

BEFORE THE HEARINGS PANEL

IN THE MATTER

of the Resource Management
Act 1991

AND

IN THE MATTER

of the Proposed District Plan
for Waimakariri District

**HEARING STREAM 12: REZONING REQUESTS (LARGE LOT RESIDENTIAL
ZONE)**

**SUMMARY STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN
(LANDSCAPE VISUAL IMPACT)**

ON BEHALF OF

ANDREW CARR (SUBMITTER #158) 308 CONES ROAD

12 JULY 2024

1. INTRODUCTION

- 1.1 My full name is David John Compton-Moen.
- 1.2 I have previously provided a statement of evidence (dated 5 March 2024) and a supplementary statement of evidence (dated 5 July 2024) regarding landscape visual amenity matters in respect of the Submitter's request for the rezoning of 308 Cones Road and 90 Dixons Road (**the site**). My qualifications and experience remain as set out in those statements of evidence.
- 1.3 The purpose of this summary statement of evidence is to provide an overview of my position, as outlined in those two statements of evidence.
- 1.4 This summary statement of evidence has been prepared in accordance with the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023.

2. SUMMARY OF EVIDENCE

- 2.1 Under my instruction, my company prepared a landscape visual impact assessment report for the site (Annexure A to my Evidence in Chief). I confirm the findings of the technical report, that:
- a. In terms of visual amenity, the adjacent rural-residential properties will experience a change in the existing views, but I do not consider these to be adverse.
 - b. Nearby rural residential properties, current and future including the Loburn Lea residential development, overlook the site and will have a mix of open, partial, and screened views of future development. I consider that changes to views experienced by these residents are Low (Less than Minor - Effects) given the character of existing views, the existing level of development created by the Loburn Lea precincts and existing boundary treatments.
 - c. In terms of landscape values and the objectives and policies of the Waimakariri District Plan, the proposed ODP recognises and works with the landscape elements of value while creating a well-functioning residential development.

- d. Overall, I consider that adverse residual effects from the proposal are Less than Minor with a Low magnitude of change
- 2.2 I was also asked to provide my professional opinion on the ODP and narrative. In my view, the proposed ODP is appropriate, recognising landscape elements existing on the site and is consistent in terms of density when compared to the nearby residential development at Loburn Lea (as the proposed rezoned site will have similar sized lots). The proposal will be viewed as a natural extension, geographically, of this area and will exhibit a similar level of openness and spaciousness. Any amenity effects on existing and future residents can be successfully mitigated through the mitigation measures outlined in my original report, most of which would be considered further and implemented at the land use consent stage.
- 2.3 The Officers' assessment of the site is set out in Section 5.4 of the s 42A report produced by Mr Mark Buckley and on the third page of Appendix I, being a memorandum of Mr Read (paragraphs un-numbered), the Council's Greenspace and Community Facilities Planner.
- 2.4 Mr Read appears to respond to three matters raised by Mr Buckley, and he sets out his view that:
- a. although the rural character of the site may not be maintained, rural landscape attributes, values and aesthetic perceptions of the site are unlikely to be diminished or modified such that they will no longer be in keeping with the surrounding rural character.
 - b. the proposed LLRZ is consistent with the surrounding character of development in the wider area.
 - c. the landscape mitigation measures proposed in Section 4 of my technical report are suitable to mitigate any effects.
- 2.5 For the reasons set out in my technical report (Annexure A of my Evidence in Chief), I concur with Mr Read's opinions.

3. CONCLUSIONS

- 3.1 Based on the technical assessment attached to my Evidence in Chief, I consider that with suitable mitigation, the adverse residual effects from the proposal are Less than Minor with a Low magnitude of change.
- 3.2 I have considered the Council Officers reports, and there is no point of difference between myself and the Council's Mr Read.
- 3.3 In his report, Mr Buckley recommends that the submission is accepted and that the site is rezoned as LLRZ. From a landscape visual impact perspective, I agree with his recommendation.

DAVID COMPTON-MOEN

12 July 2024