

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

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

Dated: 4 November 2021

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STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN

INTRODUCTION

- 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 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.
- 4 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, including the following relevant projects:
 - 4.1 2021 – Working for Waimakariri District Council, I prepared Urban Design evidence to assist with Private Plan Change 30 – Ravenswood Key Activity Centre (KAC) which sought to rezone parts of an existing ODP to increase the amount of Business 1 land and remove a portion of Residential 6A land;
 - 4.2 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for the following Medium Density Residential and Mixed Use Developments;
 - 4.3 Madras Square – a mixed use development on the previously known 'Breathe' site (+90 homes);
 - 4.4 476 Madras Street – a 98-unit residential development on the old Orion Site;
 - 4.5 258 Armagh Street – a 33-unit residential development in the inner city;
 - 4.6 Harewood Road – a 31-unit development adjacent to St James Park in Papanui;

- 4.7 2020-21 – Working with Waimakariri District Council, I have assisted with the development of four structure plans for future urban growth in Rangiora and Kaiapoi;
- 4.8 2020-21 – Working for several different consortiums, I have provided urban design and landscape advice for the following recent private plan changes in the Selwyn District:
 - (a) Wilfield, West Melton (PC59 and PC 67);
 - (b) Lincoln South, Lincoln (PC69);
 - (c) Trents Road, Prebbleton (PC68);
 - (d) Birchs Village, Prebbleton (PC79);
 - (e) Holmes and Skellerup Block (PC73)
 - (f) Extension to Falcons Landing, Rolleston (PC75); and
 - (g) Rolleston Southeast (PC78).
- 4.9 2019-current - Te Whāriki Stage 4 subdivision – I have been working with Ngai Tahu on Stage 4 of the Te Whāriki subdivision which borders the Plan change site to the north. Our (DCM Urban) work has included revisions to the original master plan, street and reserve design and construction supervision.
- 4.10 Graphic material for the Selwyn Area Maps (2016);
- 4.11 Stage 3 Proposed District Plan Design Guides – Residential (High, Medium and Lower Density and Business Mixed Use Zones) for Queenstown Lakes District (2018-2020); and
- 4.12 Hutt City Council providing urban design evidence for Plan Change 43. The Plan Change proposed two new zones including a Suburban Mixed-use and Medium Density Residential as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m² (2017-2019). The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020.
- 5 I prepared the Landscape and Urban Design Assessment that was submitted as part of the Plan Change 69 application.
- 6 I am familiar with the plan change application by Rolleston Industrial Developments Limited (*the Applicant*) to rezone approximately 190 hectares of land on Springs Road, Lincoln to

enable approximately 2,000 residential sites and three small commercial zones.

CODE OF CONDUCT

- 7 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 7 of the Environment Court Practice Note 2014. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 8 My evidence provides a summary of the key urban design and landscape aspects of the proposal and specific responses to issues related to amenity and character raised by submitters. It also responds to relevant matters raised in the section 42A report (the Officer's Report).
- 9 In preparing this evidence I have reviewed:
- a. The Application;
 - b. National Policy Statement on Urban Development;
 - c. Canterbury Regional Policy Statement (July 2021);
 - d. Our Space 2018-2048;
 - e. NZILA Guidelines on Best Practice Guide - Landscape Assessment and Sustainable Management (2010);
 - f. Operative Selwyn District Plan;
 - g. Selwyn District Council Subdivision Design Guide (2009);
 - h. Submissions lodged in relation to the Application; and
 - i. The Officer's Report.

SUMMARY OF EVIDENCE

- 10 Two separate documents were prepared, being an Urban Design Statement and a Landscape + Visual Impact Assessment, both completed in December 2020. The findings of those assessments

are still relevant with the following aspects considered to be the main issues to be addressed in considering this proposal:

- a. Lincoln's Existing ODPs, Urban Form and Future Growth;
- b. Connectivity and Walkability;
- c. Housing Density;
- d. Green and Blue Network Design;
- e. Landscape Character; and
- f. Visual Amenity.

LINCOLN'S EXISTING ODPs, URBAN FORM AND FUTURE GROWTH

- 11 Lincoln Township has grown significantly in the last 20 years with the 'gap' between the university and the town centre long being filled, or linked, by the development of the New World commercial area and Te Whāriki. Lincoln's population in the 2018 census was approximately 6,510 people (Lincoln East and Lincoln West stats block combined)¹ but is now estimated to have grown to 8,920 in June 2021². This compares to a population of 2,142 people in 2001 and an estimated population of 2,720 in 2006 which was subsequently used in the development of the Lincoln Structure Plan 2008³.
- 12 Lincoln South Plan change site is approximately a 190ha area immediately to the south of Lincoln township, adjacent to the Te Whāriki (Residential - Living Z) and Verdeco (Residential - Living Z, Living 3 and Business 2) developments, straddling either side of Springs Road. The site extends south to Collins Road. The land is currently zoned Rural – Outer Plains. Stage 4 of Te Whāriki is currently under development, consisting of approximately 360 lots, typically ranging in size from 430-1000m². The development is supported by an extensive blue and green network running through the area, providing a mix of amenity and informal recreation values to current and future residents. Dwellings are typically single storey ranging in size from 150-220m², with a range of materials and forms. The plan change site is typically flat, sloping down from northwest to southeast towards LI and the LII River. Vegetation and landcover is predominantly open grass paddocks with large vegetation restricted to internal and road boundaries. Shelter belts,

¹ <https://www.stats.govt.nz/tools/2018-census-place-summaries/lincoln-west>

² <http://nzdotstat.stats.govt.nz/wbos/Index.aspx?DataSetCode=TABLECODE7979>

³ https://www.selwyn.govt.nz/__data/assets/pdf_file/0011/10217/Final-Lincoln-Structure-Plan-May-08.pdf

including poplar and macrocarpa species line Springs Road but otherwise the ODP is free of any significant vegetation with the exception of around the Homestead and Springs Creek. Springs Creek traverses the eastern half of the ODP before linking with the LII River.

- 13 There are 8 Outline Development Plans currently in the Selwyn District Plan for the future growth of Lincoln. Each ODP is at a different stage of development with a brief summary below (refer to **Figure 1**):

ODP 1 – TE WHĀRIKI SUBDIVISION

- 13.1 Three stages of this subdivision have been completed and the fourth (final – 34.0ha with a net density of 10.6HH/ha) stage is currently under construction, due for completion next year. Stages 1-3 are mostly built out with only lots remaining in the final stage, being 360 lots with an average lot size of 647m².

**ODP 2 – LIFFEY SPRINGS AND ARARIRA SPRINGS
PRIMARY – TE PUNA O ARARIRA**

- 13.2 The subdivision design is currently underway for Brookvale as an extension of the existing development of Liffey Springs, extending the township up to the intersection of Edward Street and Ellesmere Road. The development comprising of approximately 248 general residential lots and 40 medium density lots. All of the sites within Liffey Springs, west of the LII River have been, constructed.

**ODP3 – ROSEMERRYN AND FLEMINGTON
DEVELOPMENT**

- 13.3 Stages 1-16 of Rosemerryn have been constructed and sold with Stages 15, 18 and 19 and 20⁴ are currently on the market but all are under contract. Eventually the development will extend out to Ellesmere Road with the development of Stages 17, 22-24. The residential development is supported by a small commercial development.
- 13.4 Stages 1-5 of Flemington have been constructed and sold, with Stages 6-12⁵ all sold. The development is proposed to be supported by a small commercial development.

ODP 4 – BARTON FIELDS

- 13.5 In northern Lincoln and currently under construction.

⁴ <https://www.rosemerryn.co.nz/masterplan>

⁵ <https://flemington.co.nz/subdivision-stages/>

ODP 5 - VERDECO

- 13.6 The residential area of this ODP is complete with the Business area yet to be established.

ODP 6 - 'VEGE BLOCK' MEDIUM DENSITY

- 13.7 Is designed to achieve a density in excess of 15hh/Ha but is yet to be developed.

ODP 7 - VERNON DRIVE BUSINESS 3 TO LIVING Z ZONE

- 13.8 Is designed to achieve a density in excess of 20hh/Ha but is yet to be developed.

ODP 8 - VERDECO PARK

- 13.9 Comprises rural residential lots with a general approach of locating smaller lots (minimum of 3,000m²) around the outside of the site. Verdeco Park has sectopms ranging from 640m² to 6,000m² in size, being a multi-staged development.⁶
- (a) Stage 1 – sold out.
 - (b) Stage 2 – sold out, sections 3000-6000m² starting at \$349,000.
 - (c) Stage 5 – sold out.
 - (d) Stage 6 – sold out, still to be titled.
- 14 The proposed plan change area is considered to naturally extend existing residential development at Te Whāraki, Verdeco Park, and Liffey Springs to the south of Lincoln Township (refer to **Figure 2**). At the edge of existing residential settlement, the continuation of residential dwellings at a similar density is likely to be seen as an anticipated natural extension when compared to the broader context. The proposed plan change has given careful consideration and application of design treatment to such matters as road hierarchy, diversity of density, spatial layout, existing and proposed green and blue networks, and heritage protection to help the retention of the open and spacious rural character. The Plan Change has also provided a buffer through a stormwater/wetland reserve along the eastern edge of the development to soften the transition into rural land and celebrate Springs Creek and the L II river. An overall 'spacious' character is likely to be maintained even with the increased density.
- 15 The proposed plan change, though not displaying local roading, promotes the ability for residential blocks to have a north – south aspect and varying in block length between 80 – 120m. This

⁶ <https://verdecopark.co.nz/available-sections/>

provides block lengths that are small in scale to allow for walkability and easy navigation without overly relying on roading. The use of green networks throughout the site also encourage a high degree of connectivity and permeability within and out of the proposal. Off-road shared paths, including utilising an existing stock underpass, further encourage alternative modes of transport such as cycling and walking. Proposed community infrastructure has been centralised around open space networks and key nodes within the development.

- 16 Possible future connections to surrounding developments are included in the proposed plan change, helping to foster positive connections to existing development. Higher density areas will open onto high amenity spaces building on the positive relationships associated with these land uses. Allotments along Springs Road avoid access onto Springs Road by facing internally providing for a stronger relationship to internal streets. The proposed plan change adjoins existing Living and Business Zones to the north and does not leave rural zoned land with three or more boundaries against living or business zones.
- 17 Areas for community facilities and business development have been incorporated into the proposed plan change. These areas are centralised within the development and are accessed through the green network providing for convenient access.

CONNECTIVITY AND WALKABILITY

- 18 Walkability and connectivity are key principles of the ODP with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce car-dependency for short local trips while recognising private vehicle use is necessary for longer trips. The ODP encourages connectivity using a shared pedestrian and cycle network throughout the plan change area, linking to existing networks within Te Whāriki to provide quick and easy access to Lincoln Town Centre (Gerald Street), the University and New World (refer to **Figure 3**). The ODP design intentionally does not provide vehicle access to the north to promote a greater range of active modal options for residents, to reduce car-dependency for short local trips, but while recognising private vehicle use is necessary for longer trips.
- 19 The ODP encourages connectivity using primary and secondary routes running through the area from west to east, with a future primary connection from Springs Road through to Moirs Lane and Ellesmere Road. The routes will connect through to existing roads where possible, including Springs, Collins, the Verdecos development and Moirs Lane.

- 20 The primary route will include a 2.5m wide minimum shared path separate from the main carriageway, and is likely to function as a collector road. The development of housing in this location would be developed to minimise interruption to pedestrian/cycle/vehicle movements by encouraging the use of consolidated vehicle crossings or laneways depending on the adjoining typology.
- 21 Smaller tertiary streets (not shown) or local/neighbourhood streets will ideally run north-south to create a highly connected and permeable neighbourhood. These roads are not shown to allow future design flexibility at the final subdivision stage. The design of the local streets will encourage slow vehicle movements combined with pedestrian and cycle facilities, either separate or shared depending on the design of the street. As mentioned the road network is supported by off road pedestrian and cycle paths connect through to existing networks in Te Whāriki, Liffey Springs and the Rail Trail as shown on the ODP.
- 22 Open green space is provided within a 500m walkable catchments centrally within PC69, as per Selwyn District Council policy. The new playgrounds at Te Whāriki (refer to **Figure 6**) are within 10-15minutes walk for the majority of future residents.
- 23 Overall, the Plan Change is considered to meet the outcomes of Policy 4.2.10 of the Selwyn District Plan, being close to schools, shops (current and proposed), and recreational facilities. Medical facilities are located within the town centre and can otherwise establish within the proposed Business 1 zones, or within the Living Z zone subject to resource consent.

HOUSING DENSITY

- 24 I consider that the proposed Plan Change is consistent with current urban development practice in Selwyn of creating densities of 12hh/ha and greater. I am supportive of this approach in Lincoln and other Selwyn towns, having worked on Acland Park and Te Whāriki, to a lesser extent, and seen the variation and diversity of lot sizes allowing a wider demographic entry into the housing market. In Acland Park a mix of Small Lot Residential, comprehensive lots and 3 super lots were developed to provide a range of house types and house prices.

Table C.12.1 Living Z rules (SDP) provides for:

Low Density: Average allotment size of 650m² with a minimum individual allotment size of 550m²

Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²

Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.

- 25 The proposed density, with a 12hh/ha minimum, is considered a positive change from the 10hh/ha previously proposed in the Living Z zone. The increased density is consistent with other residential developments in Lincoln to provide greater development capacity. The density is higher than the minimum density in the Township objectives and policies for the other Lincoln Living Z zones, but is considered appropriate for PC69 to meet the outcomes desired by the NPS:UD (2020). Any 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 noticeable change from the existing rural residential character, but I consider it is acceptable and, to a large degree, anticipated change.

GREEN AND BLUE NETWORK DESIGN

- 26 There is a correlation between the placement of reserves and springs but there are also smaller pocket parks proposed which will provide amenity for higher density pockets. The proposed larger reserves are linked with waterways and springs for passive recreation purposes, providing high amenity corridors for future residents to sit in and more through. The exact form and design of each space is not known at this stage but it is likely the spaces will be connected to form a continuous green network linking through to the LII.
- 27 The Green network proposed builds on the existing network through Te Whāriki and the Springs Creek corridor to provide a green strip running through the eastern half of the Plan Change area providing amenity to a large number of future residents. 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. The ODP proposes four additional Neighbourhood reserves within the project boundary to provide amenity for residents, the majority of residents being within a 5minute walk, or 500m radius of the spaces. It is likely the sizes of the reserves will range between 3,000m² and 6,000m² with the exact size and position of these reserve being determined at the time of subdivision. These reserves will be 'tied' to the location of higher density developments, providing amenity for residents on smaller sections. Linking the ODP to existing residential development, green links 10-30m wide are proposed, and in many cases will be integrated with landscape features such as natural waterways and stormwater management areas/corridors.

- 28 It is not anticipated that a Sport and Recreation Park (2.5Ha or more) is required within the study area, given the site's close proximity to Lincoln University's fields and Lincoln Domain and Event Centre (1.8km away).

LANDSCAPE CHARACTER EFFECTS

- 29 The character of the receiving environment is open, rural and is used principally for agricultural purposes. The proposed development modifies the character of the landscape from a more open and agricultural to a more suburban character where infrastructure and amenities are concentrated. Aspects of rural character will be maintained through the mitigation of fencing and landscape planting. A sense of open character is promoted through the proposed bulk and location as it is not greater than current infrastructure and vegetation, such as shelterbelts. To retain open character where possible, higher density development is to be concentrated towards the centre of the site, with lower density dwellings towards the boundary allowing blue and green networks to provide a buffer between the existing rural and proposed suburban land types. The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue at a higher density.
- 30 The natural landscape character is highly modified, having been cleared for agricultural land use. This is reflective in the lower quality waterways and native vegetation present in the area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green corridors following Springs Creek and LII River. The network of blue and green corridors enhances the amenity of the site and provide pedestrian/cyclist connections to adjoining developments and access to areas which are not currently accessible. Limited access proposed from Springs Road into the development intends to retain the integrity of Springs Road and maintain aspects of open character by creating a high amenity corridor.
- 31 Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development. Through mitigation measures, open character and significant landscape components will be retained and enhanced, where possible. The large new reserve proposed next to the southern boundary of Te Whāriki is designed to allow for the head of Springs Creek and adjoining reserves. The size of this reserve has been reduced considerably from the first ODP proposed (in December 2020) following comments from Council staff, to link with and support the Te Whāriki reserves rather than creating a new neighbourhood reserve.

VISUAL AMENITY EFFECTS

- 32 The proposal would result in an overall change in character from open and rural-residential to one that is more dense and suburban in nature, noting that the receiving environment could be considered peri-urban due to the development of Verdeco and Te Whāriki. The receiving environment is to maintain aspects of openness through the restoration and retention of green and blue corridors and providing connectivity and accessibility throughout the wider site. The management of bulk and location of the development will also help create a sense of openness through the centralisation of denser development. The highest likely effects after mitigation will be experienced by those residential properties on Collins Road, the southern edge of Te Whāriki and the southern edge of Verdeco. Though there is a change in the overall character of the receiving environment, a low magnitude of change is anticipated from these residential properties as the proposal will be seen as an extension of existing development and the location of green/blue space providing a buffer in some locations.
- 33 Motorists have a temporary view of the development and are anticipated to expect change in land from rural to suburban as they travel to/from Lincoln township. Effects for motorists are considered Less than Minor to Indiscernible.
- 34 Overall, the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Lincoln, with a low to moderate magnitude of change anticipated.

MITIGATION MEASURES

- 35 A series of mitigation measures are proposed to either avoid, remedy or mitigate potential adverse effects on urban design, landscape character, landscape values or visual amenity. It is recognised that some of these measures are difficult to 'quantify' or may be more appropriate at the subdivision stage, but I consider them important urban design measures to ensure a well-functioning urban environment can be developed:
- 35.1 (MM1) Provide a diversity of house size and lot size to provide choice, with higher density development located close to high amenity and business areas. This is provided for through the varied densities of the Living Z zone provisions and by the ODP which describes the anticipated location of medium density residential adjacent to key open spaces, green corridors, waterbodies, and the commercial centres.
- 35.2 (MM2) Locate higher density towards the centre of the development, buffered by lower density development along

the edges of the plan change. This is provided for through the placement of any medium density centrally, close to proposed open space as described above in MM1.

- 35.3 (MM3) Retain and protect heritage and cultural elements, including the Homestead and Springs Creek from inappropriate development, as this is provided for by the ODP.
- 35.4 (MM4) Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Encourage the use of low impact design techniques including grass swales and detention basins similar to those in Te Whāriki. These considerations would be addressed through the detailed design and consenting of any subdivision proposal(s) within the plan change area under existing District Plan provisions.
- 35.5 (MM5) Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre), prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes. Key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent.
- 35.6 (MM6) Provide a quantity of greenspace and facilities appropriate for the future population with green links extending through the plan change area and connecting with adjoining residential and rural areas. This is provided for on the ODP.
- 35.7 (MM7) Provide landscape, green corridor setbacks (width determined by ecological and hydrological requirements but no narrower than 10m) along either side of Springs Creek and LII River which can be used for amenity, stormwater and recreation purposes as per the ecological report. Any design should ensure untreated stormwater is kept separate from natural waterways prior to treatment. Provide sufficient space near waterways and wetland areas to enable habitat protection as well as providing access for future residents. This is detailed in Ms Drummond's evidence and is implemented by the ODP.

RESPONSE TO SECTION 42A REPORT

- 36 I have reviewed the Council's Urban design and Landscape evidence prepared by consultant Mr Hugh Nicholson and there are several aspects I do not agree with:
- 36.1 I consider that little weighting can now be given to the Lincoln Structure Plan 2008 (at his para 7.3) given the growth rate Lincoln has experienced resulting in the majority of the existing ODP's being developed to their full potential. There is a demand for additional residential sites in Lincoln and I do not consider that the proposal is not incremental growth. Lincoln South is a natural extension of Te Whariki, Verdeco and to a lesser extent Liffey Springs, to create a well-connected development which *'contributes to an agreed and coherent overall result'*.⁷
- 36.2 I consider that with the development of New World, Verdeco and Te Whariki that Lincoln 'town' and 'university' are now linked to form a single urban settlement with a series of 'destinations' along Gerald Street and on both sides of the town. I agree with Mr Nicholson (para 8.1) that the centre of Lincoln is located along Gerald Street between the New World Supermarket and the town centre at the eastern end. The exact centre is changing over time though as the town develops, notably with the development of New World and the Vernon Drive shopping centre in the west and the commercial area at Rosemerryn in the east. Similar to what is happening in Rolleston, Lincoln is developing small commercial nodes within the settlement which provide amenities and services to local residents. The Lincoln South ODP proposes 3 additional neighbourhood centres which will provide the ability for medical facilities, shopping centres and cultural centres (para 8.4), addressing these matters. As noted in Mr Phillips' evidence, community facilities (e.g. preschools and medical facilities) are also enabled throughout Living zones subject to the management of their effects.
- 36.3 It is also worth noting a significant playground is being developed in Te Whariki (refer to **figure 4 and 6**) which will be easily accessible from Lincoln South.
- 36.4 The provision of community facilities, such as a school, is a matter for other agencies like the Ministry of Education and is not typically identified on an ODP or proposed by a developer. The new school in Acland Park Rolleston is an example of this where originally 60 residential dwellings were consented prior

⁷ <https://environment.govt.nz/assets/Publications/Files/urban-design-protocol-colour.pdf>

to a 3 hectare area being designated for a new school. It is probable that another school would be required if Lincoln South were to go ahead but this determination would be made by the Ministry. However, the ODP text recognises the potential for such facilities within the ODP area.

- 36.5 The process for developing Lincoln South (para 8.6) may benefit from a more comprehensive spatial planning exercise but there is no evidence this would result in a different urban design outcome. 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. I consider that Lincoln South provides an integrated development with a mix of residential, business, community and utilities that meet the requirements of B4.3.59.
- 36.6 With reference to the walking / accessibility (para. 9.1-7 of Mr Nicholson's evidence) issues and walking distances outlined, I disagree that the south side of Lincoln has low levels of walkability (para. 9.5). Numerous pedestrian and cycle paths are proposed through the development, and on the eastern side of Springs Road link through to the path network in Te Whariki (refer **Figure 5**) and then onto the supermarket. Two additional neighbourhood centres have been added to the ODP to address Mr Nicholson's concerns that future residents will access to lack amenities and Mr Fuller's evidence confirms that these will be within a walkable distance for all residents within the ODP area.
- 36.7 The town has two primary schools, one on each side of Gerald Road. I do not consider that the township is weighted more to the north (para 9.6) with both the New World and university on the southern side of the road. To address connectivity issues with Arariri Springs School, numerous paths are proposed along with a road connection onto Kaitorete Drive, combining with a strong existing path network in Te Whariki.
- 36.8 In terms of connectivity, one of the benefits of a single ownership development is the ability to provide well-connected streets supported by a continuous open space network and paths. The ODP intentionally has not tried to make numerous connections to the north into Te Whariki, recognising the importance of the springs and waterways along this boundary as well as the ability to make it more difficult for vehicle use for smaller trips.

- 36.9 Concerns are raised regarding the development turning its back on Springs Road (para 10.3) which I consider valid. Stage 4 of Te Whariki had the same issue as the development was not permitted to have private driveways accessed from Springs Road at the request of council staff. I consider that the approach of no vehicle access onto Springs Road should not be adopted and has been removed from the latest ODP.
- 36.10 The second road link into Verdeco Park has been removed (para 10.4). The road links (para 10.5) into Te whariki have been updated to reflect where it is possible to connect, reiterating that the edge is well served by pedestrian and cycle links. As the stormwater basins, walkways and landscape development on the southern edge of Te Whariki, the character of this space is likely to become similar to that of the Liffey Springs corridor (para 10.7) while the development of Lincoln South, with its open space network, will provide greater access to the public through areas which are currently in private ownership.
- 36.11 It is acknowledged that road improvements will be required for Moirs Lane and Collins Road and this is not precluded by the proposal (para 10.9). As confirmed by the evidence of Mr McLeod and Mr Fuller, the width of Moirs Lane is sufficient to accommodate its upgrade and formation to cater for PC69.
- 36.12 I disagree with Mr Nicholson assessment of the magnitude of change for Landscape and Visual Impact effects, acknowledging that there will be change but the change is consistent with any proposal on the edge of an existing residential settlement. The majority of Te Whariki is separated from the proposal by the earth bund at the western end near Spring Road, the spring and waterway network by the Homestead, new native plantings and bunding at the rear of sections on Papatahora Drive and then the stormwater retention basins parallel to Kaitorete and Te Raki Drives. I acknowledge there will be a degree of change by Verdeco but this will also change as properties in this new development plant out their boundaries, with increasing compartmentalisation occurs.

RESPONSE TO SUBMITTERS

- 37 I have read the submissions regarding effects on amenity, provision of infrastructure and community facilities and the potential effects on the changing 'village' character of Lincoln. All of the aspects have been covered above either in my chief evidence or in my response to the Council's urban designer/Landscape Architect with the exception the 'loss of small-semi-rural town' character (submission PC69-131). I consider this loss a 'perceived' loss based

on intangibles which are difficult to measure but some of the aspects which are likely to contribute to this feel will not be affected by the Plan Change. For example, the large old deciduous trees lining Liffey Stream, the old Stephen's Anglican Church at the intersection of Gerald, James and Edward Streets and the established feel of the Famous Grouse Building, albeit it is not the original building, all contribute positively to Lincoln's character and none will be affected by the proposal.

- 38 Te Whariki already has a suburban feel as opposed to a semi-rural town character, but with high amenity and high walkability. Natural features and low-impact design solutions have been incorporated into the design and it is the intention development in Lincoln South will follow this design approach.

CONCLUSIONS

- 39 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 Lincoln to meet the outcomes desired by the NPS:UD (2020) to achieve a well-functioning urban environment.
- 40 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.
- 41 Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures. The proposed ODP provides a high level of connectivity for pedestrian and cyclist and is with the context and character of the receiving environment, and does not preclude future connectivity/growth. There is a strong relationship between movement, green and blue networks.
- 42 In terms of landscape character and values of the area, subject to the mitigation proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. Key landscape features, including Springs Creek, LII River and natural springs will be retained and protected from development being integrated into the green space network, ensuring their protection from inappropriate development. The site will change from one rural and open in character to one which is more suburban in nature, with the change partially mitigated through fencing controls and landscape planting. The open character of the site will change to a character which is more compartmentalised into smaller units part can be mitigation through fencing controls and landscape planting.

- 43 In terms of visual amenity, the rural properties will experience a change in the openness of views across the space, noting that many of the adjoining properties are surrounded by well-established boundary plantings or plantings around the main residences restricting views out. Adjoining suburban residential properties, current and future, overlooking the Plan Change area will have a mix of open, partial, and screened views of future development which are likely to change in any case as new residences establish boundary plantings, creating a compartmentalised character. In many cases these views will be across stormwater areas or are separated from the site by Liffey Creek, allowing for any future development to be assimilated into the existing residential character of Lincoln. The setback from existing walkways and extensions to existing walkways, while a physical attribute, will provide significant amenity to existing residents by allowing access to areas which are not currently accessible.
- 44 Overall, changes to the experience of these residents is considered low given the character of existing views and the potential for shelter belt/boundary planting to occur as of right.
- 45 In terms of creating well-functioning urban environments, as per Policy 1 of the NPS:UD, the Outline Development Plan addresses each of the Selwyn District Plan's Objectives and Policies in B4: Growth of Townships to ensure a high level of amenity, connectivity and accessibility. In this regard the proposal is considered consistent with the National Policy Statement for Urban Development 2020.

Dated: 4 November 2021

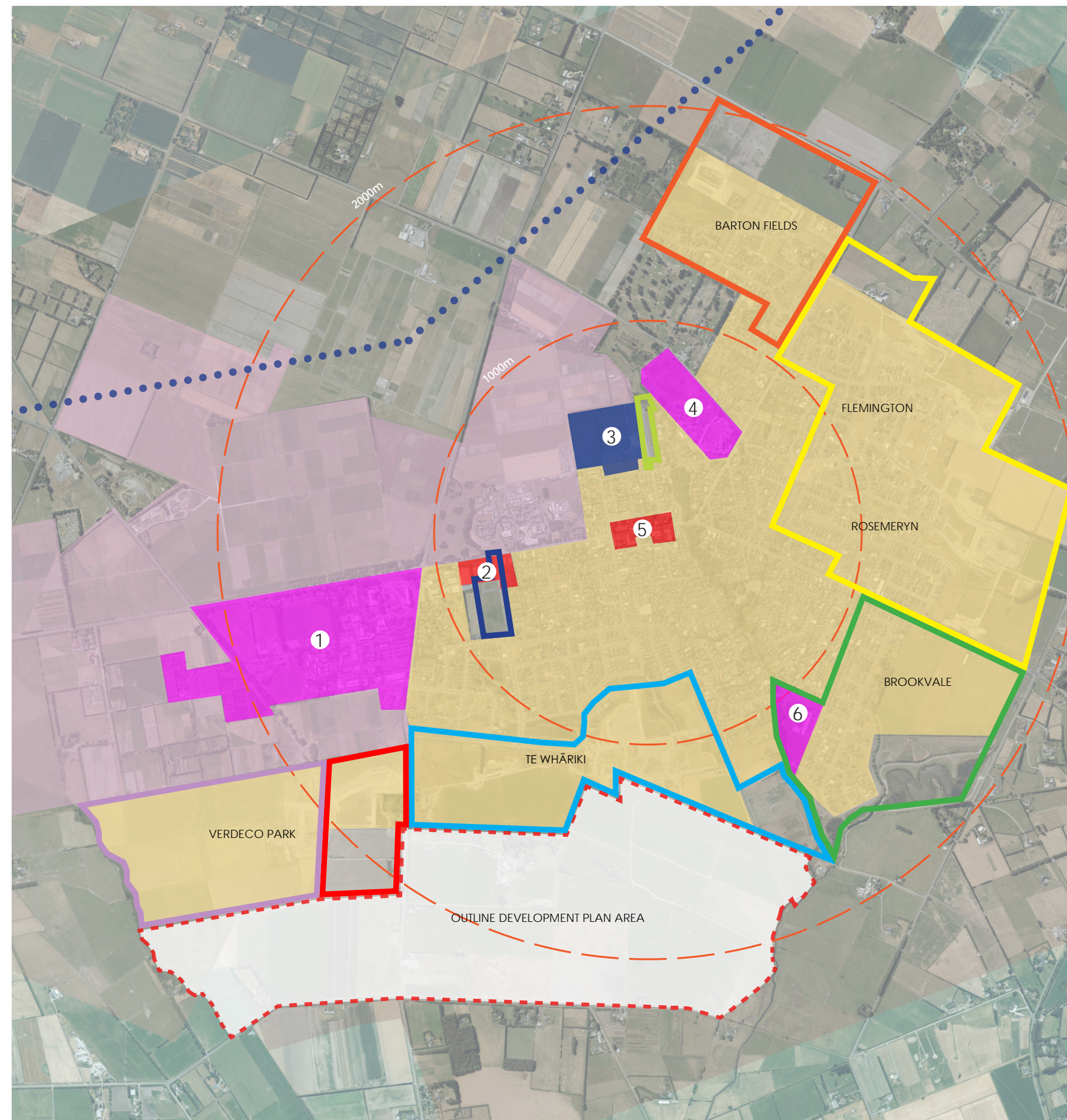
David Compton-Moen

LEGEND

- 1 Lincoln University
- 2 New World and Vernon Dive Complex
- 3 Lincoln Domain and Community Centre
- 4 Lincoln High School and Primary School
- 5 Lincoln Shops / Town Centre
- 6 Ararira Springs Primary and Lincoln Junior

••• Transmission Power Lines

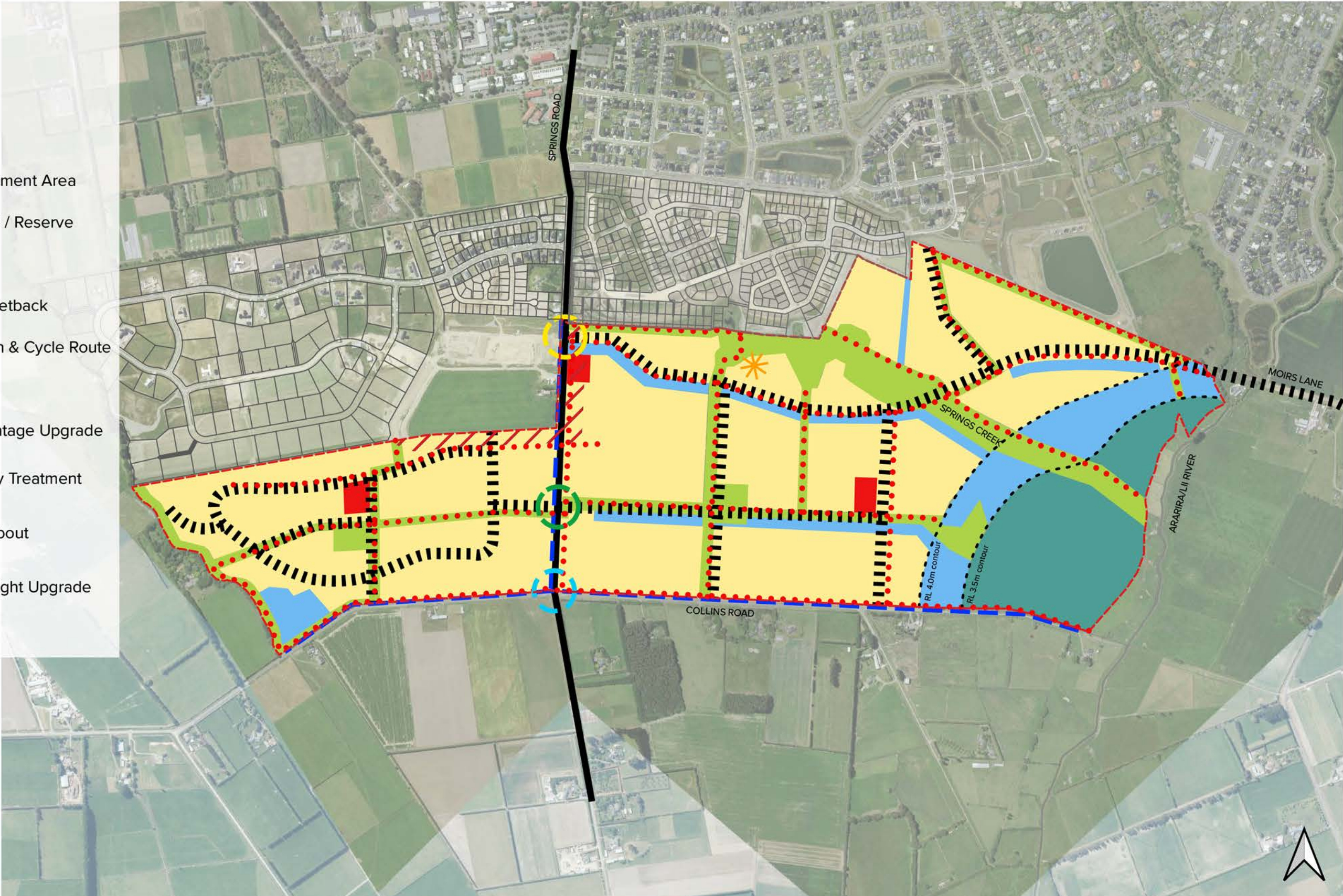
- Outline Development Plan Area B
- Outline Development Plan Area 1
- Outline Development Plan Area 2
- Outline Development Plan Area 3
- Outline Development Plan Area 4
- Outline Development Plan Area 5
- Outline Development Plan Area 6
- Outline Development Plan Area 7



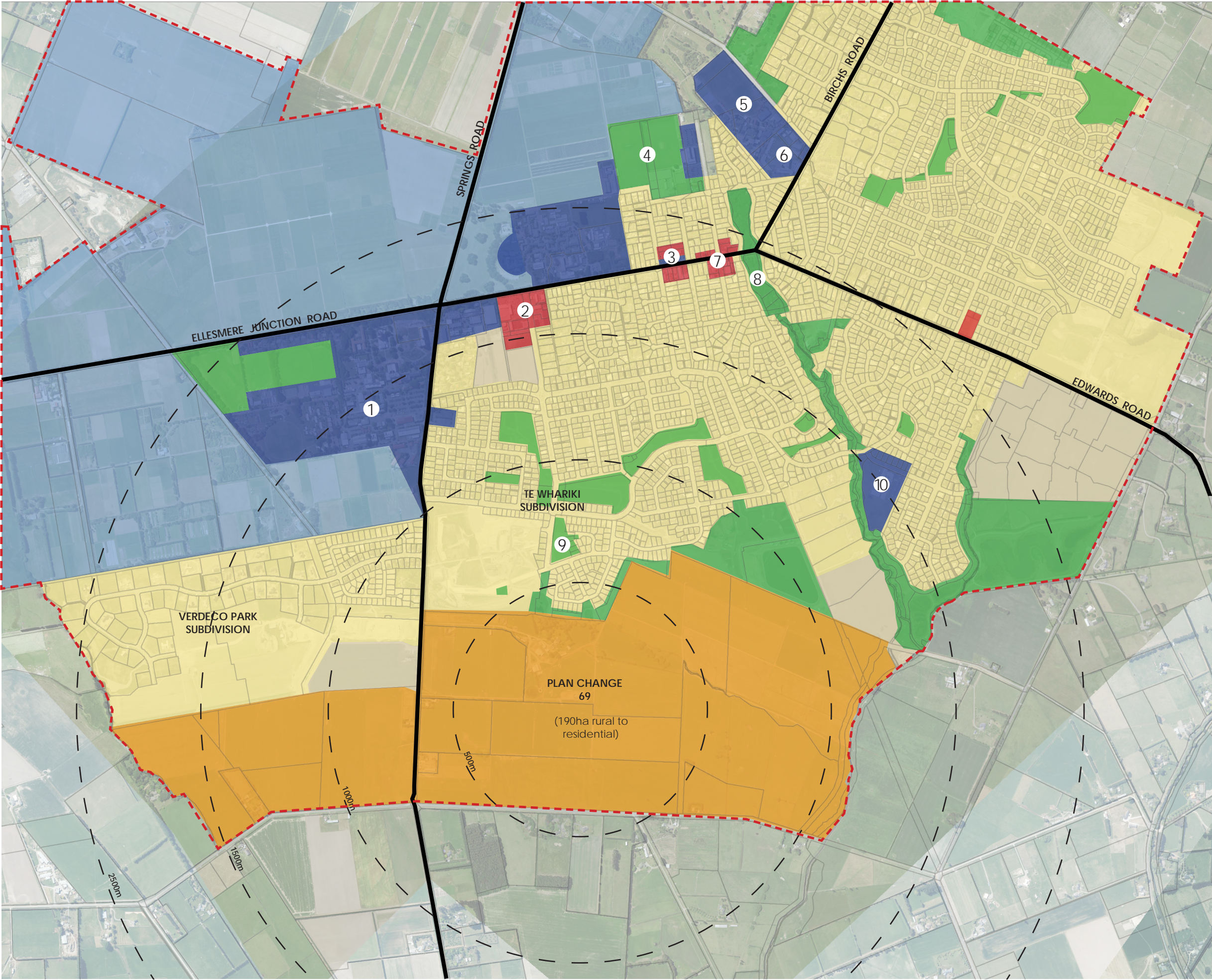
OUTLINE DEVELOPMENT PLAN (ODP) - LINCOLN SOUTH

LEGEND

- ODP Boundary
- Business 1 Zone
- Reserve
- Stormwater Management Area
- Stormwater Wetland / Reserve
- Living Z Zone
- Business 2B Zone Setback
- Indicative Pedestrian & Cycle Route
- Indicative Road
- Indicative Road Frontage Upgrade
- Indicative Gateway Treatment
- Indicative Roundabout
- Indicative Traffic Light Upgrade
- Heritage Setting



- LEGEND
- 1 Lincoln University
 - 2 Vernon Dive Complex
 - 3 Lincoln Library and Service Centre
 - 4 Lincoln Domain
 - 5 Lincoln High School
 - 6 Lincoln Primary School
 - 7 Lincoln Shops
 - 8 Liffey Park
 - 9 Te Whariki Reserve and Playground
 - 10 Ararira Springs Primary and Lincoln Junior
- Indicative Potential Urban Form Growth
- Education / Community
 - Commercial
 - Recreation / Reserve
 - Proposed Recreation / Reserve Extension
 - Residential
 - Opportunity for Higher Density Residential
 - Proposed Plan Change Areas
 - Potential Area for Further Development
 - Development Constraint - Lincoln University

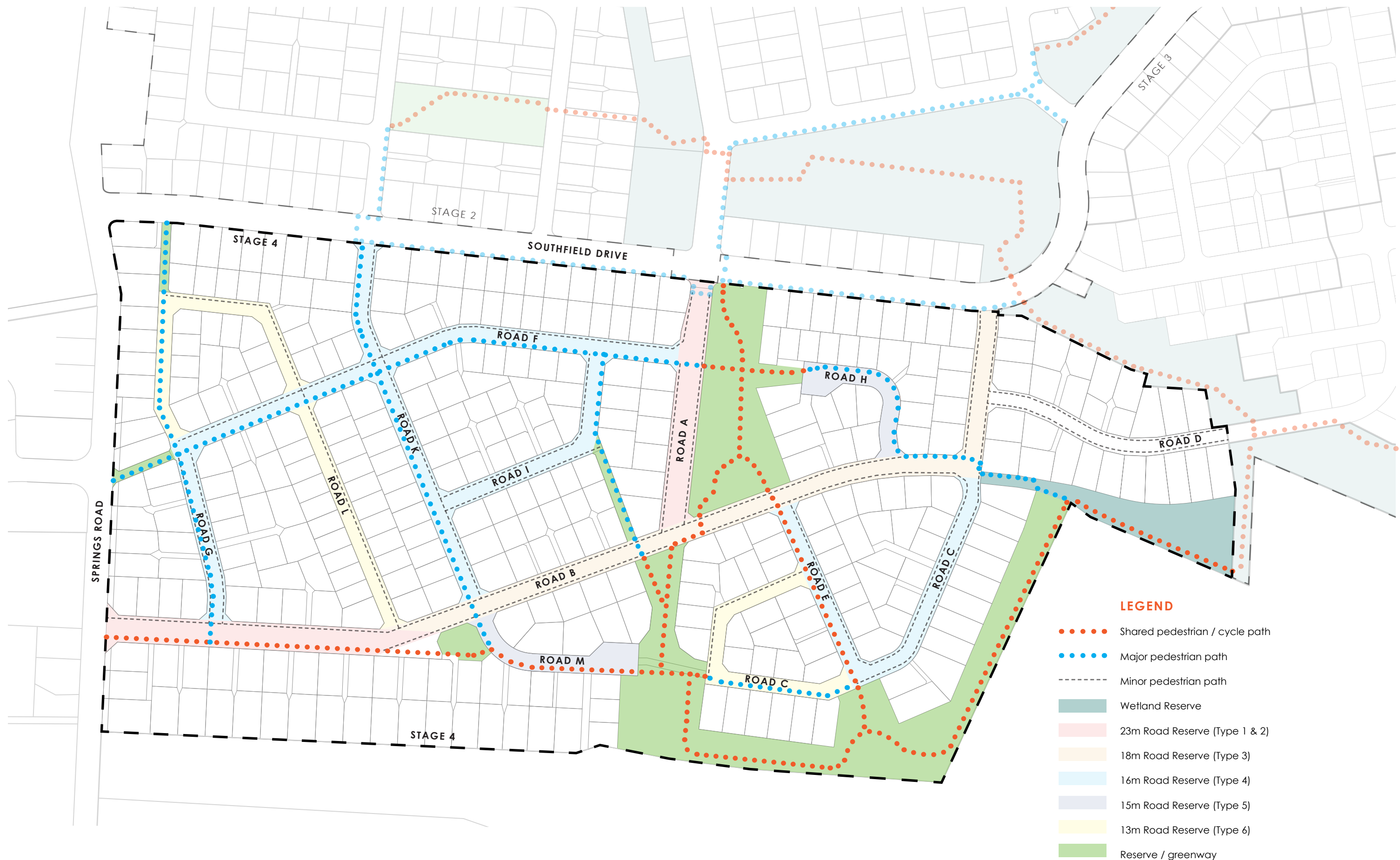


LOCATIONS (PC69 TO)	DISTANCE (KM)	WALK	BIKE
Lincoln University	0.5km	6	2
Vernon Drive Complex	1.4km	15	4
Lincoln Library	2.0km	21	6
Lincoln Domain	2.3km	24	8
Lincoln High School	3.0km	31	10
Lincoln Primary School	2.8km	29	9
Lincoln Shops / Town Centre	2.1km	22	6
Liffey Park	2.3km	24	7
Te Whariki Reserve	0.2km	3	1
Ararira Springs Primary & Lincoln Junior School	1.5km	16	4

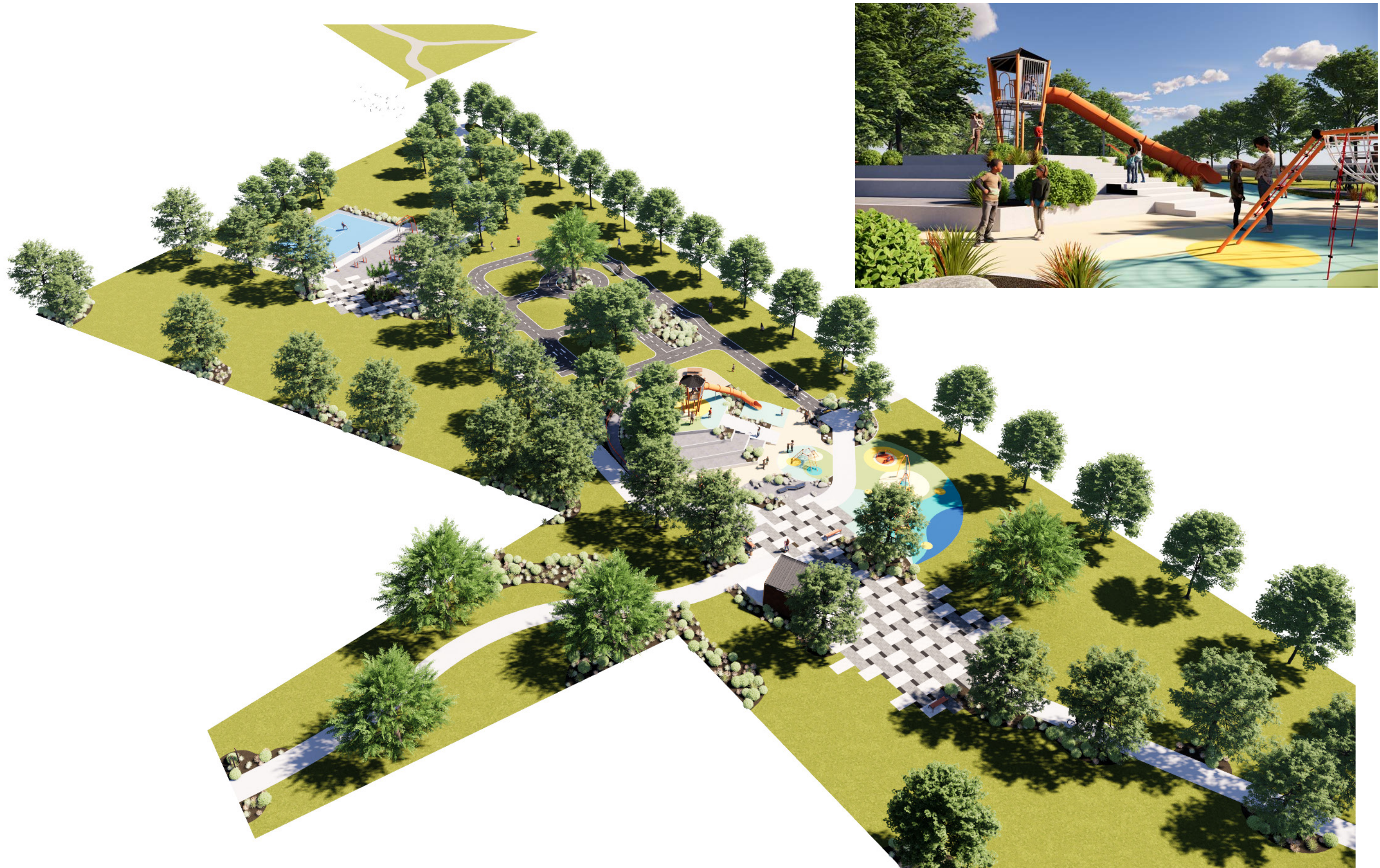
Note: all times are approximate and in minutes



A. TE WHARIKI STAGE 4 LANDSCAPE CONCEPT PLAN



A. TE WHARIKI STAGE 4 CONNECTIVITY PLAN



A. BIRDSEYE VIEW OF THE MAIN RESERVE IN STAGE 4 OF TE WHARIKI