

**BEFORE INDEPENDENT HEARING COMMISSIONERS AT
WELLINGTON**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER the hearing of submissions on the
Proposed Wellington City District Plan

**STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN ON BEHALF OF
PARKVALE ROAD LIMITED (SUBMITTER 298)**

HEARING STREAM 8 – NATURAL AND COASTAL ENVIRONMENT

29 APRIL 2024

URBAN DESIGN, LANDSCAPE AND VISUAL AMENITY

INTRODUCTION

- 1 My full name is David John Compton-Moen.
- 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.
- 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.
- 4 I have worked in the landscape assessment and design, urban design, and planning fields, both in New Zealand and in Hong Kong, for approximately 25 years. 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:
 - 4.1 2016-19 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 zone as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m². The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020;
 - 4.2 2016-24 - I am currently working on the urban design and landscape aspects for Ngarara Farms in Waikanae. The master plan, developed in 2016 provides for the creation of over 1,000 new homes, commercial areas, public open space and the preservation of wetlands;
 - 4.3 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;

- 4.4 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for several Medium Density Residential and Mixed-Use Developments;
 - 4.5 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;
 - 4.6 2020-23 – Working for several different consortiums, I have provided urban design, landscape and visual amenity advice for 8 different private plan changes in the Selwyn District which will potentially provide for over 4,000 additional dwellings, open spaces and new road networks;
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 - 4.8 Stage 3 Proposed District Plan Design Guides – Residential (High, Medium and Lower Density and Business Mixed Use Zones) for Queenstown Lakes District Council (2018-2020).
- 5 I am familiar with the Parkvale Road Limited (“PRL”) submission to rezone land at the northern end of Parkvale Road, Karori. I visited and walked over the site on Monday 29th January 2024. I am also familiar with the area, and the Karori suburb more generally, having grown up in Karori. My assessment methodology follows the NZILA guidelines outlined in Te Tangi a te Manu – Landscape Guidelines.

CODE OF CONDUCT

- 6 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.
- 7 I have no commercial or other interest in the outcome of this application, nor any conflict of interest of any kind.

SCOPE OF EVIDENCE

- 8 Building on my evidence for Hearing Stream 7 which assessed the appropriateness of rezoning a portion of 200 Parkvale Road from an urban design, landscape and visual amenity perspective, this evidence considers the relationship of that zoning change with the Ridgelines and Hilltops Overlay which affects part of the site.
- 9 Specifically, I consider the effects of future residential development on the values that are managed by the Overlay, and I address the positioning of the proposed Ridgelines and Hilltops Overlay boundary as it affects the area sought to be rezoned by PRL.
- 10 I have considered the potential visibility of future residential development, based on an indicative concept plan for residential development of the site, and have sought to identify a suitable alignment for the Ridgeline and Hilltops Overlay which enables the development of residential housing on the site while still maintaining the visual coherence and values of the Overlay. I recommend that the Ridgeline and Hilltops Overlay boundary is amended. My evidence should be read in conjunction with the photos and plans shown in Appendix 1 – Graphic Attachment, along with the evidence I prepared for Stream 7 which is attached as Appendix 2.
- 11 My previous evidence addressed:
 - 11.1 The existing context and receiving environment;
 - 11.2 Effects on Urban and Landscape Character;
 - 11.3 Effects on Visual Amenity; and
 - 11.4 The section 42A report for Hearing Stream 7.
- 12 This evidence focuses on the following:
 - 12.1 The realignment of the Ridgeline and Hilltop Overlay;
 - 12.2 The rewording of Policy NFL-P2; and
 - 12.3 The section 42A report for Hearing Stream 8 and supporting documents.
- 13 In preparing my evidence, I have reviewed:
 - 13.1 PRL's submission to the PDP;
 - 13.2 The Council's section 42A report for Hearing Stream 8;

13.3 The two background reports relevant to the Ridgelines and Hilltops Overlay prepared by Isthmus Group;

13.4 The relevant proposed provisions of the Wellington City PDP; and

13.5 The evidence of Mr Clive Anstey.

THE PROPOSAL

14 In its submission, PRL seeks to rezone a 3.868ha portion of the overall 200 Parkvale Road site (approx. 335ha) from the proposed General Rural zoning to Medium Density Residential zoning in order to enable residential development. The submission also addresses the proposed Ridgeline and Hilltops Overlay that applies to a portion of the area PRL seeks to rezone.

15 The Medium Density Residential zoning will enable a number of new homes to be built. PRL has not progressed development plans to any significant level of detail, but I understand that a development yield of 30-40 residential units may be feasible, subject to site constraints. The underlying topography will be a significant constraint on the site's development potential. An indicative concept plan is shown in Figure 1 of the Graphic Attachment.

REALIGNMENT OF THE RIDGELINE AND HILLTOP OVERLAY BOUNDARY

16 Presently, the proposed Ridgelines and Hilltops Overlay affects a portion of the area PRL has sought to rezone as shown in Figure 1 of the Graphic Attachment. I have considered whether the boundary as currently proposed is located in an optimal location relative to its purpose.

17 In topographical terms, the portion of the site proposed to be rezoned has an eastern aspect rising from approximately 200masl at the end of Parkvale Road to 280masl at its highest point where it borders a farm track / the Skyline Walkway. The ridgeline behind the site rises to over 315masl. Views into the area from the majority of Karori are screened by a small promontory where 173 and 175 Parkvale Road are located. These dwellings are situated at 245masl and 240masl respectively. A series of viewpoints were used to assess the potential effects of moving the Ridgeline and Hilltops Overlay up to 260masl on the subject site. Photos from these viewpoints are shown in the attached Graphic Attachment.

18 The skyline walkway alignment (VP2) starts at 280masl closest to Johnson's Hill and then rises up to 290masl at the western end closest to Montgomery Avenue. From this viewpoint there is no clear or obvious location where the Ridgeline and Hilltops Overlay runs through the site. It does not follow an exact contour but

varies between 230-238masl through the site. With reference to the cover page and Figure 1 in the Graphic Attachment, the alignment crosses through the existing dwellings before heading south around the dwellings at 173 and 175 Parkvale Road. Both of these dwellings are within the Overlay area. Montgomery Ave, Cathie Place and Stockden Place are at about 280-290masl, and these properties are zoned MDRZ. The dwellings here break the skyline when viewed from most of Karori.

- 19 From near the intersection of Canterbury and Parkvale Roads (VP3), it is not possible to see the site. The elevation at this location is 183masl.
- 20 From the intersection of Karori and Parkvale Roads (VP4) it is possible to see the dwellings at 173 and 175 Parkvale Road, with the roofs of the dwellings visible. It is not possible to see the portion of 200 Parkvale Road which is proposed to be rezoned due to topography and existing vegetation (SNA) on the promontory. The elevation at this location is 159masl.
- 21 From 57 Campbell Street (VP5) it is possible to see the properties at 173 and 175 Parkvale Road, as well as the upper portion of 200 Parkvale Road behind. The elevation at this location is 171masl. This viewpoint is 1.5km from the site with the ridgeline ranging between 290-315masl. The majority of the rezoned area is not visible from this location and any development at 260masl will only be partially visible above the house at 175 Parkvale Road. Any buildings in this location will not break the skyline and will be well below the ridgeline and Skyline walkway.
- 22 Above 271m (260masl+11m) buildings could become visible and could have an effect on the visual amenity and landscape values of the overlay. The overlay would then provide an appropriate control for future built development above 260masl.
- 23 From the top end of Croydon Street, near the intersection with Messines Road (VP6) views are possible of the top parts of the site. The site is approximately 2km away at this location with the elevation being 238masl. The views from this location are similar to those outlined above for VP5.
- 24 On this basis, I consider that moving the Ridgeline and Hilltops Overlay boundary as per the graphic attachment, to follow the 260masl contour, will allow for the maintenance of the visual and landscape values of the overlay area, while providing for the residential development of the Site.

- 25 The overlay as presently proposed is overly conservative with limited benefit being at the lower level. The overlay can readily be moved without compromising its purpose.

RIDGELINE AND HILLTOPS OVERLAY POLICY

- 26 Development within the area of the site subject to the Ridgelines and Hilltops overlay could trigger a resource consent requirement which would assess the impact on the purpose of the overlay with reference to Policy NFL-P2.
- 27 Having walked over the site and reviewed the site from the surrounding receiving environment I am of the opinion that residential development can occur on the site without adversely affecting the purpose of the overlay. The topography rises to 315masl behind the site with the highest point of the rezoned area being at approximately 280masl, running along the edge of the Skyline Walkway. At no point will future buildings form part of the skyline and a green and open backdrop will continue to be maintained behind any future development and the ridgeline.
- 28 I agree with the proposed change sought by PRL to the wording of Policy NFL-P2 which seeks to provide for the consideration of the potential effects of a given proposal on the values of the overlay through a resource consent process. Such an approach would allow for the consideration of potential adverse effects and ensure adverse effects on the visual amenity and landscape values of the overlay can be mitigated. If a proposal were to adversely affect the overlay and effects could not be sufficiently mitigated, then I understand that a resource consent could be declined. I support that approach as an appropriate process.

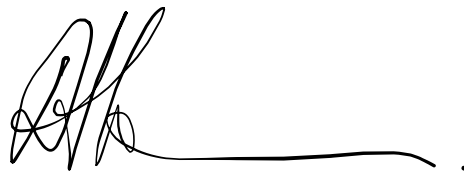
EVIDENCE OF MR CLIVE ANSTEY

- 29 In paragraph 74 of Mr Anstey's evidence he states '*In my opinion the inclusion of this property in the overlay is appropriate as the visibility of the landform makes it an integral part of the wider landscape and contributes to its coherence and special character*'.
- 30 While I agree with the intention and process of Mr Anstey, the portion of the site below 260masl is not visible to people below with the promontory of 173 and 175 Parkvale Road at 245masl screening views into the lower parts of the site up to 260masl. Moving the Overlay line up to 260masl would allow for the development of up to 11m high residential dwellings without having a discernible effect on the visual amenity and landscape values of the overlay when viewed from the urban areas of Karori. The wider landscape, ridgeline and hilltops would still retain a consistent character which is free of urban development or built

structures, avoiding a situation similar to what has occurred at Montgomery Avenue where housing appears on the skyline and breaks the ‘visual “continuum” of relatively undeveloped, elevated landforms across the district’¹ which occurs above and to the east of the site up to Johnson’s Hill.

CONCLUSION

- 31 In summary, I consider the Ridgeline and Hilltop Overlay is an important measure to control development on identified hillsides to protect the visual amenity and landscape values of these landforms, and to ensure a visual continuum of undeveloped land is maintained. However, moving the Overlay boundary on the site up to the 260masl will not have a discernible effect on these values, the visual quality of the Overlay area and its purpose.
- 32 Above, 260masl, I consider that retention of the Overlay is important and any potential development should be considered through a resource consent process to ensure that the visual amenity and landscape values of the Overlay are not undermined.



Dave Compton-Moen

12 April 2024

Appendices

1. Graphic attachment.
2. Statement of evidence for Hearing Stream 7.

¹ Isthmus on behalf of WCC, Ridgelines and Hilltops – Initial Review Report (April 2020)

Appendix 1 – Graphic attachment



APPENDIX ONE - URBAN DESIGN, LANDSCAPE AND VISUAL AMENITY ASSESSMENT GRAPHIC ATTACHMENT

**200 PARKVALE ROAD, KARORI - REZONING SUBMISSION
FOR PARKVALE ROAD LIMITED**

12 APRIL 2024
PROJECT NO. 2024_014
REVISION C



200 PARKVALE ROAD, KARORI - REZONING SUBMISSION

Project no: 2024_014
Document title: APPENDIX 1 - GRAPHIC ATTACHMENT
Revision: C
Date: 12 APRIL 2024
Client name: PARKVALE ROAD LIMITED

Author: Dave Compton-Moen
File name: 2024_014 PRL 200 Parkvale Road, Karori Rezoning Graphic Attachment_D

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	7/03/2024	DRAFT ISSUE	DCM	ML	
B	7/03/2024	FINAL ISSUE	DCM		DCM
C	12/04/2024	STREAM 8 SUBMISSION	DCM		

DCM URBAN DESIGN LIMITED



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CONTENTS

PROPOSAL - ADJUSTMENT TO RIDGELINES AND HILLTOPS OVERLAY ALIGNMENT	1
CONTEXT - LOCATION PLAN + SITE CHARACTER PHOTOS + VIEWPOINT LOCATIONS	2
CONTEXT - SITE CHARACTER PHOTOS	3
VP1 - VIEW NORTH FROM THE END OF PARKVALE ROAD	4
VP2 - VIEW SOUTH FROM ABOVE THE SITE ON PARKVALE ROAD/SKYLINE TRACK	5
VP3 -VIEW NORTH FROM OUTSIDE 121 PARKVALE ROAD	6
VP4 - VIEW NORTH FROM PARKVALE-KARORI ROAD INTERSECTION	7
VP5 - VIEW NORTH FROM 57 CAMPBELL ST (OPPOSITE BEN BURN PARK)	8
VP6 - VIEW NORTH FROM 14 CROYDON ST, KARORI	9



LEGEND

- . - . - Rezoned Boundary
- ● ● ● Skyline Walkway
- - - - Ridgeline and Hilltop Overlay (Existing)
- — — — Ridgeline and Hilltop Overlay (Proposed - 260masl on the site)
- Medium Density Residential (MDR)
- General Rural Zone (GRZ)
- Outer Green Belt (SAL)
- Significant Natural Areas (NSA)
- Contours (1m)
- — — — Unformed Section of Parkvale Road

PROPOSED UNITS

- Type 1
- Type 2
- Type 3
- Type 4
- Communal Spaces

A. LOCATION PLAN (1:2,000 @ A3)

Map / image source: ARCGIS ONLINE DATA & WCC OPEN DATA

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

PROPOSAL - ADJUSTMENT TO RIDGELINES AND HILLTOPS OVERLAY ALIGNMENT

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)





LEGEND

--- Proposal boundary

SITE CHARACTER PHOTOS

- A** Vegetation
- B** Existing dwellings on site
- C** Topography
- D** Earthworks / farms roads
- E** Open space / green belt

VIEWPOINT LOCATIONS

- 1** VP1 - View north from the end of Parkvale Road
- 2** VP2 - View south from above the site on Parkvale Road/skyline track
- 3** VP3 - View north from outside 121 Parkvale Road
- 4** VP4 - View north from Parkvale-Karori Road intersection
- 5** VP5 - View north from 57 Campbell St (opposite Ben Burn Park)
- 6** VP6 - View north from 14 Croydon St

NOT ON PLAN

- 4** INTERSECTION OF KARORI ROAD AND PARKVALE ROAD (1KM FROM SITE)
- 5** 57 CAMPBELL STREET (1.5KM FROM SITE)
- 6** 14 CROYDON STREET (2KM FROM SITE)

A. LOCATION PLAN (1:5,000 @ A3)

Map / image source: GWRC WEB MAP VIEWER

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - LOCATION PLAN + SITE CHARACTER PHOTOS + VIEWPOINT LOCATIONS

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)





A Vegetation cover on the site is a mix of weed species and regenerating native vegetation. There is also areas of open grassland.



B There are 3 existing dwellings on the site in various states of repair. The site also provides access to two residential properties at 173 and 175 Parkvale Road.



C The site is steeply undulating with limited flat areas. Any development will require excavation and filling to create building platforms and access.



D Through and above the site, farm tracks including the Skyline Walkway, have been cut into the hillside. These trails are unsealed and in some places include exposed earth banks.



E Looking from the site back towards Johnson's Hill, there is a notable difference between the vegetation coverage and quality within the green belt and within the site. Native regeneration is well-established within the green belt.



A. VIEWPOINT LOCATION



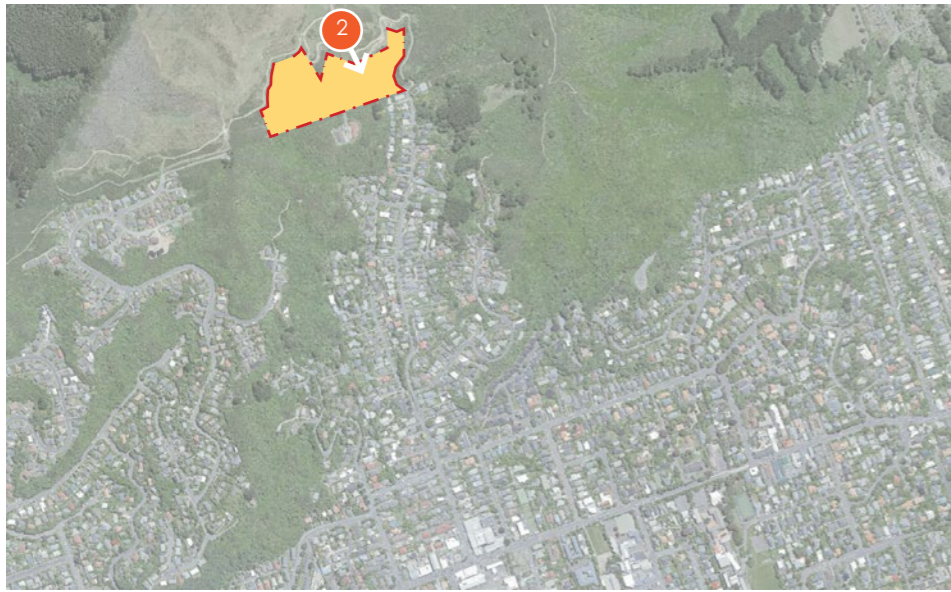
B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP1 - VIEW NORTH FROM THE END OF PARKVALE ROAD

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 1:37pm
Height of 1.7 metres
4 photos merged together in Photoshop



A. VIEWPOINT LOCATION



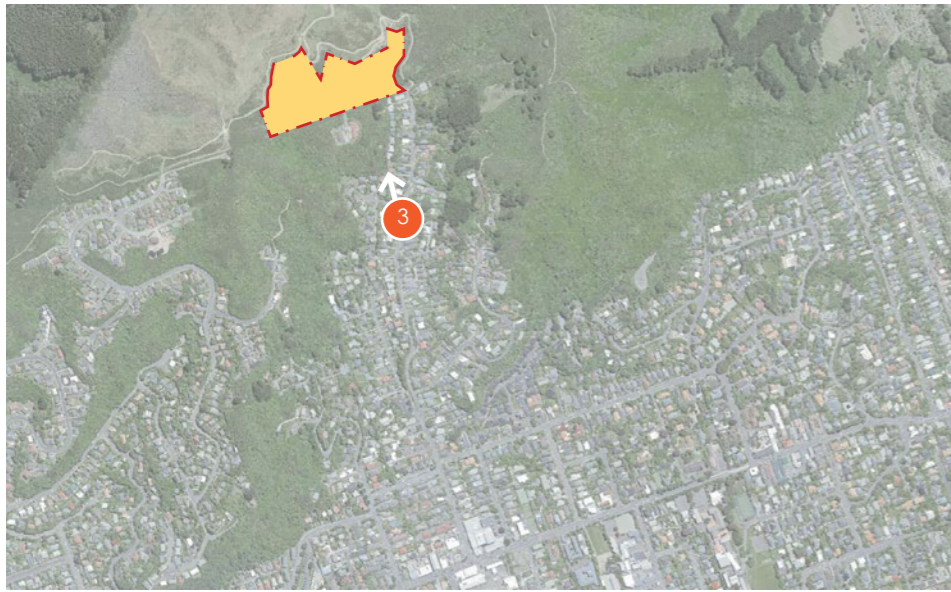
B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP2 - VIEW SOUTH FROM ABOVE THE SITE ON PARKVALE ROAD/SKYLINE TRACK

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
 Focal length of 50mm
 Date: 29 January 2023 at 1:20pm
 Height of 1.7 metres
 4 photos merged together in Photoshop



A. VIEWPOINT LOCATION

The site is not visible from this location with the promontory extending forward of the site and screening any views of 200 Parkvale Road behind. The houses at 173 and 175 Parkvale Road are not visible from this location.



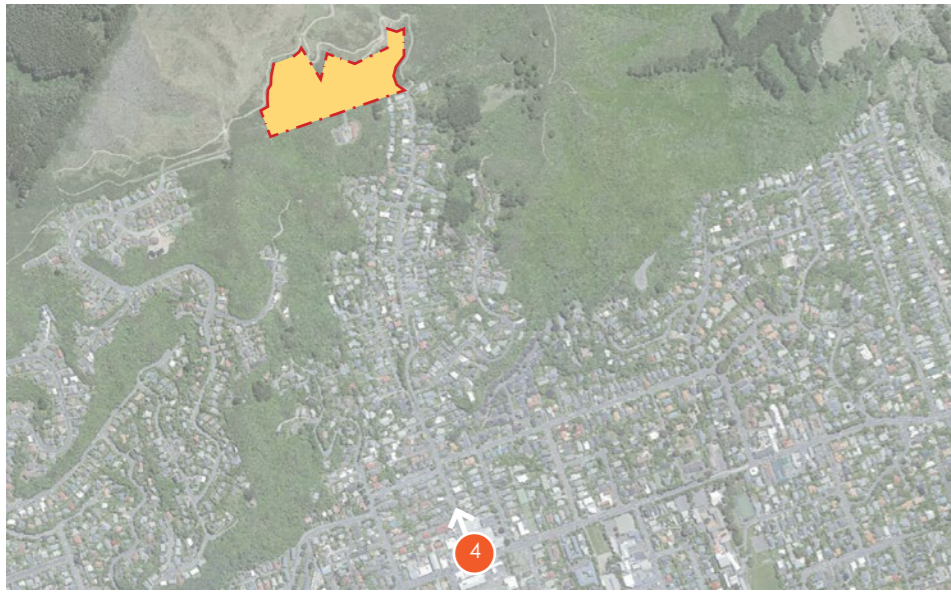
B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP3 - VIEW NORTH FROM OUTSIDE 121 PARKVALE ROAD

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 1:50pm
Height of 1.7 metres
4 photos merged together in Photoshop



A. VIEWPOINT LOCATION Alanbrooke Place

175 Parkvale Road

173 Parkvale Road



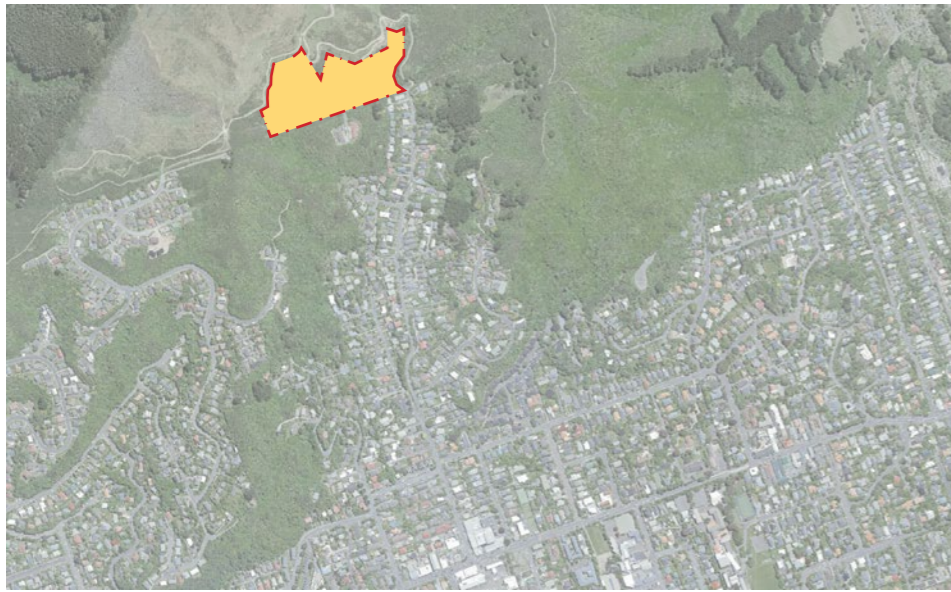
B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP4 - VIEW NORTH FROM PARKVALE-KARORI ROAD INTERSECTION

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
 Focal length of 50mm
 Date: 29 January 2023 at 1:55pm
 Height of 1.7 metres
 Single photo



A. VIEWPOINT LOCATION

Montgomery Ave

Alanbrooke Place

175 Parkvale Road

173 Parkvale Road

Skyline Walkway



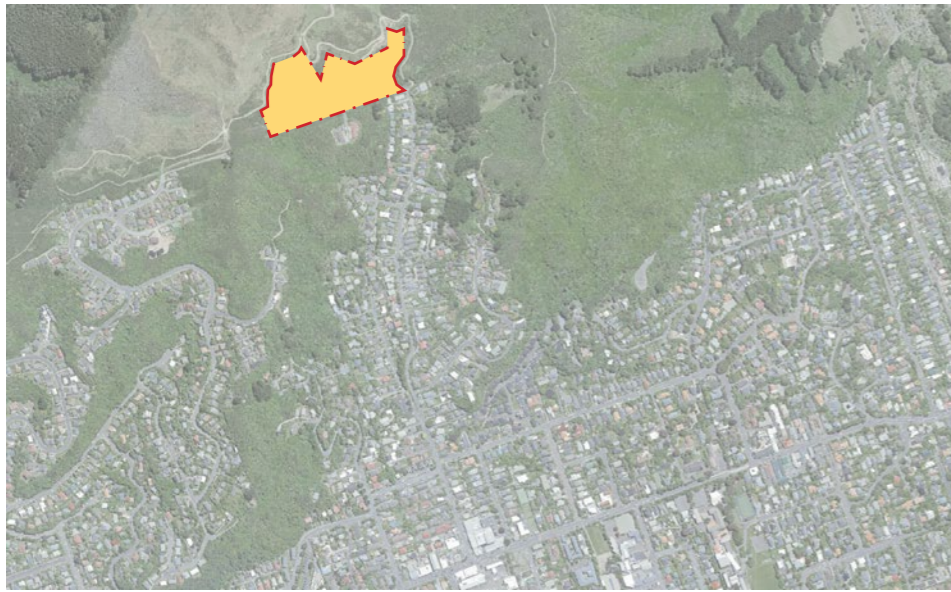
B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP5 - VIEW NORTH FROM 57 CAMPBELL STREET, KARORI

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 2:10pm
Height of 1.7 metres
Single photo



A. VIEWPOINT LOCATION

Alanbrooke Place 175 Parkvale Road 173 Parkvale Road



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP6 - VIEW NORTH FROM 14 CROYDON STREET, KARORI

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 2:15pm
Height of 1.7 metres
Single photo

Appendix 2 – Hearing Stream 7 Statement of Evidence

**BEFORE INDEPENDENT HEARING
COMMISSIONERS AT WELLINGTON**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER the hearing of submissions on
the Proposed Wellington City
District Plan

**STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN ON
BEHALF OF PARKVALE ROAD LIMITED (SUBMITTER 298)**

**HEARING STREAM 7 – RURAL AND OPEN SPACE, DISTRICT WIDE
MATTERS AND SPECIAL PURPOSE ZONES**

19 MARCH 2024

URBAN DESIGN, LANDSCAPE AND VISUAL AMENITY

INTRODUCTION

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SCOPE OF EVIDENCE

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THE PROPOSAL

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EXISTING CONTEXT AND RECEIVING ENVIRONMENT

- 13 Located at the northern end of Parkvale Road, the submission site is on the edge of existing residential development. The site contains three existing dwellings and provides access to two other dwellings at 173 and 175 Parkvale Road. A resource consent was previously granted for the construction of another 5 dwellings on the site, however that consent has since lapsed.
- 14 The dwellings at the northern end of Parkvale Road are typically standalone dwellings on individual sections. There is a mix of single and two storey dwellings of varying levels of stewardship, fencing types and vegetation types. Overhead power lines are clearly visible and detract from the quality of the view. The suburban area in this location includes well-established vegetation, both native and exotic, which allows dwellings to be absorbed to a degree into the landscape, noting that the character is still suburban.
- 15 With the PDP changing the zoning of this area to Medium Density Residential Zone, there is likely to be a slow intensification of the existing housing stock as older buildings or larger sites become available for development. It is unlikely that the area will immediately be developed into a greater residential density, but this will occur progressively given the area's proximity to existing amenities.



Photo 1 - View looking south along Parkvale Road. Note there is no consistent house style or age with the street very much having an eclectic suburban character.

- 16 To the immediate east and north of the site is the Outer Green Belt Special Amenity Landscape which has a Natural Open Space zone. This area is well-vegetated with a mix of native vegetation and regenerating native vegetation coming through old stands of gorse. This area has a high level of natural character with little topographical modification and an almost complete vegetative cover.
- 17 The site itself, as mentioned, contains several houses, paved accessways and a high level of vegetative cover. The quality of the existing vegetation is mixed with a large amount of weed species present but also large amounts of regenerating native vegetation in pockets. Signs of gorse, broom and blackberry were evident and are typical of the hills around Karori before native vegetation is able to re-establish. There are also areas of grassland where grazing is still occurring. Overall the quality of the existing vegetation is considered low to moderate with the ability for any future rezoning likely to improve the quality and stewardship of future plantings.
- 18 In topographical terms, the portion of the site proposed to be rezoned has an eastern aspect rising from approximately 200masl at the end of Parkvale Road to 280masl at its highest point where it borders a farm track / Skyline Walkway. The ridgeline behind the site rises to over 315masl. Views into the area from the majority of Karori are screened by a small promontory where 173 and 175 Parkvale Road are located. These dwellings are situated at 245masl and 240masl respectively, noting that the houses below on Parkvale Road and Canterbury Street sit at 180-200masl. On the site there are signs of earthworks for building platforms and roads, along with signs of erosion in places. Any future development is likely to require earthworks but these are not considered out of place for the receiving environment.

EFFECTS ON URBAN AND LANDSCAPE CHARACTER

- 19 The character of the receiving environment is enclosed, urban-fringe and is used for a mix of rural and residential purposes. Future development resulting from the proposed rezoning will modify the character of the landscape to one which is suburban in character. Aspects of the site, including topography and vegetation cover, will likely be modified but there is the potential for a higher level of stewardship and care to be developed, which in turn would lead to a higher level of amenity.
- 20 There will likely be a loss of some larger exotic and native tree species on site as a result of future residential development, but these will be replaced over time

by tree species more suitable for a suburban situation. Having walked over the site there were some trees of value, but there were also a number which are unsuitable. It is also possible and feasible that a future development will retain some of the existing vegetation on the site. At the resource consent stage a more detailed analysis of the existing trees would be undertaken to determine if any are worth retaining for their incorporation into a future development.

- 21 The natural landscape character is highly modified, having been cleared for rural land use. This is reflected in the lower amounts of native vegetation present in the area, although it is regenerating in places.
- 22 Overall, the character and land use of the area will shift from its current form, being a mix of residential and rural activities to a more concentrated, high amenity residential development on the edge of rural land.

VISUAL AMENITY ASSESSMENT

- 23 The visual context of the receiving environment for the rezoning is relatively confined due to the nature of the underlying topography. A series of key viewpoints were selected to show a representative sample of the likely locations where visual effects from a future residential development might be experienced (refer to Appendix 1 for the relevant photos). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings or other key viewpoints. In assessing the potential effect of a proposal, the quality and openness of the view is considered.
- 24 The viewpoints selected were as follows:
 - 24.1 VP1 - View north from the end of Parkvale Road;
 - 24.2 VP2 - View south from above the site on Parkvale Road/Skyline Track;
 - 24.3 VP3 -View north from outside 121 Parkvale Road;
 - 24.4 VP4 - View north from Parkvale-Karori Road intersection;
 - 24.5 VP5 - View north from 57 Campbell St (opposite Ben Burn Park); and
 - 24.6 VP6 - View north from 14 Croydon St.
- 25 The highest likely visual effects from future residential development will be experienced by those residential properties closest to the proposal on Parkvale Road, including the two properties at 173 and 175 Parkvale Road. Though there

would be a change to a residential density of development, from this location the effects are considered less than minor as the proposal is considered a natural extension to existing dwellings on Parkvale Road. Views from the Skyline Walkway of the site will be a mix of open and acute views at a relatively close proximity but are still expected to only be a Low level of change as any new buildings will be viewed in context with existing dwellings that are already visible. The view will also be transitory as people move through the space. Overall, the scale and bulk and location of a future proposal would allow it to appear as a natural extension of existing development, with the anticipated visual effects being Less than Minor.

RIDGELINE AND HILLTOPS OVERLAY

- 26 Part of the site proposed to be rezoned to Medium Density Residential has a Ridgeline and Hilltops Overlay. Development within the overlay could trigger a resource consent requirement which would assess the impact of a potential development on the purpose of the overlay.
- 27 Having walked over the site and reviewed the site from the surrounding receiving environment I am of the opinion that residential development can occur on the site without adversely affecting the purpose of the overlay. The topography rises to 315masl behind the site with highest point of the rezoned area being at approximately 280masl. At no point will future buildings form part of the skyline. I agree with the proposed change sought by PRL to the wording of Policy NFL-P2 which seeks to provide a balance between allowing for the intention of the underlying zone to be realised and ensuring adverse effects on the visual amenity and landscape values of the overlay can be mitigated.

SECTION 42A REPORT.

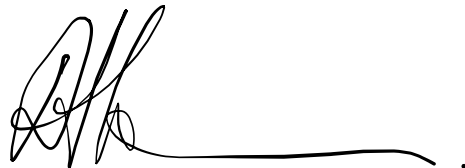
- 28 Paragraph 77 of the section 42A report provides an assessment of the zoning change sought by PRL. The report is in agreement with the submission to rezone from General Rural zone to MDRZ. The section 42A report then notes the following statement which relates to visual amenity at paragraph 87(a)(iv):

'Be largely out of sight from the surrounding environment given its location at the end of a street and behind existing residential houses. In addition, the proposal will be largely in keeping with the surrounding residential environment and any proposed breaches of the MRZ will still require a resource consent meaning any potential breach can be assessed at the time of consent.'

29 I agree with this statement.

CONCLUSION

- 30 In urban design terms, the proposed rezoning is considered a natural extension to existing urban development. 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 developed, creating choice and diversity, while understanding that the underlying topography will have an influence on any future development. Future residents will have access to existing amenities within Karori as well as access to the surrounding network of walkways.
- 31 In terms of landscape character (including natural character) and values of the area, 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 is already modified, includes existing dwellings and is immediately adjacent to residential development. The character of the site will change to a character which is more dense and built, consistent with existing adjoining residential development on Parkvale Road.
- 32 In terms of visual amenity, the adjacent Medium Density Residential zone will experience a change in the openness of available views across the property, noting that these are limited to a few locations with the site being visually 'contained' by the existing topography and/or vegetation. Adjoining residential properties, current and future, that overlook the site will 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 quality of these views and the proximity to existing residential development.



Dave Compton-Moen

7 March 2024