

**SUMMARY STATEMENT OF DAVID JOHN COMPTON-MOEN
ON BEHALF OF GDL
DATED: 8 DECEMBER 2023**

Summary Statement

1. My full name is David John Compton-Moen.
2. I provided a statement of evidence in relation to the relief sought by GDL dated 25 October 2023 (Evidence in Chief). My qualifications, experience and confirmation that I will comply with the Code of Conduct for Expert Witnesses (Part 9, Environment Court Practice Note 2023) are set out in my Evidence in Chief and I do not repeat those here.
3. This statement is intended to provide a brief summary of my evidence and provide additional illustrations which have been developed as a result of Urban Design Expert Conferencing. These diagrams have been prepared in consultation with Mr Bruce Weir who is the Urban Designer on the Glenpanel and the Anna Hutchinson Trust submission sites.
4. I was involved in the following conferencing and Joint Witness Statements:
 - (a) Landscape – Slope Hill ONF 18 October 2023
 - (b) Landscape – All other experts 2 November 2023
 - (c) Urban Design – 1 November 2023
 - (d) Urban Design and Transport – 24 November 2023
5. The appended graphics show the following:
 - (a) Updated view of the Homestead block and proposed setbacks/building heights;
 - (b) Illustration showing a reduced SH6 setback and positive building relationship;
6. The lower slopes of the ONF already tend to have a more modified character with farm tracks, drainage channels and farm equipment present which I consider allows for greater capacity to absorb development without affecting key landscape values. With the proposed scale of development on Ladies Mile, the slopes directly behind the Te Patahi Ladies Mile Master

Plan will have a greater capacity to absorb development without adversely affecting the values of Slope Hill. This is evident in the illustrations attached to my evidence in chief.

7. As I understand it, it is possible for a UGB and ONF to overlap or co-exist to allow for some development while retaining controls to ensure the values of the underlying ONF being protected. The position of the Slope Hill ONF boundary varies and is not consistent in its alignment and I consider that further refinement should be undertaken at a site-specific level.
8. The proposal to increase the height of the buildings at the toe of Slope Hill combined with a setback from Homestead will result in positive benefits for the Homestead building and retention of existing vegetation that surrounds the building. The increased building height on the eastern side of the Homestead will create a more consistent transition with the proposed 24.5m buildings to the east.
9. I consider that the reduction of the building setback on the northern side of the State Highway is a positive move as it;
 - (a) provides sufficient space for the functional requirements of the movement corridor including active transport needs;
 - (b) can provide a high level of amenity if buildings are built to positively address the highway
 - (c) sufficient space is available for landscape planting;
 - (d) additional land is available for development increasing the number of households possible for the Glenpanel site.
10. I welcome any questions the panel may have.

Dave Compton-Moen

11 December 2023