

Before the Independent Commissioner
Appointed by the Selwyn District Council

Under the Resource Management Act 1991

In the matter of a hearing on Plan Change 79 to the Operative Selwyn District
Plan

Birchs Village Limited

Proponent

Summary Statement of David Compton-Moen

2 May 2023

Submitter's solicitors:

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**anderson
lloyd.**

- 1 My full name is David John Compton-Moen.
- 2 My qualifications and experience are contained within paragraphs 2-4 of my evidence in chief. I repeat the confirmation given in that statement that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.
- 3 I prepared an assessment dated 8 April 2022 which outlined the urban design, landscape and visual amenity aspects of PC79 to the Operative Selwyn District Plan. I have continued working on the illustrative master plan with Ms Lauenstein based on the revised ODP to ensure the proposed plan change achieves a well-functioning urban environment. A short fly-through video has been prepared to show the urban character, diversity and level of amenity which is anticipated when developed by Ngai Tahu property.
- 4 Attached to this summary are some minor changes to the graphic attachment attached to my evidence in chief. The changes are:
 - (a) Page 4 – Updated indicative master plan;
 - (b) Page 6 – Refinement of the Indicative Potential Urban Form Growth boundary taking into account the RRS9 area (Variation 1) and the existing pylon corridor;
 - (c) Page 9 – Refinement as per page 6.
- 5 There are some key aspects that I would like to highlight in my evidence:
 - (a) The construction of Kahaha Park has highlighted the changing character of the receiving environment, furthering emphasising the change from rural-residential to urban. This is very apparent at night when the floodlights are on and the park is being used by practicing sports teams.
 - (b) Kahaha Park, combined with other existing amenities, also highlights that growth to the south of Prebbleton is the most logical location for the urban area. Growth to the east is restricted by a pylon corridor and lower lying land; to the north by the motorway corridor and the continued growth/need for industrial activities along this corridor; and to the west by Shands Road and further pylons.
 - (c) PC79 is well connected, both externally and internally, with a high level of accessibility. The rail trail cycleway is well used by people travelling between Lincoln and Prebbleton and the site is served by public transport which is not often the case in Canterbury. When compared to Rolleston's and Lincoln's form and development, PC79 has a similar or better level of connectivity than many existing urban areas. The single ownership of the

majority of the PC79 area will ensure that internal connectivity will be achieved as well as diversity of housing stock. The ODP has been designed to ensure that development can occur immediately on that area under the control of Ngāi Tahu Property while achieving a well functioning urban environment.

- (d) While the proposed density of 15hh/ha is relatively high compared to the existing land use, it is appropriate for newer residential developments to achieve greater housing supply, and is required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. With this density and the desire to work with mana whenua, there will be a variety of house types, lot sizes and densities to ensure that the development caters to a large proportion of the housing market, including the possibility of creating affordable housing.
 - (e) In terms of visual amenity, the rural and rural-residential 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 shelter belt and boundary plantings restricting views out, resulting in a relatively small visual catchment. Existing adjoining properties 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 treatment.
- 6 In summary, I consider that PC79 will create a well-functioning urban environment and is consistent with the policy direction of the NPS-UD, and I can support the proposal from an urban design, landscape, and visual amenity perspective.

David Compton-Moen

Dated this 2nd day of May 2023