

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Changes 81 and 82 to the
Operative District Plan: Dunns Crossing Road, Rolleston

and: **Rolleston Industrial Developments Limited** and
Brookside Road Residential Limited
Applicant

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

Dated: 12 September 2022

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SUMMARY OF EVIDENCE OF DAVID COMPTON MOEN

- 1 My full name is David John Compton-Moen. I am a Director at DCM Urban Design Limited.
- 2 Overall, I consider the Proposed Plan Changes which form part of the subject land for West of Dunns Crossing Road, Rolleston will create well-functioning urban environments for the following reasons:
 - 2.1 The combination of PC81 and 82, when combined with the Living 3 Blocks (Holmes and Skellerup) and the Living 2 block (between Burnham School Road and Brookside Road) creates a continuous block of residentially zoned land on the western side of Dunns Crossing Road extending from the state highway through to Selwyn Road.
 - 2.2 Whether PC73 is incorporated, or whether the Living 3 zones are retained, PC81 and PC82 create a well-functioning urban environments, as per Policy 8 of the NPS:UD, and are consistent with the Township Objectives and Policies for urban form and growth of the Operative District Plan. The ODPs ensure a high level of amenity, connectivity and accessibility which is highlighted in the attached figures. The ODPs provide for the integration of any future development further to the west incorporating Edwards Road in time.
 - 2.3 The growth of Rolleston is prevented from extending south (Gammack Estate), north (industrial) and east (airport noise contours) restricting growth to the west and southeast. Growth to the west past the Holmes block is restricted by the Pines WWTP and Resource Recovery Park which forms a barrier to future growth in this direction.
 - 2.4 The blocks are natural extensions of urban Rolleston and are well-connected to existing areas and amenities (schools, commercial, reserves). Road connections, intersection improvements and green links are all proposed to link with Rolleston West School, Stonebrook and PC70 (Faringdon Far West).
 - 2.5 The growth rate of Rolleston is much quicker than both the Rolleston Structure Plan and Our Space 2018-2048 have anticipated with the identified 'growth' areas already either largely developed or in the process of being developed.

- 2.6 The proposed density, with a 12hh/ha minimum, is considered a positive change in line with other developments in Rolleston to provide significant development capacity. In terms of the National Policy Statement: Urban Development, Policy 8, West of Dunns Crossing Road will add significant residential capacity with a proposed density ranging between 12 and 15hh/Ha. This is considered appropriate to meet the outcomes desired by the NPS:UD. Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.
- 2.7 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 landscape character and values. The existing character of West of Dunns Crossing Road is already highly 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 landscape planting to retain a high level of amenity (items which are sorted out during the subdivision consenting stage).
- 2.8 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 rezoning request 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 treatment. In this regard the Proposed Plan Changes are considered consistent with the NPS:UD.

Dated: 12 September 2022

David Compton Moen