

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 80 to the Operative District Plan

and: **Two Chain Road Limited**
Applicant

Supplementary evidence of Dave Compton-Moen (landscape, visual amenity, and urban design)

Dated: 15 November 2022

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SUPPLEMENTARY EVIDENCE OF DAVE COMPTON-MOEN

- 1 My full name is David John Compton-Moen. I am a Director at DCM Urban Design Limited. I have provided evidence on urban design, landscape and visual amenity for this plan change.
- 2 Post-hearing I have received Minute No. 3 of Commissioner David Caldwell dated 08 Nov 2022. This Minute encourages the production of expert evidence addressing the issue of the treatment of container stacks and operating equipment.
- 3 As part of my evidence a Landscape treatment was proposed along the Two Chain Road (TCR) frontage to mitigate potential adverse visual amenity effects on rural properties on the northern side of TCR.
- 4 For the Business 2A zone, the maximum permitted building height is 15m which would allow for containers to be stacked to 5 high, being 14.5m in height, at 15m from the road boundary. For the purposes of this evidence, I have assumed that a container is a building and therefore could be stacked to 15m in height.
- 5 Two Chain Road is a double width road, being 40m in width. I do not consider that, given the distance between the proposed Business 2A zone and the rural properties to the north of Two Chain Road, there will be any visual dominance issues created by the storage of containers. There will be a change in character, but one which will be addressed by the proposed landscape treatments. I have again reviewed the landscape treatments proposed and am confident the proposed treatments will mitigate potential adverse effects from any container storage or operating equipment.
- 6 In her summary of evidence Ms Faulkner agreed that the proposed mitigation depicted in the amended Typical Section will sufficiently mitigate the landscape related effects of the activities occurring within the Site for the Two Chain Road residents. I also agree that the following labels should be added to the section;
 - 6.1 The (existing) trees need to be managed and maintained to provide dense visual screening of at least 8m in height.
 - 6.2 Dead or dying trees should be replaced as required.
- 7 Subject to the suggested mitigation measures being implemented, I do not consider that the stacking of containers and their operating equipment would create any adverse effects greater than those which have already been assessed in my evidence in chief.

Dated: 15 November 2022

Dave Compton-Moen