

**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 78)

**AND**

**IN THE MATTER OF**

**URBAN ESTATES LIMITED**  
(Applicant)

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

Dated: 5 November 2021

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## **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 Estates Limited (the Applicant) dated 20 October 2021, 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 78 Site (site) from Rural Inner Plains to Living Z Zone, as an extension of the existing residential zone, is an appropriate use of the land from an urban design and landscape perspective.
- 3 The Rolleston Structure Plan has played an important role in directing the town's growth and urban form. I am of the opinion that the Structure Plan is important as a guide for growth, but its relevance is reducing due to its lack of updating, particularly in terms of timing or staging. If the document were treated as a 'live' document, continually reviewed and updated to address current conditions then it would have more relevance and application.
- 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 Acland Park and with connections into Plan Change 75 aligned, 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. The existing character of the PC78 area is already modified with no natural features of note. The partially open

character of the site will change to a character which is more compartmentalised into smaller units, but which can be partially mitigated through fencing controls and reserve and streetscape planting to retain a high level of amenity (items which are sorted out during the subdivision consenting stage).

- 7 In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. 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.
- 8 I am in agreement with the Council's Urban Designer, Ms Gabi Wolfer, for all aspects except for the inclusion of the water races into the Outline Development Plan. I do not consider that the water races are of sufficient scale or character to merit inclusion on the ODP. They are not listed as the Schedule of Heritage Items in the Operative District Plan.
- 9 I am happy to answer any questions concerning my evidence or the proposed conditions.

Dated: 5 November 2021

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David Compton-Moen