

**BEFORE AN INDEPENDENT HEARINGS COMMISSIONER AT  
SELWYN**

**IN THE MATTER OF**

Clause 21 of the First Schedule of  
the Resource Management Act 1991  
(Plan Change 68)

**AND**

**IN THE MATTER OF**

**URBAN HOLDINGS LIMITED/  
SUBURBAN DEVELOPMENTS  
LIMITED/ CAIRNBRAE  
DEVELOPMENTS LIMITED**  
(Applicants)

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**SUMMARY OF EVIDENCE OF DAVID COMPTON-MOEN  
(URBAN DESIGN AND LANDSCAPE)**

Dated: 21 March 2022

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**Christchurch**

Solicitor acting: G Cleary/ R M Parsons  
Level 9, Anthony Harper Tower  
62 Worcester Boulevard  
PO Box 2646, Christchurch 8140  
Tel +64 3 379 0920 | Fax +64 3 366 9277  
gerard.cleary@ah.co.nz

A handwritten signature in dark ink, reading "Anthony Harper". The signature is fluid and cursive, with the first name "Anthony" and the last name "Harper" clearly distinguishable.

## **SUMMARY OF EVIDENCE OF DAVID COMPTON-MOEN:**

- 1 My name is David Compton-Moen. and I prepared a Statement of Evidence on behalf of Urban Holdings Limited/ Suburban Developments Limited/ Cairnbrae Developments Limited (the Applicant) dated 8 March 2022, in which my qualifications and experience are set out.
- 2 I am of the opinion that the proposed Private Plan Change to rezone the Plan Change 68 Site (site) from Rural Inner Plains to Living Z Zone, as an extension of the existing residential settlement of Prebbleton, is an appropriate use of the land from an urban design and landscape perspective.
- 3 The Prebbleton Structure Plan is not fully implemented with all the growth areas having been completed. Prevelles final stage is currently under construction with all lots sold.
- 4 The proposed Plan Change proposes a minimum density of 12 hh/Ha. This is higher than the recommended density in the Operative District Plan Township objectives and policies for the Living Z zone, but is considered appropriate for Rolleston to meet the outcomes desired by the NPS:UD (2020) and Policy 4.2.10 of the Selwyn District Plan to achieve a well-functioning urban environment, while not precluding higher density development if required in the future. The plan change will enable a range of housing typologies and densities are provided for to ensure choice for the community and to cater for population growth and changing demographics.
- 5 The plan change is a logical extension to Prebbleton and with the proposed ODP, the proposal will create a well-functioning urban environment.
- 6 In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural-residential landscape character and values. Both Trents and Hampton Roads form 'natural' breaks for a zone change, recognizing that there will be a change in character but this is not necessarily a negative aspect.

- 7 In terms of visual amenity, the adjacent rural-residential properties will experience a change in the openness of views across the space although in many locations views are restricted by existing shelter belts or plantings. Adjoining suburban residential properties, current and future, overlooking the Plan Change areas will have a mix of open, partial, and screened views of future development. Changes to the experience of these residents is considered low given the character of existing views and existing boundary treatments on their properties, with the Plan Change viewed as a natural extension of existing residential areas.
- 8 I am in agreement with the Council's S42 Report by Mr Jonathan Cleese that the block bordered by Hamptons, Trents and Shands should be included into the rezoning. This avoids mid-block zone boundaries and allows for a more integrate, cohesive approach. It does not 'force' existing owners to intensify but does not preclude development happening in the future.

*Evidence of Nick Williamson*

- 9 I have read his evidence and would like to note in particular his para 37, where he concludes that there is a disconnect between the ODP and good urban design outcomes.
- 10 The ODP provides a connected hierarchical network of streets, open space provision and a network of shared paths. The ODP also allows for a variety of housing typologies to cater for the growing residential population. All of these aspects are recognised as key urban design outcomes, i.e. achieving connections, choice, custodianship, and context as higher level attributes.
- 11 Aspects such as Character, Creativity and Collaboration are picked-up at the Subdivision stage when it is possible to analyse the development enabled by the zoning at a more refined level of design. Aspects such as fencing, the placement of open space and what activities are proposed, the design of tertiary streets, all of which add to the character of a settlement, and are important, but I do not think these should be prescriptively determined at the ODP stage. They just need to be recognised so they can be captured at the next stage of the process.

12 I am happy to answer any questions concerning my evidence or the proposed ODP and accompanying text.

Dated: 21 March 2022

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David Compton-Moen