

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **Carter Group Limited**
(Submitter 824)

Summary Statement of Dave Compton-Moen (urban design) on
behalf of Carter Group Limited

Dated: 16 April 2024

Reference: Jo Appleyard (jo.appleyard@chapmantripp.com)
Annabel Hawkins (Annabel.hawkinsr@chapmantripp.com)

chapmantripp.com
T +64 3 353 4130
F +64 4 472 7111

PO Box 2510
Christchurch 8140
New Zealand

Auckland
Wellington
Christchurch



SUMMARY STATEMENT OF DAVE COMPTON-MOEN ON BEHALF OF CARTER GROUP LIMITED

INTRODUCTION

- 1 My full name is David John Compton-Moen.
- 2 I provided a statement of evidence in relation to the relief sought by Carter Group Limited (*Carter Group*) on proposed Plan Change 14 to the Christchurch District Plan (*PC14*) dated 20 September 2023 (*Evidence in Chief*). My qualifications, experience and confirmation 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 in relation to the Heritage Building and Listed Trees at 32 Armagh Street, zoned SPS School with an underlying High-Density zoning.
- 4 I was involved in the conferencing between Urban design experts held at Christchurch City Council on 5th October 2023, but this site was not discussed in detail as CCC urban designers considered it a heritage Qualifying Matter rather than an urban design issue. However, it was generally agreed by experts that urban design issues would not restrict a higher height control limit in this location, given its proximity to amenities and the city centre. Providing a 32m height limit to the site would make it consistent with all other sites fronting Cranmer Square and would not be considered site specific.

SUMMARY OF EVIDENCE

- 5 I consider that the site-specific heritage overlay along with the listed trees on site will adversely affect the ability for the site to achieve its full potential.
- 6 The site is well-connected to existing central amenities, ideal for residential intensification as it is close to amenities (parks, museums, shops, hospital). I do not consider that the limitations placed on the site reflect either the existing built environment or what should be anticipated in this location.
- 7 As mentioned in my evidence in chief, our office prepared a Bulk and Location Plan for 32 Armagh St where 54x 2- and 3-bedroom townhouses, creating strong built edges to Armagh, Gloucester and Montreal similar to the recently completed Cranmer Terraces. The heritage overlay, combined with the two protected trees, reduced the development potential by 14 units or 26%.
- 8 Since the writing of my evidence, plans have been released for the development of 305 Montreal Street, which is on the corner of

Montreal Street and Worcester Boulevard. The original single storey villa that existed on that site was demolished sometime in 2020-21¹. The proposed new building will cover a large proportion of the 650m² site, will be built 1m from the street edge and will be 3-storeys high. Six apartments and a café are proposed with the top storey being occupied by a single penthouse apartment.



Figure 1 - An artist's impression of the proposed development at 305 Montreal Street (source: <https://brooksfeld.co.nz/wp-content/uploads/305-Montreal-Street-Sales-Pack-1.pdf>)

- 9 While the building has a high level of amenity, is aesthetically pleasing and is of a style, form and composition which should be encouraged through the central city, the building does not actually relate to the older double storey villas next door. The setback, material selection, floor to ceiling proportions, and roof form are all different. However, from an urban design perspective it works, recognising that inner city areas need to change and adapt, and most importantly provide additional housing. Noting the scale of buildings across the road, and its corner position, even greater height could have been incorporated into the design without adversely affecting the character of the inner city site.
- 10 The above example shows how a corner site, like 32 Armagh Street, can successfully be developed to positively engage with the street while also providing additional housing capacity. I acknowledge this is one of many different potential development scenarios but the current position of the Blue Cottage and listed trees would reduce the potential to develop a strong built edge to 32 Armagh Street's boundaries.

¹ Google Streetview

CONCLUSION

- 11 In summary, 32 Armagh Street is an important site for the inner city where its development potential should be maximised, consistent with other blocks around Cranmer Square. The intention of PC14 is to provide greater housing choice while the Heritage Overlay, Reduced Maximum Height Level and the Listed Trees all 'work-against' this being achieved.

Dave Compton-Moen

16 April 2024