

Before the Independent Hearings Panel
Appointed by the Christchurch City Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the Housing and Business Choice
Plan Change (PC14) to the Christchurch District Plan

NHL Properties Limited

Submitter 706

**Wigram Lodge (2001) Limited, Elizabeth Harris and John
Harris**

Submitter 817

Christchurch Casinos Limited

Submitter 2077

Summary Statement of Dave Compton-Moen

31 October 2023

Introduction

- 1 My full name is David John Compton-Moen. I have provided urban design evidence relating to submissions from: NHL Properties Limited¹ (**NHL**); Wigram Lodge (2001) Limited, Elizabeth Harris and John Harris² (**Wigram Lodge**); and Christchurch Casinos Limited³ (**Casino**). My qualifications and experience are outlined in my statements of evidence dated 20 September 2023. I reconfirm compliance with the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023.
- 2 I provided three separate briefs of evidence:
 - (a) One in relation to the submission from NHL and Wigram Lodge seeking rezoning of 132-158 Peterborough Street, 137-151 Kilmore Street and 237-333 Manchester Street, Christchurch (**Forte Site**), from notified High Density Residential (**HRZ**) to Central City Mixed Use Zone (**CCMU**).
 - (b) One in relation to the submission from Wigram Lodge seeking rezoning of 850-862 Colombo Street and 139 Salisbury Street, Christchurch (**Wigram Lodge Site**), from notified **HRZ** to **CCMU**.
 - (c) One in relation to the submission from the Christchurch Casino seeking rezoning of 56 to 72 Salisbury Street and 373 Durham Street North, Christchurch (**Casino Site**) from notified **HRZ** to **CCZ**.
- 3 I was involved in Conferencing Urban Design conferencing on 27 September 2023 but none of the above sites were discussed as no Council Urban design evidence had been prepared.
- 4 This summary statement addresses collectively my three statements of evidence, given the degree of commonality between the submission points. I refer to these in this summary as the **rezoning requests**.

Summary of Evidence

- 5 For NHL and Wigram Lodge, I consider that the rezoning of the properties at 132-136, 152-158 Peterborough Street, 237-333 Manchester Street and 137-151 Kilmore Street to CCMUZ 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 Peterborough or Manchester

¹ Submitter 706

² Submitter 817

³ Submitter 2077

Streets. The sites adjoin existing CCMUZ properties with the proposal a natural extension of the zone.

- 6 For Wigram Lodge, I consider that the rezoning of the properties at 850-862 Colombo Street and 139 Salisbury Street to CCMUZ an appropriate zoning which will allow greater development flexibility and remove internal boundary interfaces / sunlight outlook concerns without creating any adverse effects on residential dwellings to the north and east.
- 7 For Christchurch Casinos, 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. This change moves the zone boundary out to the road edge.
- 8 In all cases the receiving environment is typical of an inner-city suburb with a mix of Commercial, Mixed-use and Residential developments, including varying building setbacks, varying building sizes and typologies and provision of surface carparking. There is no consistent built form or style with vary much an eclectic character. Roads are typically busy with high levels of traffic movement, on street parking.
- 9 The CCMUZ and HDR allow for similar forms of built form, including heights and setbacks.
- 10 The CCZ has some consistency with the built form standards of the HDR zone.
- 11 When dealing with the above zone boundary changes I consider a road boundary as a preferable edge or transition although in the instance of the 850-862 Colombo Street and 139 Salisbury Street site a mid-block zone change is not considered to create any adverse effects. The underlying zones are almost interchangeable where existing future residents expect businesses nearby or adjacent.

Dave Compton-Moen

31 October 2023