

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: **Catholic Diocese of Christchurch**
(Submitter 823)

Statement of evidence of Dave Compton-Moen (urban design) on
behalf of the Catholic Diocese of Christchurch

Dated: 20 September 2023

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



**STATEMENT OF EVIDENCE OF DAVE COMPTON-MOEN ON BEHALF
OF THE CATHOLIC DIOCESE OF CHRISTCHURCH**

INTRODUCTION

- 1 My full name is David John Compton-Moen.
- 2 I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services related advice to local authorities and private clients, established in 2016.
- 3 I hold the qualifications of a Master of Urban Design (Hons) from the University of Auckland, a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (NZILA), since 2001, a Full member of the New Zealand Planning Institute, since 2007, and a member of the Urban Design Forum since 2012.
- 4 I have worked in the landscape assessment and design, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:
 - 4.1 2021 – Working for Waimakariri District Council, I prepared Urban Design evidence to assist with Private Plan Change 30 – Ravenswood Key Activity Centre which sought to rezone parts of an existing Outline Development Plan to increase the amount of Business 1 land and remove a portion of Residential 6A land;
 - 4.2 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for the following Medium Density Residential and Mixed-Use Developments;
 - 4.3 Madras Square – a mixed use development on the previously known 'Breathe' site (90+ homes);
 - 4.4 476 Madras Street – a 98-unit residential development on the old Orion Site;
 - 4.5 258 Armagh Street – a 33-unit residential development in the inner city;
 - 4.6 33 Harewood Road – a 31-unit development adjacent to St James Park in Papanui;

- 4.7 2020-21 – Working with Waimakariri District Council, I have assisted with the development of four structure plans for future urban growth in Rangiora and Kaiapoi;
- 4.8 2020-21 – Working for several different consortiums, I have provided urban design and landscape advice for the following recent private plan changes in the Selwyn District:
- (a) Wilfield, West Melton (PC59 and PC67);
 - (b) Lincoln South, Lincoln (PC69);
 - (c) Trents Road, Prebbleton (PC68);
 - (d) Birchs Village, Prebbleton (PC79);
 - (e) Extension to Falcons Landing, Rolleston (PC75); and
 - (f) Rolleston Southeast (PC78).
- 4.9 Acland Park Subdivision, Rolleston – master planning and landscape design for a 1,000-lot development in Rolleston (2017-current). I am currently working with the owner to establish a new neighbourhood centre in the development. The HAASHA development was originally 888 households before we redesigned the development to increase its density to ~14.5hh/ha;
- 4.10 Graphic material for the Selwyn Area Maps (2016);
- 4.11 Stage 3 Proposed District Plan Design Guides – Residential (High, Medium and Lower Density and Business Mixed Use Zones) for Queenstown Lakes District Council (2018-2020); and
- 4.12 Hutt City Council – providing urban design evidence for Plan Change 43. The Plan Change proposed two new zones including a Suburban Mixed-use and Medium Density Residential as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m² (2017-2019). The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020.

CODE OF CONDUCT

- 5 Although this is not an Environment Court hearing, in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where I state that I am relying on the opinion or evidence of other witnesses. I have not omitted to consider material

facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 6 My evidence will address:
 - 6.1 Maximum Site Coverage;
 - 6.2 Minimum Building Setback;
 - 6.3 Maximum Building Height;
 - 6.4 Continuous Building Length; and
 - 6.5 Matters of Discretion.
- 7 In preparing my evidence, I have reviewed:
 - 7.1 The submissions filed by Carter Group Limited;
 - 7.2 The relevant Section 42A Reports prepared by:
 - (a) 37 – Amanda Mackay.

SPECIFIC PURPOSE SCHOOLS ZONE

- 8 Site coverage is a useful tool in controlling the amount of development on residential sites to ensure adequate space is provided between residents and provision is made for other functional requirements (ie bins, carparking, storage etc.). The design of schools is very much determined by functional requirements and the needs for students, staff and parents. I do not consider there is a need to restrict Site Coverage on School sites as these are already constrained by a number of self-determined factors.
- 9 PC14 in most zones is reducing the front road setback to allow for greater development potential. A reduction also assists in development typically having a better relationship with the street with front doors and entranceway placed close to the footpath. Where larger setbacks are required, this space typically becomes used for carparking or storage. Minimising the front setback is considered a positive design move where a high-level of amenity can be achieved but allows schools to develop their sites in an efficient manner. I recommend this is retained at 2m.
- 10 Continuous Building Length requirements could adversely affect many school buildings given their need to have buildings of a greater length than 30m (ie gymnasiums, classroom blocks or school halls). There are numerous examples where a continuous building length of over 30m is implemented without creating an adverse effect on

either the streetscape or adjoining neighbours. I recommend that no Continuous Building Length is imposed on Specific Purpose (School) Zone.

- 11 I consider that the maximum building height should align with the underlying zone.
- 12 In terms of Matters of Discretion, I do not think it is necessary for schools to address CPTED concerns specifically. This is something that schools and designers do during the design process and is not an aspect that needs to be specifically required.
- 13 I have read with the evidence of Mr Phillips prepared for both the Catholic Diocese and Carter Group Limited, and agree with his findings in respect of the Specific Purpose (School) Zone.

COMMERCIAL ZONE

- 14 With respect to specific rules in the Commercial Zone chapters, I have read and agree with the evidence of Mr Phillips for both the Catholic Diocese and Carter Group Limited, who details the changes sought by those parties. Many of the rules are considered overly prescriptive, have a high potential to lead to poor design outcomes, do not provide for the diversity of lot shapes within the central city, and are not necessary when there are urban design controls/certification already in place which promote a more holistic design approach.

Dave Compton-Moen

20 September 2023