

**BEFORE AN INDEPENDENT HEARING PANEL  
APPOINTED BY QUEENSTOWN LAKES DISTRICT COUNCIL**

**UNDER** Resource Management Act 1991

**IN THE MATTER** of a Variation to the proposed Queenstown Lakes District Plan (Te Pūtahi Ladies Mile) in accordance with Part 5 of Schedule 1 to the Resource Management Act 1991

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**SUMMARY OF EXPERT EVIDENCE DAVE COMPTON-MOEN  
Dated: 6 December 2023**

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**AWS LEGAL  
SOLICITORS  
INVERCARGILL**

Solicitor: K L Rusher  
(Kristy.Rusher@awslegal.co.nz)

80 Don Street  
PO Box 1207  
DX YA90008, INVERCARGILL  
Tel 03 211 1370  
Fax 03 214 4122

- 1 My name is David Compton-Moen. I am a Director at DCM Urban Design Limited, a landscape and urban design consultancy. I have 25 years experience. I prepared the statement of evidence dated 20 October 2023 including my statement with regard to the Environment Court Code of Conduct for expert witnesses.
- 2 Since I prepared my evidence, I attended the landscape expert conferencing on the 30 October 2023 and signed the Joint Witness Statement dated 2 November 2023. I also attended the urban design expert conferencing and signed the Joint Witness Statement dated 24 November 2023 I have also reviewed the rebuttal evidence of Mr Skelton dated 10 November 2023, other expert rebuttal evidence for the Council, and the response to questions prepared by Ms Moginie (undated) and Mr Giddens dated 24 November 2023.

### **Overview of Visual Assessment Opinion**

- 3 Having created an earlier masterplan for the Ladies Mile area I am familiar with the opportunities and challenges of this area. At a high level I support the QLDC's desire for an overall master plan for Ladies Mile. I also support the Te Putahi Ladies Mile plan variation including land south of the State Highway, which includes a mixture of land uses with some development already approved and progressing.
- 4 My opinion, for the reasons stated in my evidence, is that the visual impact of the housing development consented under RM211276 on lots 27 -30 is Low (less than minor) when viewed from the Corona Trust land. The Te Putahi Ladies Mile Plan Variation does not change that initial assessment, as the effects of a higher density remain similar to the initial visual assessment that I performed.
- 5 Furthermore, as stated in my evidence, the proposed change in setback from 4m to 2m from the cadastral boundary will be imperceptible. I do not consider that mitigation is required to address that change.
- 6 I am happy to take questions.

David Compton-Moen