

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 69 to the Operative
District Plan: Lincoln South

and: **Rolleston Industrial Developments Limited**
Applicant

Summary of Evidence of David Compton-Moen (Urban design and
landscape)

Dated: 23 November 2021

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SUMMARY OF EVIDENCE OF DAVID COMPTON-MOEN

INTRODUCTION

- 1 My name is David Compton-Moen and I am a Director at DCM Urban Design Limited, a private independent consultancy that provides Landscape and Urban Design related advice.
- 2 I consider the key aspects of my evidence relating to Urban Design and Landscape to be:
 - 2.1 Lincoln's Growth and Form;
 - 2.2 Housing Density, Landuse mix and Well-functioning Urban Environments;
 - 2.3 Connectivity and walkability;
 - 2.4 Green and Blue Network and Landscape Character; and
 - 2.5 Visual Amenity.
- 3 Lincoln Township has grown significantly in the last 20 years with the 'gap' between the University and the town centre being filled. This includes the New World and Vernon Drive commercial area, Te Whāriki and Verdecos. It is also very likely to continue with the re-development of 'The Crescent' and development of the block of land behind which extends through to Vernon Drive including existing ODP7. This growth is highlighted in Figure 1 of my **attached** drawings which shows Lincoln Township extending to the east, northeast and south with development to the north and northwest currently restricted by the University and Landcare. Growth to the south, as per PC69, is a logical extension to the development of this Key Activity Centre.
- 4 The proposed housing density, typologies and commercial areas, combined with the green and blue network will create a well-functioning urban environment consistent with the NPS:UD. PC69, and the proposed zonings, provide flexibility for diversity to occur and for the development of community and cultural facilities.
- 5 Connectivity and walkability are key principles of PC69, with the aim of the movement network being to provide a range of modal options for residents and to reduce car-dependency for short local trips, while recognising that private vehicle use is necessary for longer trips. Te Whāriki already has an extensive network of paths and connections which the proposed PC will 'tap into' to provide more direct pedestrian routes than will be possible by vehicle. As an example, it is possible for future residents to ride to the New World/Vernon Drive Area (1.5-2.0km via paths) within 5-10

minutes, not dissimilar to how long it would take to drive via Springs Road (2.0-2.5km). The network also combines with the movement network to provide shared off-road facilities connecting through to Ararira Springs Primary – Te Puna o Ararira, the homestead and the future playground being developed in Te Whāriki.

- 6 The green and blue network proposed is heavily influenced by the existing landscape character with large exotic trees, springs and waterways. In this regard the design of PC69 on the eastern side of Springs Road is very different from the design of other urban growth areas. One of the advantages with this proposal is that the area is of a large scale, contiguous and primarily in single ownership, allowing for a more integrated and coherent approach. Green and blue links can be successfully developed along with pedestrian and cycle links being provided throughout a wider area, avoiding piecemeal or unconnected development. Any future design will be very similar in character to the southern edges of Te Whāriki which is characterised by large water areas and waterways, recent native plantings and networks of shared paths.
- 7 Any visual amenity effects on existing residents and the ability to create well-functioning urban environments for future residents can be successfully mitigated through the proposed Outline Development Plan. The rezoning will result in a noticeable change from the existing rural residential character, but I consider it is acceptable with a mix of mitigation measures, existing waterways and stormwater ponds providing a buffer between existing and proposed development.
- 8 I am happy to answer any questions concerning my evidence or the proposed conditions.

Dated: 23 November 2021

David Compton-Moen