

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 80 to the Operative District Plan

and: **Two Chain Road Limited**
Applicant

Summary of evidence of Dave Compton-Moen (landscape, visual amenity, and urban design)

Dated: 20 October 2022

Reference: JM Appleyard (jo.appleyard@chapmantripp.com)
LMN Forrester (lucy.forrester@chapmantripp.com)

chapmantripp.com
T +64 4 499 5999
F +64 4 472 7111

PO Box 993
Wellington 6140
New Zealand

Auckland
Wellington
Christchurch



SUMMARY OF EVIDENCE OF DAVE COMPTON-MOEN

- 1 My full name is David John Compton-Moen. I am a Director at DCM Urban Design Limited.
- 2 The PC80 site is well served by existing transport infrastructure which also serves to provide separation from nearby sensitive activities (rural and residential). The receiving environment has a rural, semi-open character transiting to urban fringe/peri-urban. The existing environment has various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape typical of rural landscapes.
- 3 The character and land use of the area will shift from open and agriculturally focused to having an industrial character. Through mitigation measures, adverse effects for the Two Chain Road frontage can be addressed.
- 4 I consider the following aspects to be the main urban design, landscape and visual amenity issues and which I have addressed below:
 - 4.1 Effects on Landscape Character (including Rural Character);
 - 4.2 Urban Form and Amenity Values;
 - 4.3 Visual Amenity; and
 - 4.4 Edge Treatments / Mitigation Measures.
- 5 In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in a Low-moderate magnitude of change on the existing rural landscape character and associated values. The existing character of the Two Chain Road site is modified and contains no natural features of note. The partially open character of the site will change to a character which is more industrial and more compartmentalised (with the imposition of the proposed mitigation measures), but will be viewed as an extension to the existing industrial area.
- 6 In terms of urban design and form considerations, the Plan Change would add significant development capacity for Rolleston to ensure it maintains a well-functioning urban environment, as per Policy 8 of the National Policy Statement: Urban Development. Rolleston's residential capacity has grown considerably over the past 20 years, and it is important that its supporting business areas grow correspondently to provide employment and wealth opportunities. The position of the proposed Plan Change area is important, noting the site will be viewed as an extension of the existing business zones and physically separated from residential and rural areas.

- 7 The proposed Plan Change meets the Objectives and Policies of the Operative District Plan in regard to the Township Volume. The site is highly connected and accessible for all modes of transport, and with the ability for the rail network connectivity to be improved.
- 8 In terms of visual amenity, the adjacent rural properties will experience a change in surroundings from semi-open views across the rural land to views that are more restricted and screened by vegetation. In some locations these views are already screened. Changes experienced by these residents is considered Low given the proposed edge/boundary treatments, existing width of Two Chain Road and the level of surrounding development which already exists.
- 9 I do not consider the state highway as a sensitive environment, with any residential properties to the south of PC80 being well separated from the proposal.
- 10 I consider that the proposed boundary treatments along each edge are sufficient to address amenity concerns from submitters. This includes limiting access points, retention of existing planting, installation of a 2.5m high bund and additional landscape planting along Two Chain Road. During the refinement of the landscape treatment along Two Chain Road we have confirmed with TreeTech that the space provided is sufficient for maintenance purposes. On other boundaries, the existing landscape provisions for the Business 2A zone are considered sufficient.
- 11 In summary, I consider that PC80 is an appropriate change to the existing land use, which is considered to be a natural extension to the existing industrial areas in Rolleston.

Dated: 20 October 2022

Dave Compton-Moen