

Before the Independent Hearings Panel
At Christchurch City Council

Under the	Resource Management Act 1991 (RMA or Act)
In the matter of	proposed private plan change 23 (PC 23) to the Christchurch District Plan
And	LMM Investments 2012
	Applicant

Joint Witness Statement for Urban Design and Landscape

18 May 2026

Applicant's solicitor:

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**anderson
lloyd.**

Introduction

- 1 This Joint Witness Statement (JWS) responds to urban design and landscape related issues for proposed Plan Change 23 (Whisper Creek), seeking to rezone approximately 170ha from Rural Urban Fringe Zone and Specific Purpose (Golf Course) Zone to Residential New Neighbourhood Zone.
- 2 The caucusing took place on 13th May 2026 at 245 St Asaph St, Christchurch, and continued on the 14th May 2026 on-line.
- 3 Attendees at the caucusing were:
 1. Ms Josie Schröder – Consultant Urban Designer for Christchurch City Council.
 2. Ms Nikki Smetham – Consultant Landscape Architect for Christchurch City Council.
 3. Mr David Compton-Moen – Consultant Urban Designer and Landscape Architect for the Applicant.
- 4 The experts identified where they were in full agreement, partial agreement, or where they disagreed upon matters. This is outlined within this statement. A JWS version of the ODP plan, as attached, should be read in conjunction with this statement.

Code of conduct

- 5 Although this is not an Environment Court hearing, in preparing this statement the experts have read and understood the Code of Conduct for Expert Witnesses included in the Environment Court Practice Note 2023 and agree to comply with it.

Areas of agreement

- 6 The receiving environment is a modified landscape characterised by pastoral land use, fragmented vegetation patterns, lifestyle properties and scattered rural residential development.
- 7 The wider landscape is not pristine or highly natural in character, although the Pūharakekenui/Styx River corridor contains recognised ecological, cultural and landscape values, and that the corridor provides opportunities for ecological restoration and informal recreation.

- 8 The existing Specific Purpose (Golf Resort) Zone (SPRZ) forms an important component of the anticipated environment and must be considered when assessing effects arising from PPC23.
- 9 The site contains an upper terrace and the flood-prone lower terrace associated with the Pūharakekenui/Styx River system. Of the two areas, the upper terrace is more appropriate for development. The flood-prone lower terrace would appropriately function as a structural open space element and assist in establishing separation between urban development and the river corridor.
- 10 The 4 lifestyle blocks in the northwestern quadrant of the site proposed for rezoning should be included to ensure a coherent and comprehensive development pattern should PC23 be approved.
- 11 The Outline Development Plan (ODP) is a tried and proven method for providing an integrated framework to support the potential for development on the site and associated infrastructure and open space.
- 12 Should the proposal be approved, the ODP should include:
 1. Ecological restoration and enhancement of the Pūharakekenui/Styx River corridor and Spencerville Drain to provide positive landscape, ecological and recreational outcomes if implemented.
 2. Additional off-road pedestrian and cycle connections to improve connectivity outcomes, including links toward Spencerville (Spencerville Road) and Ouruhia School (Turners Road).
 3. A 2,500-3000m² reserve located centrally within the upper terrace residential area, in the northwestern quadrant.
- 13 The location of the commercial area is a key component of the success of the village, providing a focal point for community and commercial activity. The location of the commercial area should be on the intersection of the two collector roads, potentially extending to the upper terrace edge, to capture the opportunity for views across the terrace, and provide adjacency to open space. The design of the village centre should include a publicly accessible open space.
- 14 The commercial land is identified and retained for commercial/community development for a minimum of 10 years following the lots' receiving s224(c) certificates.

- 15 The development, should it be approved, should have an ‘urban village character’ including the provision of a coherent layout including landmark buildings and features, centrally located publicly accessible open space, meaningful diversity in site size, residential building typologies and height, materials and colour, which promote visual interest, choice and opportunity for home-based businesses that serve the needs of the community.
- 16 Street lighting should be designed to minimise adverse effects on the surrounding rural and ecological environment.
- 17 Particular attention is required by the ‘edge treatment and interface management’ at the interface between the proposed Residential New Neighbourhood Zone (RNNZ) and the surrounding Rural Urban Fringe Zone (RuUFZ), including:
 1. Larger perimeter lots along key road frontages to soften the urban-rural transition.
 2. The requirement for at least 60% of perimeter lots to be a minimum of 1,000m².
 3. Increased building setbacks to 20m for at least 60% of sites along perimeter road frontages, particularly where future subdivision or interface management may be required.
 4. Rural-style fencing, planting and controlled vehicle access arrangements as interface mitigation measures.
 5. A planted buffer of a minimum 3m in width, with its purpose being to provide for amenity and address rural character. The planting palette should contain a mix of native and exotic species, including deciduous trees that can grow to at least a medium height (6 to 10m), in accordance with the CCC approved tree species. The planting buffer strip should contain at least two medium height trees per lot.
 6. The Pūharakekenui/Styx River corridor has cultural significance to Ngāi Tahu, including associations with mahinga kai and historical settlement patterns.
- 18 The incorporation of Ngāi Tahu Subdivision and Development Guidelines into the ODP narrative, most specifically the landscape, cultural and environmentally sustainable design (ESD) outcomes of the proposal, is considered appropriate.

Areas of partial agreement

- 19 Ms Schröder considers that if development is to be undertaken the commercial area should occur in the early stages of the development to ensure a well-functioning urban environment that serves the immediate needs of the community. Mr Compton-Moen agrees in part noting the complexity of timing and unknown market conditions determining the viability of a commercial area.
- 20 All agree that the additional pedestrian/cycle connection points indicated at the edges of the ODP are positive. However, Ms Schröder and Ms Smetham consider that the primary (key) pedestrian and cycle routes, like collector roads, should be identified on the ODP with particular emphasis on connections to the existing bridge adjacent to Lower Styx Road and to the village centre. Mr Compton-Moen agrees that these are necessary but just as ODP's only show collector roads and not smaller roads or all links, future links will occur once the scheme plan is further developed, i.e. at subdivision stage.
- 21 Ms Schröder, Ms Smetham and Mr Compton-Moen agree that there should be an indicative pedestrian/cycle link between Teapes Road and the Lower Styx Road bridge. Ms Schröder and Ms Smetham consider that this route should also be further investigated for a future indicative road link. Mr Compton-Moen does not agree and considers that a pedestrian /cycle connection is sufficient.

Areas of disagreement

- 22 The experts disagree on whether the SPGR Zone constitutes an urban or rural zone. Ms Schröder considers that because the SPGR is not attached to an urban area and does not have the markers and activities that constitute and are associated with an urban area, then it is not urban. Ms Smetham considers that the SPGR, as a resort rather than urban area, provides a transition zone between rural and urban so is neither urban nor rural in character. Mr Compton-Moen considers that the area is peri-urban with both rural and urban characteristics present. He considers that the SPGR is not a rural activity per say but one with urban characteristics, albeit in a low-density form, but also noting this is primarily a matter of planning interpretation.
- 23 Ms Schröder considers that given the isolated location and lack of public transport, with no guarantee that this will be catered for, the site has an inadequate level of accessibility to ensure that development resulting from PC23 will achieve a well-functioning environment, which will result in predominantly car dependent development. Mr Compton-Moen considers that the site is accessible and in close proximity to urban development. Mr

Compton-Moen considers that public transport facilities will come with demand, but at present the SPGR zone has a level of accessibility consistent with other urban developments on the edge of Christchurch. Mr Compton-Moen considers that the proposal still contributes to a well-functioning urban environment which will continue to evolve and integrate with existing and future urban areas.

- 24 Ms Schröder considers that the direct connection between the village centre to Spencerville is an important future connection to retain for direct access and should be illustrated on the ODP as such to ensure the opportunity is not lost through time. Mr Compton-Moen notes that a network of connections has been provided on the ODP and on other maps to show how connectivity and accessibility can and will be achieved. The ones shown are not the maximum and other paths will be developed over time, noting that any subdivision consent still needs to go through a consenting process.
- 25 If the 4 lifestyle blocks in the northwestern quadrant are not to be rezoned, Ms Schröder considers that the whole of the site should not be rezoned to RNN, due to the fragmented and potentially incoherent layout. Mr Compton-Moen disagrees and considers that site is sufficiently large enough to function as an urban village without the 4 lifestyle blocks.
- 26 Ms Smetham considers that visual effects are under-estimated by Mr Compton-Moen (varying between 0.5m-1.0m) with regard to the earthworks, including fill levels up to 3.85 and finished floor levels up to 4.1RL that will be required over the site. In several locations the existing road is higher than the site, being at approximately 4.0m which then slopes down from the road into the site. The proposed fill will effectively align the site at the same height as the road, with the exception of the eastern end where filling will be above the road height. This means that fill will range between 0.300m up to 1.85m in places along Spencerville Road, up to 0.600m in places along Turners Road and 1.35m along Teapes Road. Mr Compton-Moen considers that the receiving environment has an undulating character already with the site below the existing roads in many locations. Filling will be localised and not considered to be of a scale which will have a discernible effect, especially with the proposed landscape treatments along road boundaries.
- 27 The recommendation by Ms Smetham to reduce building height on the larger perimeter lots from the permitted building height of 8m to single storey height is to introduce some variation to the RuUFZ interface, and to address visual amenity effects exacerbated by the level of fill required. This is not accepted by Mr Compton-Moen who considers that variation in

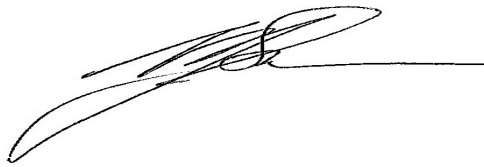
building heights will occur in any case and is unlikely to be an issue. He also notes that buildings can be up to 9m in height in the Rural zone, with a height restriction being unnecessary and inconsistent with adjoining zones.

- 28 Ms Smetham and Ms Schröder consider a minimum 3m building setback from an internal boundary (to provide a distance of at least 6m between buildings) for larger lots (1000m² plus) fronting Spencerville Road and Turners Road is appropriate. Mr Compton-Moen does not agree that this is necessary as any effects would be internalised within the development noting the agreed 20m building setback from Turners, Teapes and Spencerville Roads for these larger sites.
- 29 Ms Smetham considers the use of recessive colours and materials for buildings located along the perimeter of the site to Teapes, Turners and Spencerville Roads is appropriate. Mr Compton-Moen does not agree that this is necessary as there are currently no colour controls for development in the receiving environment.
- 30 Ms Smetham considers that PC23 will change the character of the area to one that is more suburban in character, losing the sense of openness and reducing rural amenity values, which currently exist, and / or anticipated to exist if the Golf Course had been developed in accordance with the ODP and with the required 100m building setback. If the additional measures are provided, as discussed earlier, Ms Smetham considers that the effects will be low to moderate. Mr Compton-Moen agrees that the character of PPC23 will change but that the effects are low in the context of what is anticipated by the Golf Course zone and the site's peri-urban character.

Dated this 18 May 2026



Ms Josie Schröder (Urban Design)

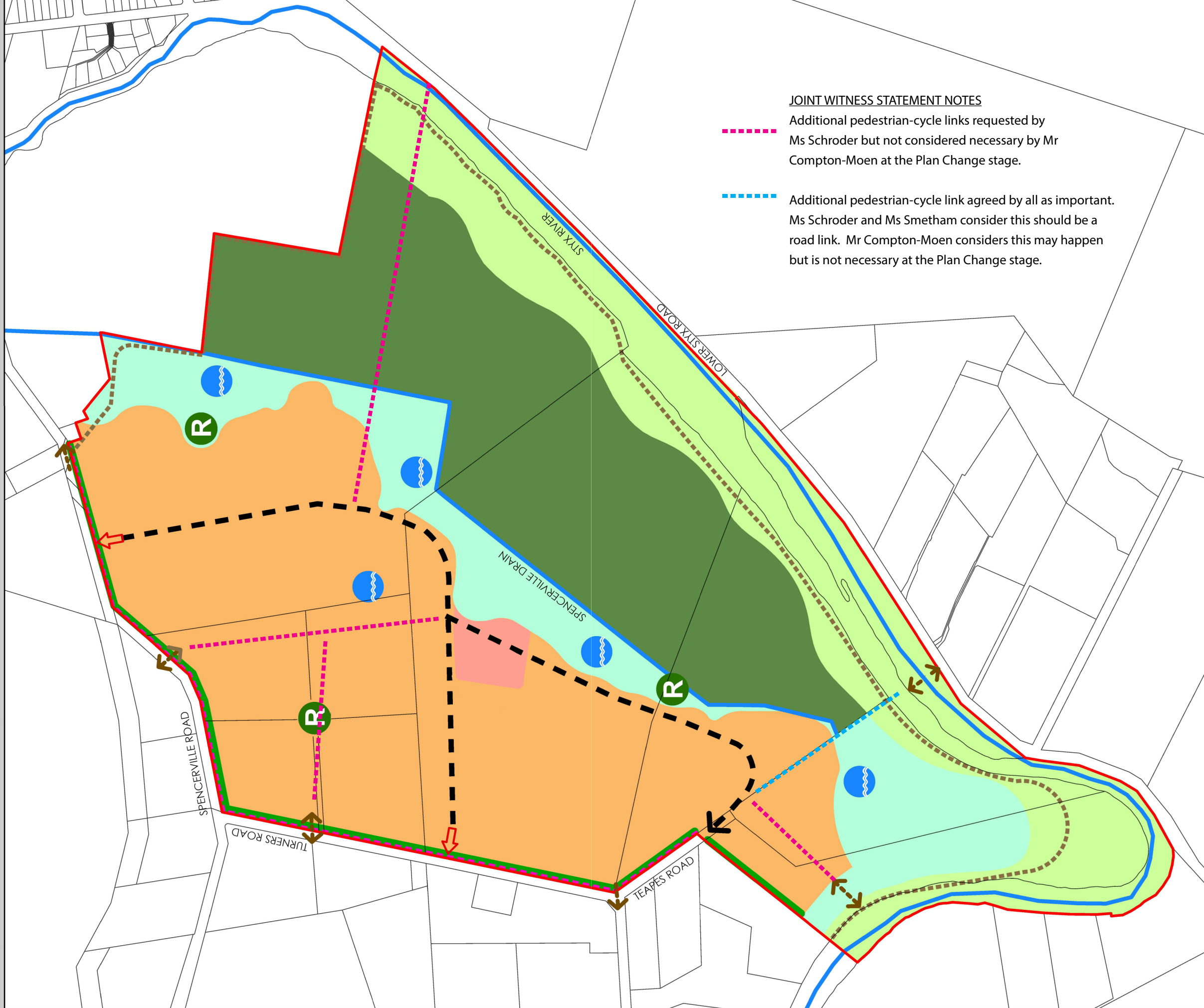


Ms Nikki Smetham (Landscape)



Mr David Compton-Moen (Urban Design and Landscape)

PROPOSED OUTLINE DEVELOPMENT PLAN (1:7,500 @A3)



JOINT WITNESS STATEMENT NOTES

- Additional pedestrian-cycle links requested by Ms Schroder but not considered necessary by Mr Compton-Moen at the Plan Change stage.
- Additional pedestrian-cycle link agreed by all as important. Ms Schroder and Ms Smetham consider this should be a road link. Mr Compton-Moen considers this may happen but is not necessary at the Plan Change stage.

Key

- Development requirements**
- Outline development plan boundary
 - Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary
 - ⇄ Road access point. Location may vary
 - Collector Road. Indicative alignment
 - ⇄ Greenspace link / future cycle / pedestrian link Location and alignment may vary
 - Proposed Rural Interface
 - No dwelling access

Development requirements continued

- R Reserve Indicative location. Size to be determined at time of subdivision
- ⊙ Stormwater facility. Indicative location. Size and shape to be determined at time of subdivision
- Indicative small scale community and commercial node
- Urban Parks and Stormwater Basins
- Rural Open Space and Recreation
- Open Space and Margins Zone
- Residential development area**
 - Residential Development Area



Scale (m) A3 at 1:7500

Date: 05/05/2026 Rev: M

Whisper Creek
Outline Development Plan