

**BEFORE AN INDEPENDENT HEARINGS PANEL
APPOINTED BY WAIMAKARIRI DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

IN THE MATTER of submissions on the Proposed Waimakariri District Plan and Variation 1 by Woodwater Limited (Submitter ID 215)

AND Hearing Stream 12E – Rangiora, Kaiapoi, Woodend, Variation 1

**STATEMENT OF EVIDENCE OF DAVID JOHN COMPTON-MOEN ON BEHALF OF
WOODWATER LIMITED**

Date: 02 August 2024

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**Anthony
Harper** 

1 INTRODUCTION -QUALIFICATIONS AND EXPERIENCE

1.1 My full name is David John Compton-Moen.

1.2 I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services and related advice to local authorities and private clients, established in 2016.

1.3 I hold the qualifications of a Master of Urban Design (Hons) from the University of Auckland, a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (NZILA), since 2001, a Full member of the New Zealand Planning Institute, since 2007, and a member of the Urban Design Forum since 2012.

1.4 I have worked in the landscape assessment and design, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:

- (a) 2021 – Working for Waimakariri District Council, I prepared Urban Design evidence to assist with Private Plan Change 30 – Ravenswood Key Activity Centre which sought to rezone parts of an existing Outline Development Plan to increase the amount of Business 1 land and remove a portion of Residential 6A land;
- (b) 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for the following Medium Density Residential and Mixed-Use Developments.
- (c) 2020-21 – Working with Waimakariri District Council, I have assisted with the development of four structure plans for future urban growth in Rangiora and Kaiapoi;
- (d) 2020-21 – Working for several different consortiums, I have provided urban design and landscape advice for the following recent private plan changes in the Selwyn District:
 - (i) Wilfield, West Melton (PC59 and PC67);
 - (ii) Lincoln South, Lincoln (PC69);
 - (iii) Trents Road, Prebbleton (PC68);
 - (iv) Birchs Village, Prebbleton (PC79);

- (v) Extension to Falcons Landing, Rolleston (PC75); and
- (vi) Rolleston Southeast (PC78).

- 1.5 Acland Park Subdivision, Rolleston – master planning and landscape design for a 1,000-lot development in Rolleston (2017-current). I am currently working with the owner to establish a new neighbourhood centre in the development. The HAASHA development was originally 888 households before we redesigned the development to increase its density to ~14.5hh/ha;
- 1.6 Hutt City Council – providing urban design evidence for Plan Change 43. The Plan Change proposed two new zones including a Suburban Mixed-use and Medium Density Residential as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m² (2017- 2019). The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020.
- 1.7 For this submission I prepared an Urban Design, Landscape and Visual Impact Assessment dated 5 March 2024.
- 1.8 I have visited the site and collaborated with other experts engaged by the Submitter in the preparation of the Outline Development Plans (ODP) attached to Mr. Thomson's evidence of 04 March 2024, as updated in his 02 August Supplementary evidence. I consider this to be good practice and is entirely consistent with my experience to date in preparing ODP's.

2 CODE OF CONDUCT

- 2.1 Whilst I acknowledge that this is not an Environment Court hearing, I confirm that I have read and am familiar with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving any oral evidence during this hearing. EXCEPT where I state that I am relying on the evidence of another person, my evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

3 SCOPE OF EVIDENCE

- 3.1 My evidence briefly responds to the matters raised in the s42A Report prepared on behalf of the Waimakariri District Council with regard to the Submission ODP design and content. Specifically, I address the following matters identified in the memorandum prepared by Mr. Jolly, including his alternative ODP:

- (a) Reserve location and size;
- (b) Road hierarchy and Road layout, and

- (c) Wetland restoration.

Reserve Location and Reserve Size

- 3.2 In contributing to the ODP attached to Mr. Thomson's evidence of 04 March 2024, I advised that the reserve be located purposely beside MacIntosh Drain. A key reason for the location shown is that it allows the reserve to directly connect with the waterway strip along McIntosh Drain which is to be planted with native riparian species. The total length of this corridor is approximately 900m and when fully planted will provide a substantial amount of biodiversity value as well as amenity. The waterway corridor will also include a 2.5m wide shared path which will also enable pedestrians and cyclists to move from Petries Road through to Woodend Beach Road without crossing a road.
- 3.3 The location of the reserve was also designed in context of the wider reserve network as opposed to simply being positioned in the middle of the Submission site. The proposed site is already served by Panckhurst Park and Gladstone Domain with the future reserve supplementing the existing reserves. The reserve will be within a 500m radius of all future residents, when combined with the catchment of existing reserves. Panckhurst Reserve is located immediately adjacent to the site, being 1.26ha in size, and is accessible from Judsons Road. It contains a small playground consisting of a see-saw, swings and a rocking horse. There is a path providing a link from Panckhurst Drive through to Parkinson Place and a stormwater area (~3,000m²) with native planting. There is also a large grass area of approximately 2,260m². The reserve is bordered by 14 properties with the Judsons Road frontage being the largest of the three road frontages. The shape of the park makes it difficult to be used for anything other than informal recreation, but with additional amenities like further play equipment, seating and a path linking to Panckhurst Drive the useability and number of people the reserve caters to would increase dramatically without requiring any additional land/space. I consider that Panckhurst Reserve is under-developed as opposed to being at 'capacity'.
- 3.4 In terms of the necessary amount of land and its location for stormwater purposes I rely on the evidence of Mr Hall as this is his area of expertise.
- 3.5 In any case, based on my experience, the exact size and location of both recreation and stormwater reserves is an aspect which is firmed up with Council at the subdivision stage once the lot layout has been development and is not a 'fixed' location on an ODP. For that reason, the area shown on the March 2024 ODP is not intended to be fixed or prescribed.

Road Hierarchy and Road Layout

- 3.6 In developing the ODP with our engineer and transport experts, having a north-south connection running parallel to McIntosh Drain was the preferred alignment. I consider the ODP presented in

Mr Jolly's evidence as a less optimal outcome from urban form and movement perspectives, resulting in an underlying cadastral pattern which is less desirable. The current layout provides for predominantly north-south blocks which reduces the potential number of houses having their outdoor living spaces in their front yard.

- 3.7 The alignment illustrated in the ODP also works well with the ecological/waterway corridor which will be established in accordance with the proposed ODP. Options were investigated looking at a road crossing mid-block over McIntosh Drain but this created a break in both the ecological and the pedestrian/cycle corridor and was discounted. A pedestrian /cycle connection is provided through to Copper Beach Road to minimise travel time for active modes but given the limited number of dwellings on the eastern side of McIntosh Drain a vehicle link is not considered necessary.
- 3.8 ODP's typically only show Primary and Secondary Roads and connections with the design/layout of minor local roads established at the subdivision stage/ (insert from other evidence). This approach is consistent with SUB-P6 which sets out the Criteria for Outline Development Plans. Providing too much detail on an ODP reduces future flexibility and then requires changes to the ODP when a subdivision design is finalised.

Wetland Restoration

- 3.9 The original ODP has been updated to remove Wetland 1 and 2 from the ODP as the Ecologist, Mr Mark Taylor, has determined that these areas were wet due to leaking irrigation systems and subsequently do not meet the criteria for a Natural Wetland¹.
- 3.10 The remaining wetland's ecological and landscape values are to be enhanced, with the removal of all exotic species, to be replaced with native tree and shrub species including, but not limited to harakeke (*Phormium tenax*), *Austroderia toetoe*, *Hebe salicifolia*, *Juncus edgariae*, *Carex secta* and cabbage trees (*Cordyline australis*). The waterway setback will link from Petries Road to the enhanced wetland, further

4 CONCLUSIONS

- 4.1 The findings of my original assessment are still valid that, in urban design terms, the proposed rezoning is considered an infill development for Woodend and assists as consolidating Woodend as a Key Activity Area under the Canterbury Regional Policy Statement. The site is well-connected and close to existing amenities which would allow the site to become a well-functioning urban environment. It has the ability for a variety of different house typologies to be

¹ Ministry for the Environment. 2021. *Defining 'natural wetlands' and 'natural inland wetlands'*. Wellington: Ministry for the Environment

developed under the proposed Medium Density zoning recommended by Mr. Wilson. Future residents have access to existing and proposed open spaces and is in close proximity to Woodend Beach. Connectivity is high with public transport routes travelling along SH1, the closest bus stop being less than a 5-minute walk from the site. The site has the ability to create pedestrian and cycle connections through the site, both north-south and east-west.

- 4.2 In terms of landscape character (including natural character) and values of the area, with the implementation of the mitigation/enhancement measures proposed, the proposed rezoning will result in a low-moderate magnitude of change on the existing rural landscape character and values. The existing character of the site area is already modified and with the proposed mitigation measures both protecting and enhancing the existing waterway and wetland, the proposal will retain existing natural features of value. The semi-open character of the site will change to a character which is denser and more compartmentalised but can be partially mitigated through fencing controls and landscape planting to retain/create a high level of amenity.
- 4.3 In terms of visual amenity, the adjacent Medium Density Residential zoned and Large-Lot residential zoned properties will experience a change in the openness of views across the property. Adjoining residential properties, current and future, overlooking the Development Area have a mix of open, partial, and screened views of future development. The changes in views experienced by these residents are considered Low given the character of the existing environment, the existing and permitted (under the current zone) level of compartmentalisation and the ability to retain/create a high amenity environment along the site's boundaries.
- 4.4 I consider that the March ODP, as recently updated, to be a preferable design solution for the project area.

David John Compton-Moen

2nd August 2024