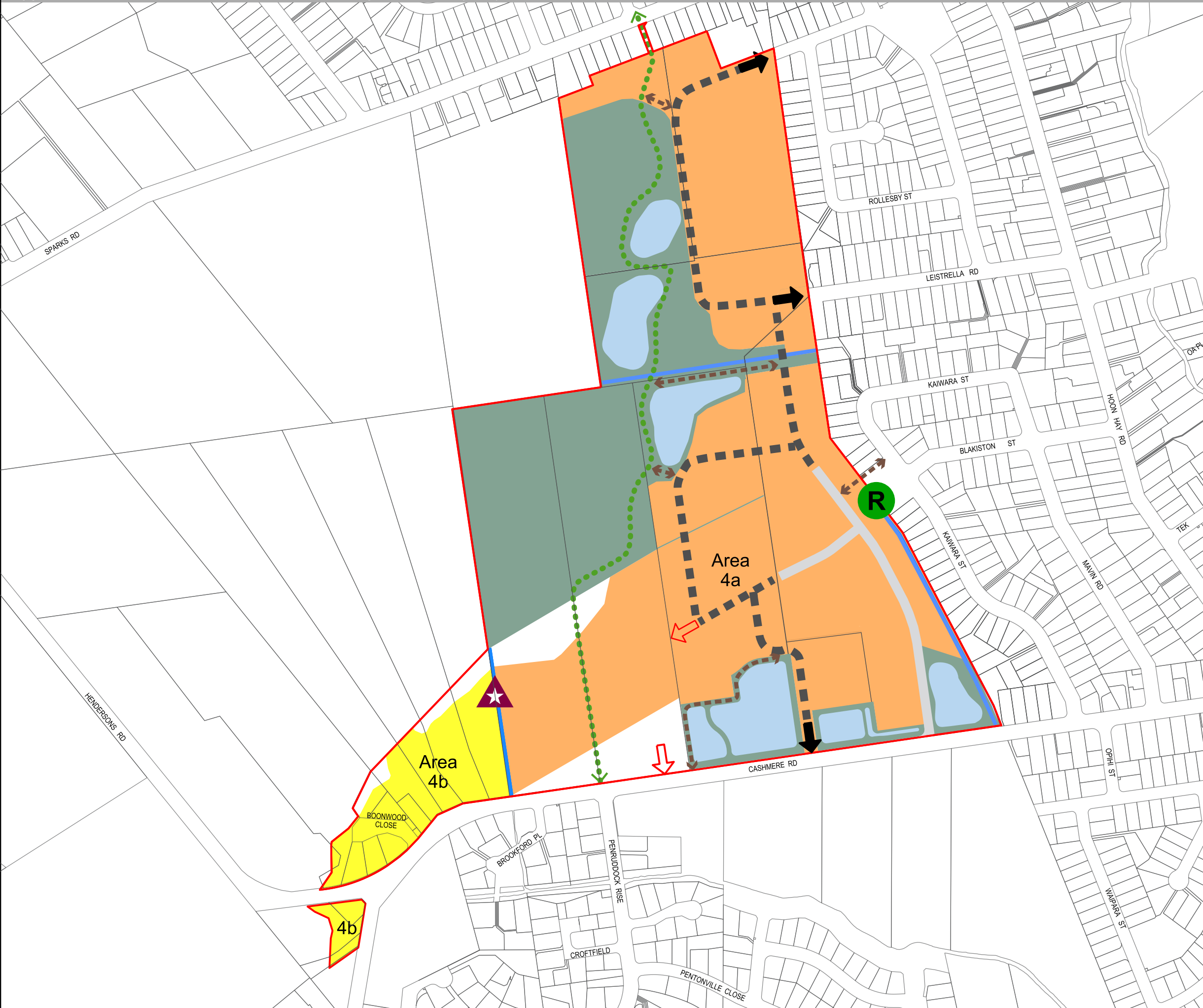
Whilst every care has been taken during our investigation and interpretation of the landscape conditions of the Site to ensure that the conclusions drawn, and the opinions and recommendations expressed are correct at the time of reporting, Eliot Sinclair has not performed an assessment of all possible conditions or circumstances that may exist at the site. Variations in conditions may occur between investigatory locations and there may be conditions that were not detected by the scope of the investigation that was carried out or have been covered over or obscured over time. Eliot Sinclair does not provide any warranty, either express or implied, that all conditions will conform exactly to the assessments contained in this report.

The exposure of conditions or materials that vary from those described in this report, or any update to relevant Christchurch City Council standards or Ministry for the Environment Urban Design Protocol may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Cashmere Fields Ltd and the Christchurch City Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

Appendix A. Proposed Zoning & Outline Development Plan Amendments





KEY

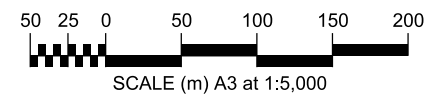
- Outline development plan boundary
- Heritage item to be safeguarded (not scheduled in District Plan)

Development requirements

- Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary
- Land to be set aside for stormwater management / recreational / conservation use
- Proposed indicative stormwater management basins subject to detailed design
- Existing road network
- Proposed road network
- Road access point fixed location
- Road access point Location may vary
- Pedestrian / cycle link / route Location may vary
- Recreational route Location and alignment may vary
- Reserve Fixed location Size to be determined at time of subdivision

Residential development area

- Residential development area
- Residential development area with greater development constraints



Technical Services and Design
Assets and Network Unit
Christchurch City Council

Map: pp102303.dgn
Date: 15/05/2017

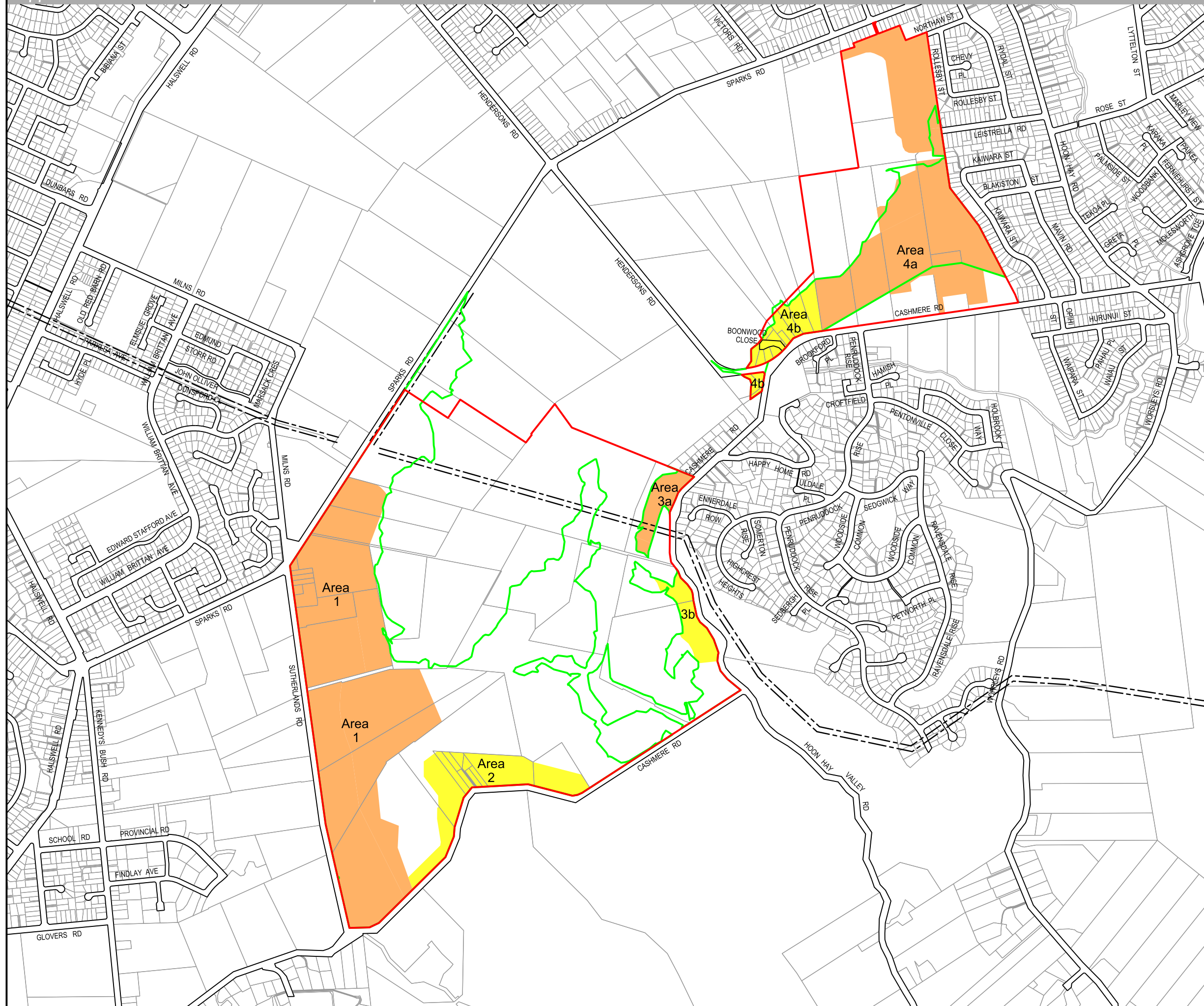


KEY

- Residential area boundary
- LURP greenfield area boundary
- Existing transmission lines

Residential development area

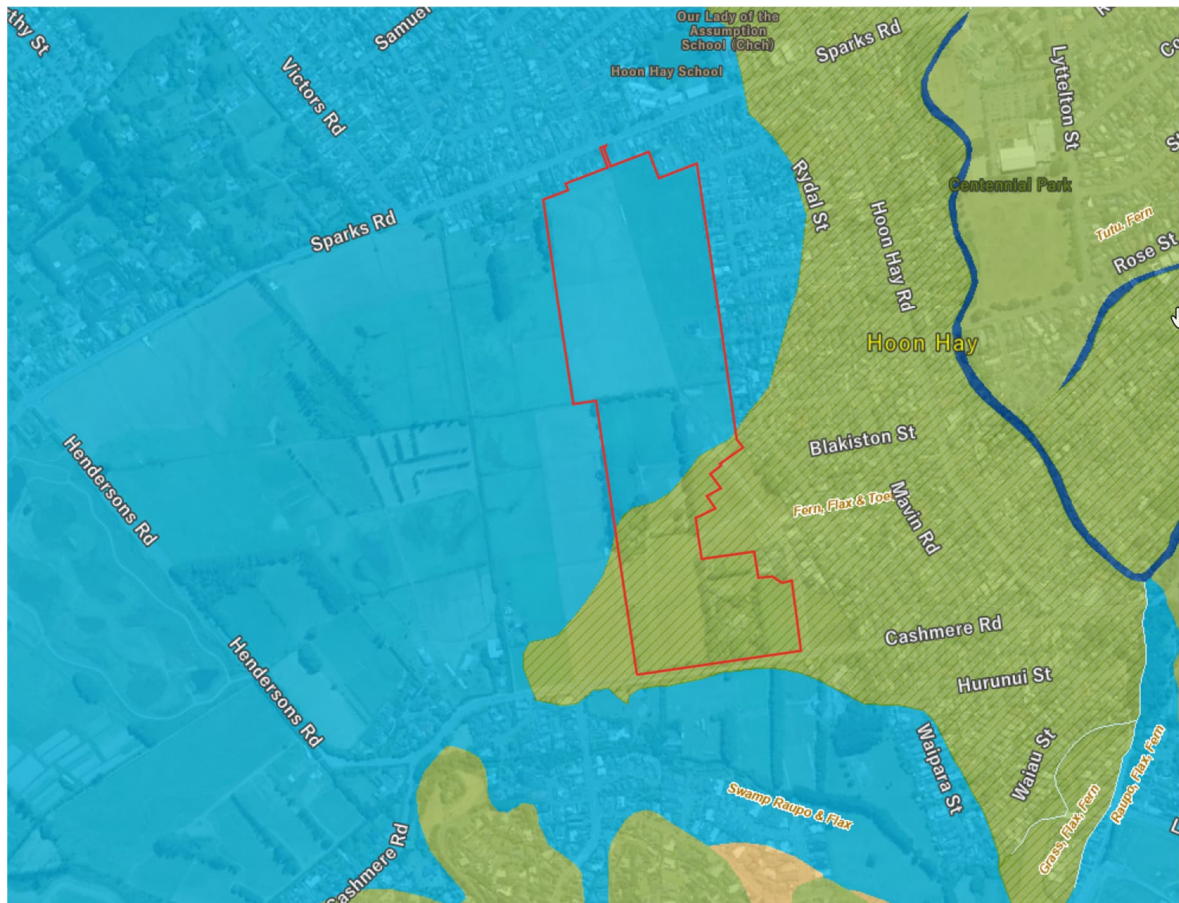
- Residential development area
- Residential development area with greater development constraints
- Residential development area with severe development constraints



Technical Services and Design
Assets and Network Unit
Christchurch City Council

Map: pp102301.dgn
Date: 22/05/2017

Appendix B. CCC Black Maps



This image showcases the site straddling two areas historically with regards to natural ground cover - the lower lying areas being Raupo and Flax, and the higher areas being Fern, Flax, and Toe Toe.

Appendix C. Ōtautahi Christchurch Ecosystems mapping and plant lists (Lucas & Associates Ltd)



This image showcases the site boarded by the port hills to the south (Cracroft) and Hoon Hay to the east. The site is within the

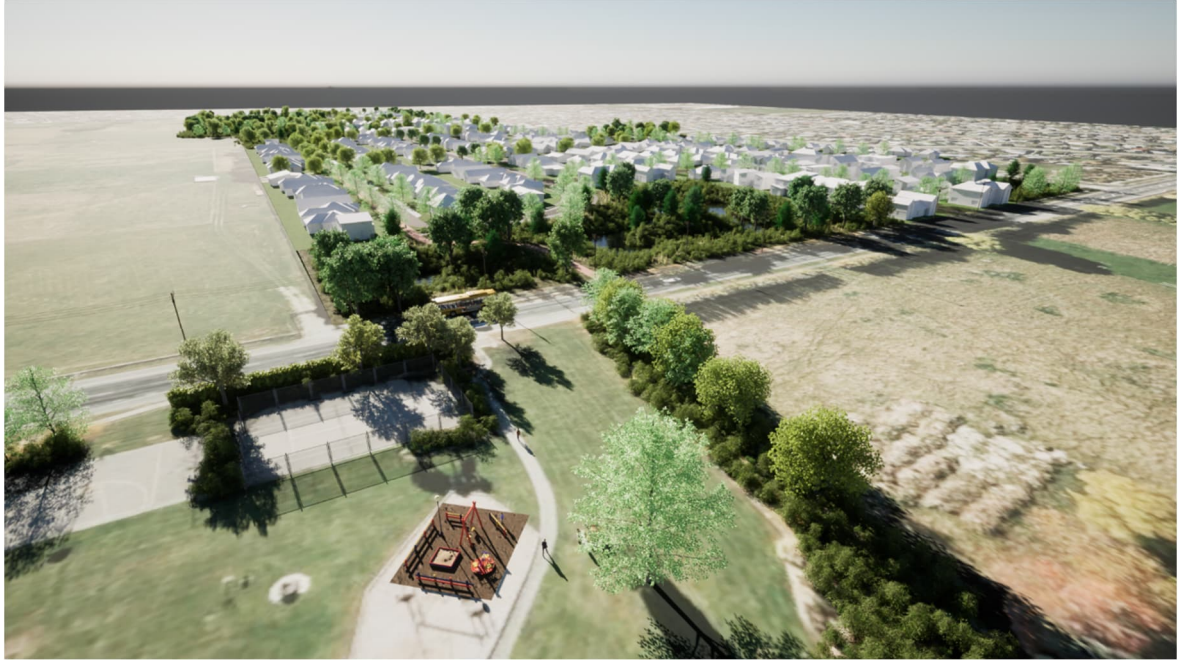
Appendix D. 3D Perspective Visuals



View from above Hoon Hay, looking south



To the south west of the site looking over the proposed stormwater management area and central naturalised swale



Above playground to the south of site, looking at Cashmere Road frontage and reserves



From road connection point to central reserve area, looking north

Appendix E. Indicative Concept Masterplan

