

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: **Christchurch International Airport Limited**
Submitter 852

Rebuttal evidence of Dave Compton-Moen (urban design)

Dated: 14 November 2023

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REBUTTAL EVIDENCE OF DAVE COMPTON-MOEN

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 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 rebuttal evidence is provided on behalf of Christchurch International Airport Limited (*CIAL*). It relates specifically to a matter addressed in the Joint Witness Statement of Airport Noise Experts, dated 7 November 2023. This matter is "Significance of outdoor living environments" where Dr Stephen Chiles and Mr Jon Styles stated, "... *different forms of housing with different forms of outdoor spaces result in different responses in terms of amenity expectations and time spent outdoors*". I address this statement from an urban design perspective in my evidence.

CONTEXT AND COMMUNAL OPEN SPACE

- 4 When providing outdoor living space 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 may be possible to provide developments with less private outdoor living space noting that this can be made-up by the amenity gained from nearby public open spaces. I do consider though that the quality of the private outdoor living spaces provided are more significant as they reduce in size.
- 5 Private outdoor living space 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'. For example, in urban design terms, greater importance is generally given to north-facing outdoor living spaces at the expense of creating a strong built edge to the street when a site has a north-facing front yard.
- 6 The provision of communal open space within a development however is less of a consideration with communal open space seen as a 'poorer' attribute when compared to the provision of private outdoor living space. It is often left to the end once the yield of a development has been determined and provision made for on-site parking/manoeuvring, often being left over space.

MDRS PROVISIONS

- 7 The Medium Density Residential Standards (*MDRS*) involve a reduction in the required provision of outdoor living space from 30m² to 20m² compared to what is required under the operative planning framework. I consider this reduction appropriate from an urban design perspective, particularly for inner city sites where space is often an issue.
- 8 However, from an urban design perspective, this outdoor living area should be a high-quality space which has a positive relationship with indoor living spaces and is free from other aspects/influences. This includes practical matters such as bins and services areas, but also other influences such as noise (which would impact on residents' enjoyment of these areas). The majority of townhouse developments in Christchurch have outdoor living spaces, either balconies, patios or ground floor spaces directly attached to internal living spaces (lounge or dining) with a northern or western aspect. This aspect, in comparison to older but less dense housing stock where access to the rear yard is via the laundry or kitchen, results in good outdoor-indoor flow and a greater likelihood outdoor living spaces are used. The townhouse developments have outdoor living spaces which are easily accessible and can provide high levels of amenity.
- 9 In summary, I consider that the provision of high quality private outdoor living space generally becomes more significant as densities increase.

Dave Compton-Moen

14 November 2023