

**BEFORE THE HEARINGS PANEL OF THE CHRISTCHURCH CITY COUNCIL**

**IN THE MATTER** of the Resource Management  
Act 1991

**AND**

**IN THE MATTER** of the PROPOSAL TO  
CONSTRUCT AND OPERATE  
A DIGITAL BILLBOARD AT 235  
MANCHESTER STREET

---

**SUMMARY OF EVIDENCE OF DAVID JOHN COMPTON-MOEN**

**URBAN DESIGN AND VISUAL AMENITY**

**1 MARCH 2022**

---

## INTRODUCTION

1. My full name is David John Compton-Moen. I hold the position of Urban Designer / Registered Landscape Architect at DCM Urban Design Limited where I am the Director. I started DCM Urban in August 2016 where we focus on urban development and assessment work. Our office is based in Christchurch, but we work throughout New Zealand on urban design and landscape projects.
2. My qualifications and experience are outlined in full in my main evidence. In summary, I would like to highlight the following aspects of my evidence:
  - Receiving Environment
  - Future environment
  - Prepared Graphics
3. In terms of assessing the effects on existing urban character, it is important to note that Manchester Street is a busy, urban environment which is currently characterised by traffic related infrastructure and traffic itself. Bus movements, along with other vehicles, are common creating a dynamic environment which is constantly changing. Signs, including within the street environment, are present including a digital display immediately adjacent to the bus stop. Signs in and around transport interchanges are also common practice.
4. Built form in this block of Manchester St is currently devoid of structure but this will change in the future with the development of the East Frame and the city-side of Manchester Street. This will also occur on the host site with the proposed billboard not preventing the development of the site with a permanent building, with a height somewhere between 7 and 28m. The future environment will have a strong built form with buildings built to the street edge and being at least two storeys in height and likely to include signage.
5. As outlined in my evidence, I consider that the proposed billboard in a free-standing form is acceptable in the current urban environment and in a future environment when residents live in the Billboard's visual catchment. I also consider that a billboard could acceptably be incorporated into a building on the Site in future given the commercial nature of the receiving environment. Assessment of this will occur at the time of designing and consenting any future building.
6. I propose now to briefly talk to my graphic supplement.

Dave Compton-Moen

1 March 2022