

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)

Supplementary statement of evidence of Dave Compton-Moen
(Landscape)

Dated: 13 June 2024

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SUPPLEMENTARY STATEMENT OF EVIDENCE OF DAVE COMPTON-MOEN

INTRODUCTION

- 1 My full name is David John Compton-Moen.
- 2 My area of expertise, experience, and qualifications are set out in my statement of evidence dated 5 March 2024 for this hearing stream.
- 3 The purpose of this supplementary evidence is to respond to matters raised in the Officer's Report dated 31 May 2024 relevant to my evidence.

CODE OF CONDUCT

- 4 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

RESPONSE TO OFFICER'S REPORT

- 5 I have read the Section 42A report and more specifically the evidence prepared by Mr Hugh Nicholson. Mr Nicholson has concerns over the change to the moderately open-rural character of the site. In terms of the sense of openness, I consider that the proposal will create a character (when viewed from outside of the development area) which is similar to the existing character. The wider receiving environment, including the existing residential areas of Ōhoka, has an enclosed, compartmentalised character created by large amounts of boundary planting and well-established specimen trees, often completely screening views into properties. It is only the smaller sections within the town 'proper' where built form becomes more visible.
- 6 While the difference between an 'open' and 'enclosed' rural character is an important attribute of the receiving environment, I consider Mr Nicholson has placed too greater emphasis on this change. I do not consider the change to be adverse but simply a change as the planting of vegetation along property boundaries is a permitted activity and is consistent with the wider receiving environment of Ōhoka.
- 7 Generally, the nature of existing boundary treatments in Ōhoka is mixed with no consistent type or style in terms of fencing or

hedging but they are all low-key, or visually 'soft', resulting in an enclosed rural-residential character. Internal and road property boundaries are clearly defined by either close board timber fencing, open style fencing and/or planting. There is a nice balance between appearing maintained but not overly manicured.

- 8 The settlement's character is formed by the larger than 'suburban' building setbacks, presence of well-established vegetation, and the lack of kerb and channel.
- 9 To assist with the visualisation of the proposal a fly-through has been prepared and will be presented at the hearing as a result of Mr Nicholson's concerns that the proposed development will change the rural character of the site to one which is more suburban when viewed by existing residents and people travelling along Whites and Bradleys Road. The fly-through reinforces my assessment of effects in my evidence-in-chief that it is possible to successfully mitigate any potential adverse effects on rural character and a sense of openness.
- 10 The fly-through starts at the southern edge of the site on Whites Road, following the road corridor towards the centre of Ōhoka, stopping at each of the proposed intersections providing access into the development. Once the fly-through crosses the Ōhoka Stream, it moves into the development site past the proposed Local Centre on the right and the Ōhoka Stream corridor on the left. At this point the flythrough path rises up to gain a wider view of the development to the west and south looking over the proposed Polo grounds, residential development (Settlement Zone) and large lot residential development further to the west. The three waterway corridors become more apparent as well as the proposed educational overlay area. The flythrough finishes looking back towards the Domain and the existing settlement.
- 11 As per the submission proposal, no residential properties will directly access onto Whites or Bradleys Roads, with a 10m wide native landscape strip proposed along both frontages combined with open style fencing and a 20m building setback. The 20m building setback is adopted from the Proposed Rural Lifestyle Zone standards and will ensure that, once the plantings are established, views of any residential dwellings will be filtered and a sense of openness maintained. The 20m setback combined with the 20m Whites Road corridor and the building setback required on the southern side of Whites Road will ensure the distance between existing and proposed dwellings will be in excess of 50m.
- 12 Two different versions have been prepared. The first version shows plantings at 5-7 years of age where they range in height from 4-8m in height. It is intended to irrigate these plants and they would be planted in the first available planting season following issuing of subdivision consent. At this stage, views into the development will be filtered and it will be possible to see residential development on

the Settlement zoned properties, noting the staging of the development and that Large Lot Residential development may not be started until 2033-2035. Any buildings will be setback 20m from either road and the boundary defined by a post and rail fence. A new 2.5m shared path will also be developed to provide connectivity for active modes of transport into the existing settlement. For this period, I consider the magnitude of effects from a landscape perspective to be Low-Moderate.

- 13 The second version shows planting at maturity (15-20 years) where views into the site are fully screened and only glimpses of built development will be possible at the entry points into the development. To assist with assessing the potential change in rural character and amenity effects, using the 3d-model prepared for the illustrative master plan and the flythroughs, four static illustrations (attached at **Appendix 1**) have been selected to show the likely representation views from Whites Road with trees at full maturity, being:
 - 13.1 Illustrative View 1 into the Large Lot Residential Zone from Whites Road.
 - 13.2 Illustrative View 2 into the Ōhoka South Branch and Settlement Zone from Whites Road.
 - 13.3 Illustrative View 3 into the Settlement Zone, including the Education Overlay, from Whites Road.
 - 13.4 Illustrative View 4 into the Local Centre Zone.
- 14 The illustrations clearly show how the landscape mitigations ensure that the site will remain in keeping with the wider Ōhoka receiving environment when viewed from outside of the development. I note that the 10m wide native vegetation buffer (Landscape Treatment A) wraps 20m round the corner on the road boundary on each of the first 3 views, where a 20m building setback is proposed.
- 15 Once planting is established and mature, the magnitude of effects from a landscape perspective are considered to be Low.
- 16 For the Local Centre Zone view, the proposal is considered to be a continuation of existing development within the Ōhoka Settlement with a 20m setback being both unnecessary inappropriate. The illustrative master plan and illustrations highlight the importance of the buildings relating to the existing village and strengthening the Ōhoka 'node'. The design of the road corridor in this location would include the planting of street trees, provision of on-street parking, crossing facilities and traffic calming measures to create a high-amenity, highly walkable village. Design controls (covering matters such as building form, placement, siting of carparking and material use) can ensure that any future built development will be sympathetic with the settlement's existing character while also

providing greater levels of amenity (shops and services) for both existing and future residents.

Response to Green Space Evidence

- 17 Mr Read provides advice to the Section 42A officer regarding the appropriate level of public open space provided for in the proposed rezoning. In particular, he considers almost 2ha of neighbourhood reserves should be provided and notes only half this area is indicated. Importantly, I note that the proposed reserves in the ODP are indicative in terms of both location and size. The exact provision will be determined at subdivision stage where Council reserves control over such matters. I also note that the ODP and illustrative Master Plan provides a substantial amount of open space, in addition to that which is already provided by Ōhoka Domain (6.14ha). I question Mr Read's position that the Domain has "no role in offsetting local neighbourhood park requirements" given his reference to Council's guidelines which require that "most residents be within a 500m radius or 10-minute walk of a neighbourhood park, with no significant barriers to impede this access". The Domain will be within 500 metres and/or a 10-minute walk of many future residents, and there are no significant barriers that would impede access to it.
- 18 Further, the stream and waterway corridors, with associated paths, playgrounds and spaces will create 16.1ha of publicly vested reserve. While these corridors are not specifically labelled Neighbourhood Reserves on the ODP or Illustrative Master Plan, they will be used by residents for walking, catching up with friends and by children for play covering all aspects of amenity and functionally that a Neighbourhood Reserve would/could provide. The corridors are:
- 18.1 Ōhoka Stream: approximately 5.5ha;
- 18.2 Pond and waterway running through the centre: approximately 5.4ha; and
- 18.3 Ōhoka South Branch: approximately 5.2ha.
- 19 The corridors are equally distributed throughout the development area providing a high level of accessibility, and when combined with the proposed shared path network, particularly the shared path running along Whites Road, accessibility to the Domain will also be high. The paths also benefit from limited road or vehicle crossing points, improving their continuity and functionality. The development is not a 'typical' suburban layout with the waterway corridors providing a notable point of difference, and in my opinion a higher level of amenity than is normally provided in a typical residential development.

- 20 The proposed Education Overlay and Polo Grounds will provide additional recreational space although I have not relied on these spaces to determine the level of recreational amenity provided.

Conclusion

- 21 The proposed measures internalise any aspects which could adversely affect the rural character and amenity values of Ōhoka due to the increased level of built form while providing positive landscape benefits from enhancing both stream corridors and the waterway.

Dated: 13 June 2024

Dave Compton-Moen

APPENDIX 1



535 MILL ROAD, OHOKA - DISTRICT PLAN SUBMISSION SUPPLEMENTARY EVIDENCE
FOR ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

13 JUNE 2024
PROJECT NO. 2021_097A
REVISION C



535 MILL ROAD, OHOKA - DISTRICT PLAN SUBMISSION SUPPLEMENTARY EVIDENCE

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Revision: C
Date: 13 June 2024
Client name: Rollerston Industrial Developments Limited

Author: Jeremy Ross, Anca Belu, David Compton-Moen

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B	12/06/2024	Additional pages	JR/AB	DCM	DCM
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A. ELEVATED PERSPECTIVE VIEW FROM SOUTH - EAST OVER THE WHOLE SITE (5 - 7 YEARS)

535 MILL ROAD, OHOKA - DISTRICT PLAN SUBMISSION SUPPLEMENTARY EVIDENCE
ILLUSTRATIVE MASTERPLAN (5 - 7 YEARS)
 ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED



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INDICATIVE RESERVE (SIZE AND LOCATION TO BE CONFIRMED)

BUILDINGS SETBACK 20m FROM WHITES RD BOUNDARY

2.5m WIDE SHARED PATH

10m LANDSCAPE TREATMENT A

WHITES ROAD

A. ILLUSTRATIVE VIEW 1 INTO LARGE LOT RESIDENTIAL ZONE FROM WHITES ROAD (5-7 YEARS)

535 MILL ROAD, OHOKA - DISTRICT PLAN SUBMISSION SUPPLEMENTARY EVIDENCE

ILLUSTRATIVE VIEW 1 INTO LARGE LOT RESIDENTIAL ZONE FROM WHITES ROAD (5-7 YEARS)

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A. ILLUSTRATIVE VIEW 2 INTO OHOKA SOUTH BRANCH AND SETTLEMENT ZONE FROM WHITES ROAD (ESTABLISHED)

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

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