

Before the Independent Hearings Panel
at Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Proposed private plan change RCP31 to the Operative
Waimakariri District Plan

and: **Rolleston Industrial Developments Limited**
Applicant

Summary of evidence of Dave Compton-Moen

Dated: 3 August 2023

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SUMMARY OF EVIDENCE OF DAVE COMPTON-MOEN

- 1 My full name is David John Compton-Moen.
- 2 I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services related advice to local authorities and private clients, established in 2016.
- 3 I have worked in the landscape assessment and design, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals
- 4 I hold the qualifications of a Master of Urban Design (Hons) from the University of Auckland, a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (NZILA), since 2001, a Full member of the New Zealand Planning Institute, since 2007, and a member of the Urban Design Forum since 2012.

SUMMARY

- 5 In summary, I consider that the proposed Plan Change is a natural extension of Ōhoka, which will consolidate Ōhoka as a rural settlement with its village character retained. In terms of the National Policy Statement on Urban Development 2020 (*NPS-UD*), the proposed rezoning will add significant residential capacity and contribute to a well-functioning urban environment, in particular maintaining an acceptable character of the Ōhoka area. More specifically:
 - 5.1 The proposed design incorporates recognised good urban design principles to establish an extension to the Ōhoka village with a diversity of house and lot sizes, building on the diversity which already exists in the Ōhoka settlement from the existing underlying zones of Residential 3, 4a and 4b.
 - 5.2 Significant ecological and recreational benefits will be enabled with the creation of green/blue corridors along the Ōhoka Stream, the water and pond, and the Ōhoka southern branch, totalling approximately 16.1ha or 10.5% of the site.
 - 5.3 An extensive tree survey was undertaken by Treotech which confirmed the findings of our original assessment but added significant detail. A total of 2033 trees were surveyed. It is

the intention, where possible for these trees to be retained, acknowledging that work will be undertaken with ecologists to determine their suitability for retention.

- 5.4 Boundary landscape treatments A, B and C, including planting, a 20m building setback and minimising access points into the site, will successfully mitigate potential adverse visual amenity aspects for residents adjoining the site and on Whites and Bradleys Road.
- 6 Any effects on landscape character and amenity effects on existing and future residents can be successfully addressed through the proposed mitigation measures. Overall, approximately 20.1ha (13%) of open space or landscape planting is proposed as part of the Plan Change.

RESPONSE TO SUBMITTER EVIDENCE

- 7 In response to submitter evidence prepared by Mr Kim Goodfellow on Landscape, I have the following comments:
 - 7.1 The intention of PC31 is to create a high-quality development that maintains the rural village character of Ōhoka. The proposal builds on the existing settlement pattern and zone types in Ōhoka (Residential 3, 4a and 4b) in a consolidated manner and carefully addresses the interface with the area surrounding the site.
 - 7.2 I acknowledge that the existing character on the site will change to one which is more compartmentalised, but the Plan Change will create a high-quality, high-amenity development which builds on the rural village character of Ōhoka and consolidates the local centre form. The proposed Landscape Treatments and building setbacks (20m) on Whites and Bradleys Road are consistent with the wider receiving environment, also complementing and contributing to the existing settlement form.
 - 7.3 I do not consider that the development will be a '*suburb of housing density that is normally found in urban centres such as Christchurch or Rangiora*¹'. The densities in suburban Christchurch are typically anywhere from 10 -15hh/ha or higher. The proposal has a gross density of just over 5 hh/ha which is considered consistent with a rural village character. Further, and more importantly in my view, site size and density are not sole factors that determine the character of an area. There are many other contributing factors, particularly design attributes (for example, a lack of kerb and channel, fencing typology, etc) that contribute to the character of an area. On this basis, in my view

¹ Statement of Evidence of Kim Goodfellow: paragraph 23

the proposed design elements of the Plan Change, as outlined in my evidence in chief, all contribute to an appropriate response to the Plan Change setting.

- 8 In response to submitter evidence of Richard Knott on Urban Design, I have the following comments:
- 8.1 It is possible to maintain a rural village character comprising of predominantly low-density living environment with dwellings in generous settings.² The Plan Change area contains over approximately 20ha (13%) of open space and landscape areas. The proposal will result in a high amenity neighbourhood.
 - 8.2 I do not agree that the Explanation to Policy 18.1.1.9 is intended to only relate to the land at Ōhoka currently zoned Residential 3, 4a or 4b³. The explanation talks about *'growth around and adjacent to the existing urban area and ensuring that development complements the existing low density rural residential environment'*.⁴ The Plan Change includes, is around and adjacent to the existing urban area, consolidating and complementing its form.
 - 8.3 The Explanation for Policy 18.1.1.9 also states *'The presence of rural attributes within such low density residential areas, including the retention and establishment of large-scale tree plantings and the use of rural style roads and fencing, will also assist in maintaining the settlement's rural themed characteristics.'* The Plan Change will look to retain existing trees while also establishing a large area of native trees. Rural style roads and fences are also proposed consistent with Ōhoka's rural village character.
 - 8.4 In response to paragraph 50⁵, the proposal has a high level of connectivity through to both Whites and Bradleys Roads as well as the existing village centre. Pedestrian and cycle paths are proposed throughout the development, and along both boundary roads to improve accessibility into the Domain, community hall and school. The proposed landscape treatments, which are typical of boundary treatment in the area do not limit physical movement.
 - 8.5 In response to paragraphs 51-56, 58⁶, I am still of the opinion that this proposal is a natural extension of the Ōhoka

² Statement of Evidence of Richard Knott, paragraph 32.

³ Statement of Evidence of Richard Knott, paragraph 33.

⁴ Waimakariri Operative District Plan, Explanation to Policy 18.1.1.9

⁵ Statement of Evidence of Richard Knott, paragraph 50.

⁶ Statement of Evidence of Richard Knott, paragraph 51-56, 58

settlement, and it will have a high-level of amenity for both current and future residents. With a network of green corridors, paths and open space as well as a potential school and polo grounds, a significant amount of the Plan Change is allocated to community/public space. I do not consider that the proposal creates a new town but rather consolidates the existing settlement. This is evident in figure 8 (Context - Settlement Growth and Urban Form) of my Graphic Attachment which shows the overall existing and proposed form of Ōhoka with large areas of Residential 4a north of Mill Road and the majority of the Plan Change area equidistant from the village centre.

- 8.6 Overall, I consider the proposal a natural and appropriate extension to Ōhoka.

CONCLUSION

- 9 Overall, I consider that the proposed extension to the Ōhoka settlement will contribute to a well-functioning urban environment with any adverse effects on landscape character and visual amenity successfully mitigated.

Dated: 3 August 2023

Dave Compton-Moen