

Before an Independent Hearings Panel
appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: the hearing of submissions on Plan Change 14 (Housing
and Business Choice) to the Christchurch District Plan

and: **Christchurch International Airport Limited**
Submitter 852

Summary of Evidence of Dave Compton-Moen (Urban design)

Dated: 23 April 2024

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SUMMARY OF EVIDENCE OF DAVE COMPTON-MOEN

INTRODUCTION

- 1 My name is David Compton-Moen.
- 2 I prepared rebuttal evidence in relation to the relief sought by Christchurch International Airport Limited (*CIAL*) on proposed Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan (*PC14*).¹ My rebuttal evidence addresses urban design matters that were raised in the evidence of other submitters.
- 3 My evidence was intended to provide rebuttal evidence in regard to the Joint Expert Witness Conferencing for Airport Noise Experts² where it related to Urban Design issues, in particular the significance of Outdoor Living Space (*OLS*).
- 4 When providing *OLS* for future residents, a key consideration is a development's proximity to existing amenities, whether this is a public open space or other amenities. This is particularly relevant in higher density areas, like the central city sites, where it is possible to provide developments with less private *OLS* as it can be made-up by the amenity gained from nearby public open spaces. I do consider though that the quality of the private *OLS* provided are more significant as they reduce in size.
- 5 Private *OLS* is usually one of the most important aspects of any multi-unit or higher density residential development, with designs based around the provision of this 'amenity'.
- 6 The provision of communal open space within a development however is less of a consideration, as it is seen as a 'poorer' attribute when compared to the provision of private *OLS*.
- 7 In summary, I consider that the provision of high-quality private *OLS* becomes more significant as densities increase.

Dated: 23 April 2024

Dave Compton-Moen

¹ Dated 9 October 2023.

² Dated 7 November 2023.