

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: **Carter Group Limited**
(Submitter 824)

Summary statement of Dave Compton-Moen (Urban Design) on
behalf of Carter Group Limited

Dated: 25 October 2023

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SUMMARY STATEMENT OF DAVE COMPTON-MOEN ON BEHALF OF CARTER GROUP LIMITED

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 (*Carter Group*) 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 statement is intended to provide a brief summary of my evidence in relation to the Central City and Commercial Zones hearing topic. This includes updates where relevant in light of the rebuttal evidence filed for Christchurch City Council (*Council*).
- 4 I was involved in the conferencing between Urban design experts held at Christchurch City Council on 5th October 2023.

SITE-SPECIFIC MATTERS

184 Oxford Terrace

- 5 At conferencing it was agreed that there was a case for changing the height limit at this property from 45m to 90m to be consistent with the height limit on Te Pae and the Midland Building. The site is physically separate from Cathedral Square and any additional shading caused by the additional height is considered to be 'very low'.
- 6 In response to Mr Ray's rebuttal evidence (paragraph 12), the 90m height limit would not be site specific control as it would have the same height limit as the two adjoining properties (Te Pae and Midland). The building used to show potential shading does not comply with several of the built form standards, including tower setback, but its form does highlight that sometimes a better design outcome is possible without prescriptive design standards. Any future building on the site over 28m will be subject to Urban Design matters of discretion.

129-143 Armagh Street

- 7 In regards to shading and visual dominance issues potentially created by 90m high buildings to the north of New Regent Street, this site was not discussed at the Urban Design conferencing as it was considered an Heritage issue by CCC.

- 8 I consider that the reduced height (28m) is not necessary in this location as the proposed interface between new and old developments is common in many urban cities

32 Armagh Street

- 9 This site and its 11m height limit was not discussed during conferencing as it was considered a heritage Qualifying Matter by CCC. However, it was generally agreed by experts that urban design issues would not restrict a higher height control limit in this location, given its proximity to amenities and the city centre. Providing a 32m height limit to the site would make it consistent with all other sites fronting Cramner Square and would not be considered site specific.

COMMERCIAL ZONE SPECIFIC PROVISIONS

- 10 There are several specific rules in the Commercial zone chapter which I do not consider necessary as they are either too prescriptive, could lead to an unexpected outcome and are protected by existing Matters of Control and Discretion which ensure there is the ability to 'guide' development.
- 11 The cadastral arrangement of the central city varies greatly with a mix of lot sizes and shapes. These constraints will often have the greatest effect on any potential future buildings. I still consider that the removal of the following built form standards could be removed with the Matters of Control and Discretion sufficient to direct good design:
- a. 15.11.2.14 Building tower setbacks
 - b. 15.11.2.15 maximum building tower dimension and building tower coverage
 - c. 15.11.2.16 Minimum building tower separation

Dave Compton-Moen

25 October 2023