

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12D: Ōhoka rezoning request

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Summary of evidence of Dave Compton-Moen

Dated: 1 July 2024

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SUMMARY OF EVIDENCE OF DAVE COMPTON-MOEN

- 1 My full name is David John Compton-Moen.
- 2 I prepared the following statements in support of the Submitters' rezoning request:
 - 2.1 Statement of evidence dated 5 March 2024; and
 - 2.2 Supplementary statement of evidence dated 13 June 2024.
- 3 I have one change to the illustrations attached to my supplementary evidence. On page 7, Illustrative View 3, the proposed street trees were inadvertently left off the image. These trees have been added with an amended version attached to this summary.
- 4 I have reviewed the evidence of Mr Knott and Mr Goodfellow and consider I have covered all aspects raised in my evidence in chief and supplementary evidence.
- 5 Utilising the illustrative master plan prepared by Reset, our office has prepared two fly-through videos which show the likely character and level of amenity afforded by the master plan, ODP features and the proposed design measures. The first video, which I will present, shows the development after 20 years of vegetation growth and runs for approximately 5 minutes. The second video, to which a link will be provided, shows vegetation growth at 5-7years. All other aspects of the videos are the same.
- 6 The following is the commentary that accompanies the fly-through:
 - 6.1 The video starts at the southern end of the development close to 245 Whites Rd, Ōhoka. As we travel north towards Ōhoka we come across the first intersection which provides access and views into the proposed Large Lot Residential Zone (Illustrative View 1, pages 3 and 4 in my supplementary evidence). The camera swings round to the west and we can see proposed dwellings. Any buildings are setback 20 metres from the road boundary – the equivalent Rural Lifestyle Zone standard.
 - 6.2 The camera then swings back around to look north along Whites Road. For reference, this intersection is close to the driveway of 290 Whites Road. The proposed Landscape Treatment A is visible extending along the entire Whites Road frontage with a post and rail fence combined with a 10-metre-wide strip of native plantings. The species and composition (as outlined in my evidence in chief) consists of purely native species, and when planted will result in 1.79ha of native plants. It is estimated that plants will be a minimum of 5.5m to 6.5m after 20 years of growth. In the second fly-

through showing growth at 5-7 years, the plants have been estimated to be 4-4.5m in height.

- 6.3 At the second entrance, we swing round to the west again and look into the proposed Settlement Zone on our right and the South Branch of the Ōhoka stream on the left (Illustrative View 2, pages 5 and 6 in my supplementary evidence). For reference, this is opposite to the driveway of 324 Whites Road. The stream corridor is a 30-metre-wide strip of proposed planting and enhancements, being predominantly native species. Landscape Treatment A extends a further 20m into the site at the intersections to ensure views into the development are filtered through vegetation.
- 6.4 As we continue moving to the north, the proposed 2.5-metre-wide shared path (which provides pedestrian and cycle connection into the centre) is visible on the left-hand side of Whites Road. In my evidence in chief (Appendix 1, page 5), there is a cross section showing how this edge of the road is allocated with part of the development site being utilised to enable its inclusion as well as the retention of the water race.
- 6.5 The third intersection provides access into the site with the educational overlay on the right and the Settlement Zone on the left (Illustrative View 3, pages 7 and 8 in my supplementary evidence). Filtered views will be possible of any buildings.
- 6.6 Continuing north to Ōhoka we come to the Ōhoka Stream corridor and Ōhoka Bush on the right. Ōhoka Bush is a native stream corridor which is well-established with dense planting. In the proposal site, the Ōhoka stream corridor will be a minimum of 40 metres wide, a 20m offset on either side of the stream. This corridor extends through Bradleys Road and will also include room for stormwater management, shared paths and walkways, and play equipment. Plantings, being predominantly native, will combine with the existing Ōhoka bush to create a continuous green link as well as creating a 'gateway' into the Ōhoka settlement.
- 6.7 Through the gateway, we move into the settlement core with the domain on the right-hand side and the proposed Local Centre on the left. Buildings are restricted to a maximum height of 8m, and the intention is for the centre to have a positive relationship to the Domain and Whites Road.
- 6.8 The street trees shown are 15-16m in height after 20 years. On the 5-7 year version, the trees are shown 4.5-6m in height. The Local Centre includes the potential for markets, small scale retail and hospitality along with playgrounds, walkways and other passive amenities for future residents and visitors.

- 6.9 In terms of street design, the intention is for their design to be very much low-key and not heavily engineered. Possible use of narrow carriageways and separate parking bays to ensure the ability to plant large street trees.
- 6.10 As the elevation of the view lifts up, it is possible to see the intended effect of open style fencing, hedging and planting . Front yards will be open within the Settlement Zone, maximising the sense of space and openness experienced. Fencing will be controlled through design guides for the development.
- 6.11 The video now swings around to the west towards Bradleys Road, over the proposed stormwater management areas and the Polo Grounds. Landscape Treatment A is also proposed along Bradleys Road.
- 6.12 The higher viewpoint clearly shows the three proposed 'landscape' bands that extend through the site, which equate to just over 16ha of planting / open space / amenity. The Large Lot Residential Zone is visible in the distance to the south with the Settlement Zone visible in the fore and middle ground.
- 6.13 The video continues panning around to the left with the existing houses on the eastern side of Whites Road highlighted (indicated as white boxes). The Education Overlay site becomes clearly visible – an existing school model is used to represent what could be expected on the site. The existing Ōhoka settlement is visible at the top of the screen, then the video tracks back down to Whites Road to finish at Ōhoka's southern gateway.
- 7 I consider this fly-through demonstrates, and reinforces my assessment as per my evidence, that it is possible to successfully mitigate any potential adverse effects on rural character and a sense of openness particularly for those travelling along Whites and Bradleys Road.

Dated: 1 July 2024

Dave Compton-Moen



A. ILLUSTRATIVE VIEW 3 INTO SETTLEMENT ZONE (INCLUDING EDUCATION OVERLAY) FROM WHITES RD (5-7 YEARS)

535 MILL ROAD, OHOKA - DISTRICT PLAN SUBMISSION SUPPLEMENTARY EVIDENCE

ILLUSTRATIVE VIEW 3 INTO SETTLEMENT ZONE (INCLUDING EDUCATION OVERLAY) FROM WHITES RD (5-7 YEARS)

ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

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