

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 Casinos Limited**
(Submitter 2077)

Statement of evidence of Dave Compton-Moen (landscape and
urban design) on behalf of Christchurch Casinos Limited

Dated: 20 September 2023

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**STATEMENT OF EVIDENCE OF DAVE COMPTON-MOEN ON BEHALF
OF CHRISTCHURCH CASINOS LIMITED**

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 Christchurch Casinos Limited (**Casino**) submission¹ to rezone 56 to 72 Salisbury Street and 373 Durham Street North (the Site), Christchurch Central, Christchurch (**Casino Site**) from notified High Density Residential Zone (**HRZ**) to Central City Zone (**CCZ**).

7 In preparing my evidence, I have reviewed:

7.1 The updated Provisions for the Central City Zone and the High Density Residential zone

SUMMARY OF EVIDENCE

8 The receiving environment is a mix of commercial and residential development with no residential attributes currently on the site.

9 In urban form terms, I consider that the proposed 45m height limit on the Central City zone is not dissimilar to the 39m height control limit in the High Density Residential zone with any change between the two built forms being largely Indiscernible or Very Low. This is also consistent with Objective 3.3.7 and creating well-functioning urban environments and the pre-eminence of the Central City.

10 A Central City Zone allows for greater flexibility of use, recognising the site's location on the edge of the central city where there is often a large amount of 'mixing' occurring, without creating a reduction in amenity. Commercial, mixed-use and residential activities are all common in the area, and in many cases have a similar built form outcome;

11 Both zone types, being High density residential and Central City Zone, typically result in a positive relationship to the street and a moderate to high level of street activation whether it is numerous front doors in the case of high density residential or retail/office frontage with a minimum 20% glazing requirement (also required for Residential activities);

12 Noting the similarities of the two zones from a built form perspective, removing a mid-block zone change removes any potential interface issues and removes the need for mid-block setbacks or internal boundary recession planes. The recession plane

¹ Submitter #2077 and submission point references 2077.6 and 2077.7

starts at 3m from above the boundary and reduces development potential, noting that both sites are owned by the same.

- 13 Salisbury Street provides a suitable buffer/distance between the CCZ and HDZ zones with no adverse effects on amenity anticipated.

RECEIVING ENVIRONMENT

- 14 The built form of the Commercial Central City Business zone to the southwest and west is a mix of 1-4 storey buildings fronting Victoria Street with mostly large blank walls facing towards the area to be rezoned. There is a balcony at the rear of 60 Victoria Street which looks directly over the site though. Carparking and surface areas are positioned to the rear of these buildings and immediately adjoin the proposal site. The site to the south is surface carparking and there are numerous surface carparks in the immediate area.
- 15 Across both Salisbury and Durham St North, in the High Density Residential zone, are a mix of 2-4 storey residential apartments of varying ages and styles with associated surface carparking, often directly adjoining the street frontage to the side of the principal building. All of the residential activities in the receiving environment are separated from the 'site' by major roads and do not share any boundaries. The commercial buildings to the southeast of the site have carparking directly accessed from Durham St North with the commercial buildings set back behind these carparks. While this is not a desirable design outcome, it is part of the receiving environment's urban character.
- 16 The urban character of the area is a mix of commercial and higher density residential supported by a moderate level of transport infrastructure. While acknowledging that the site previously had a residential development present prior to the earthquakes, I do not consider the site could be considered to have a purely residential character given the presence of commercial and mixed-use development in the immediate area with the only residential attribute of the host block currently being the site's underlying zoning.
- 17 Overall, the receiving environment lacks a high level of visual coherence or continuity. The receiving environment's urban character is considered to be mixed with commercial, mixed-use and residential activities all present.

BUILT FORM COMPARISON

- 18 Having reviewed the built form standards for the Central City Zone (with the 45m height limit control) and for the High-density Residential zone, both zones allow for similar levels of built form.
- 19 The HDR zone allows for buildings up to 39m in height while the CCZ allows for buildings up to 45m. There are controls in both

zones for residential development which could result in a similar form of development being created on the site. There are controls regarding glazing facing the street. Building setbacks, placement of carparking and landscape controls are similar. However the CCZ zone allows for greater flexibility of activity or use, and is more consistent with the character of the receiving environment.

LOSS OF DEVELOPMENT POTENTIAL

- 20 The rezoning of the site so the entire block is CCZ also removes the need for a 3m setback from the internal residential boundary and the need for a recession plane requirement on the boundary between the commercial and residential zones. Appendix 14.16.2 diagram D requires a recession plane of 60degrees starting at 3.0m above the zone boundary. This results in the recession plane angle hitting a building on the CCZ at only 8.2m or just over 2 storeys. A third storey would be affected by the recession plane and as a result, the mid-block zone change would limit the development potential of the site.

TRANSITION FROM COMMERCIAL TO RESIDENTIAL

- 21 As mentioned above, I consider that the receiving environment has a mix of commercial, mixed-use and residential developments. This is similar to most neighbourhoods on the each of a central city which change and adapt as a city grows. It is these parts of the city which become the most diverse, both in terms of activities but also in terms of built form. Similar areas include Eden Terrace in Auckland and Mt Victoria in Wellington.
- 22 I consider that there is a noticeable difference in landuse north of Salisbury Street with the blocks becoming purely residential. To the east of the site, running in the block between Salisbury Street and Peterborough, the character is more diverse with a mix of commercial and residential present. Salisbury Street appears the idea location for the change in zoning to occur as it removes any interface-internal boundary issues.

CONCLUSION

- 23 I consider that the rezoning of 56 to 72 Salisbury Street and 373 Durham Street North to CCZ a more appropriate zoning which will allow greater development flexibility and remove internal boundary interfaces / sunlight outlook concerns without creating any adverse effects on residential dwellings across either Salisbury or Durham St North.

Dave Compton-Moen

20 September 2023