

**BEFORE A COMMISSIONER APPOINTED BY THE CHRISTCHURCH
CITY COUNCIL**

IN THE MATTER OF

the Resource Management Act 1991

AND

IN THE MATTER OF

RMA/2022/517 – Proposed Digital
Screen Campus, 129 Waimairi Road,
Ilam

**STATEMENT OF EVIDENCE OF CAROLINE HUTCHISON
(CAMPUS DEVELOPMENT AND SPACE MANAGER,
UNIVERSITY OF CANTERBURY)**

Dated: 8 August 2022

GREENWOOD ROCHE
LAWYERS
CHRISTCHURCH
Solicitor: M A Thomas
(monique@greenwoodroche.com)

Applicant's Solicitor
Kettlewell House
Level 3, 680 Colombo Street
P O Box 139
Christchurch
Phone: 03 353 0577

1 INTRODUCTION

- 1.1 My name is Caroline Hutchison. I am the Campus Development and Space Manager at the University of Canterbury (UC). I hold a Bachelor degree from Massey University in Resource and Environmental Planning (Hons). I have over 20 years of experience in resource management and development planning.
- 1.2 My experience covers work in the private sector as a consultant, local and central government, and the education sector. I have worked broadly in the infrastructure, land development (consents and feasibility), policy (Plan change and RMA policy development), and space management areas, with particular expertise in resource and strategic planning and business case development.
- 1.3 I have been in my current role as Campus Development and Space Manager at the UC for 3 years. In this role I am responsible for oversight of all Resource Management Act matters. I also have a key role in formulating strategy and policy on how the UC campuses will be developed and how physical space within the University is managed to meet the strategic goals of UC.
- 1.4 As part of my role, I have significant knowledge of the type and quantum of space that UC has, how it is used and its capacity. I am the holder of space data and carry out regular analysis for UC on how that space is being used, the opportunities available for better space utilisation and/or how our built assets can be better used to meet the strategic goals of UC.
- 1.5 I have been involved in the Digital Screen Campus proposal since its inception at a broad level in terms of professional advice, but more recently (since February 2022) I have been managing the resource consent process on behalf of UC. This includes working with all of the technical consultants who have provided advice in relation to the proposal.
- 1.6 I led the recent consultation with local residents that submitted on the proposal, as well as preparation of the AEE and technical reports. I prepared the Council's response to the Council's s92 request for

further information. I have reviewed the Council's s42A report prepared by Mr Klomp (including all supporting documents), and also all of the evidence prepared by the witnesses for the University.

2 **SCOPE OF EVIDENCE**

2.1 My evidence:

- (a) Describes the historic and current uses of the campus;
- (b) Addresses the scale of the proposed activity relative to what has happened on the site in the past, what could happen there under the District Plan if the site were to return to typical education use today, and what future activity will occur based on the proposal;
- (c) Describes the consultation undertaken;
- (d) Addresses UC's Parking Policy and Plan;
- (e) Describes UC's track record in successfully and responsibly delivering large building projects;
- (f) Addresses some of the matters raised in submissions on the proposal; and
- (g) Addresses the s42a report and consent conditions.

3 **HISTORIC AND CURRENT USES**

Historic Use

3.1 Prior to merging with UC in 2007, the Dovedale campus was occupied by a separate institution known as the Christchurch College of Education (CCE). CCE was established on the Dovedale site in the 1970's under the relevant Crown Agency (the Ministry of Education).

3.2 The best data I can source after CCE merged with UC is that UC's education enrolment head count (part time and full time enrolled students) went from 790 to 4261. This indicates that the student enrolment headcount for the Dovedale campus was around 3471 or higher, as CCE also merged parts of its courses with Ara Institute.

- 3.3 Of the 790 students enrolled at UC in education related courses at that time, some would have also attended lectures on the Dovedale site, so it could be conservatively estimated that on any given day there could be up to, at peak attendance, around a 4,000 student headcount on the Dovedale site.

Current Activity on Site

- 3.4 Currently there is 19,685m² of buildings on the Dovedale campus. The types of buildings range from flat floor teaching space, lecture space, workshop space, office space, library space, cafe/entertainment space, facility management space, lab space, and daycare space. Only a quarter of the buildings on the campus are currently in use, with occupancy rates varying depending on the building. Currently occupied buildings are Wheki (3,655m²), Christchurch College of Education (1087m²), the Wairarapa Block ED15 (277m²) and the Education Childcare (365m²), with approximately 300 people on site.

4 SCALE OF ACTIVITY

- 4.1 As detailed in the Council Officer's s42a report, the University's s92 response dated 8 July provided several scenarios for understanding the past, current and future scale of activity on the site. These are summarised in Table 1 below.
- 4.2 I have also modelled two additional scenarios for the purposes of this evidence, which reflect the historical use of the site when it was the College of Education. More detail on the modelling is available upon request.

Table 1: Modelled Scale of Activity Scenarios

MODELLED	SCENARIOS			DESCRIPTION
Scale of Activity	Percentage of Space Occupied by People			
		Staff (Office Space)	Students (Teaching space)	
Current Existing Built Environment	1	100%	40%	What activity on the site could be <u>now</u> if typical educational and research use were to resume, based

	2	100%	100%	on the current facilities and the type of space available
Modelled Proposed DSC (as assessed in the AEE) Existing Built Environment and proposed Production Activity	3	100%	40%	Activity proposed, with refurbished existing building space + new film production facilities. Note: Assumes peak production (500 people)
	4	100%	100%	
Likely Future DSC based on forecast student numbers – Existing Built Environment and Production Activity	5	100%	40%	What is likely to occur on site i.e. uses forecast student enrolment numbers for the DSC as opposed to modelling how many students might be onsite based on teaching space capacity, as modelled in all other scenarios Note: Still assumes peak production (500 people)
	6	100%	100%	
Historic Built environment (College of Education)	7	100%	40%	Activity on the site at the time that the College of Education occupied the site
	8	100%	100%	

4.3 Note that the difference between the Current, Modelled Proposed Digital Screen Campus and Historic Scale of Activity modelling versus the Likely Future modelling in Table 1 is that the former 3 modelled potential student numbers based on available teaching space capacity. Likely Future reflects the forecast numbers of Equivalent Full Time students in 2029 when enrolments are anticipated to become stable, as described in the evidence of Ms Nuthall. The AEE has been conservative and has assessed the effects of the proposal based on available teaching spacing capacity.

4.4 As detailed in the response to the RFI, 100% occupancy of student teaching spaces across the campus back-to-back during every hour of the day is considered a highly unlikely scenario based on my experience of how UC space is used but was modelled at the request of the Council. In my opinion and experience, the 40% occupancy of teaching spaces are the more realistic scenarios, particularly given increased online learning as described in Ms Nuthall's evidence. It is also noted that the 100% occupancy of 'staff' space is very generous, it is my opinion that staff occupancy within any given day would likely be lower when allowing for sickness, annual leave etc.

4.5 Table 2 below summarises the results of the modelled scenarios shown in Table 1. Note that Scenarios 1 and 3 were the ones used by Mr Metherell for the purposes of assessing traffic and parking effects.

Table 2:

Modelled	Scenario	Non-Teaching Space (total people in a day and any given hour)	Teaching Space (Students occupying campus in any given hour)	Total
Current	1	1099	907	2006
	2	1099	2268	3367
Modelled Proposed DSC	3	1195	782	2477
	4	1195	1897	3,592
Likely Future	5	1195	241	1936
	6	1195	603	2298
Historic	7	1076	1,366	2,442
	8	1099	3,415	4,491

4.6 Comparing the 'odd' numbered and grey highlighted 40% student occupancy scenarios I make the following comments:

- (a) Historical activity on the site (for some 30 years) had similar numbers of people on site (2,442) to the Modelled Future Digital Screen Campus (2,477).
- (b) The potential activity that could occur on the site using existing buildings (Scenario 1) is modelled at 2,006 compared to the Future Digital Screen Campus 2,447 (Scenario 3). However existing site coverage is only 33%, therefore UC could increase site coverage to 45% (resulting in 15,944m² of additional buildings) as of right. Those additional buildings could be 5-6 stories based on a maximum height of 20m (79,720 – 95,664m²) which could potentially cater for an additional 4,000 - 4,800 people (based on applying 20m² per person). So based on the existing zoning, there could be up to 6,000 – 6,800 people on the site, and additionally extra stories added to existing low story buildings.

- (c) The Future Actual scenario (Scenario 5) shows that the number of people on the site as a result of the proposal is lower than all other modelled scenarios.

5 CONSULTATION

5.1 Section 9 of the AEE lodged with the resource consent application details consultation undertaken with the local community leading up to the lodgement of the application, interaction with Christchurch City Council, and also details consultation with wider industry and community agencies in relation to the proposal. I will not repeat that in my evidence.

5.2 This part of my evidence will cover the following:

- (a) Subsequent changes to the application in response to matters raised by submitters; and
- (b) Informal consultation with local residents and submitters post notification of the consent.
- (c) Pedestrian and cycling safety and priority

5.3 Submissions from Mr Blake Quartly, Ms Teresa Smith, and a submitter whose name and address have been withheld under the Local Government Official Information and Meetings Act 1987, raised their concerns about additional conflict points (vehicle access) and/or safety for pedestrians and cyclists. A new vehicle access is proposed on Dovedale Avenue and Waimairi Road, but the key cycle and pedestrian corridor is on Dovedale Avenue.

5.4 As part of the University's response to the Council's request for further information, UC has volunteered conditions of consent to ensure priority and safety for active transport mode users along Dovedale Road. This design is further discussed in evidence by Mr Metherell.

Closure of some existing Dovedale Avenue vehicle accessways to the campus and opportunity to increase street parking

5.5 A number of submissions (Mr David Elvey, Ms Susan Gardenbroaek, Ms Catherine McEvedy, Mr and Ms Carins, Mr and Ms Milnes, and a

submitter whose name and address have been withheld under the Local Government Official Information and Meetings Act) raise their concerns around the loss of on-street carparks as a result of new accesses on Waimairi Road and Dovedale Avenue, and concerns around the number of vehicle accessways from the campus onto Dovedale Avenue.

- 5.6 The two new vehicle access ways proposed will require 11 on street carparks to be removed. In reviewing our existing formal access ways onto the site off Dovedale Avenue when responding the Council's request for further information, it was decided that two of those existing access ways are not needed and could be removed. Closure of these (i.e. removal of access ways over sidewalks) will enable kerb and channel to be reinstated and provide the opportunity to provide for 12 new street parks, resulting in a net increase of one space, subject to Council approval and processes.

Informal consultation with local residents and submitters post notification of the consent

- 5.7 In mid-June 2022, UC had the opportunity to host a small film production company on the Dovedale campus, on a temporary basis (3 months), as a legally permitted activity under Rule 6.2.4.1.1 P6 of the District Plan. The activity meets all the standards for the rule and we communicated with Sean Ward, Principal Planner at the City Council in relation to the activity.
- 5.8 This early engagement with the screen industry has given UC and its community an insight into what can be expected when digital screen industries operate on site, and the benefits that this brings to UC staff, future UC students and Ōtautahi Christchurch.
- 5.9 I recognised that the timing of the opportunity could potentially result in the perception by submitters on this proposal and nearby residents that this activity could be seen to pre-empt the outcome of this application. UC is committed to operating transparently with its students, staff, and wider UC community, including neighbours, about all of its activities. As such we communicated the small film production's use of the campus widely across different platforms as follows:

- (a) An email was sent (on 23 June 2022 – see **Appendix 1** to my evidence) to all residents that submitted on the resource consent application about the temporary activity, the duration, details of the operation, and assured submitters that UC was not presuming the outcome of the resource consent application. No concerns about this activity were raised from any of the people we communicated with.
- (b) UC has a dedicated project page on its website¹, and we posted information about the temporary activity on this page (on 23 June). This page is available for any member of the public and the link has been widely shared and communicated with the surrounding Dovedale residential community <https://www.canterbury.ac.nz/about/capitalworks/projects/dovedale-screen-campus/>
- (c) Updated the Campus section of the Digital Screen Campus Webpages on the UC website (23 June) <https://www.canterbury.ac.nz/digital-screen-campus/campus/>
- (d) An update to our wider neighbour audience via the UC's monthly community newsletter on the 11th of July 2022.

5.10 As part of our ongoing commitment to engaging with the local community, UC invited those submitters that expressed concerns about the resource consent application to join UC and relevant technical consultants to discuss aspects of the proposal, share updates, and listen to submitters concerns through an informal forum. That meeting was held on Monday the 25th of July 2022, and approximately 15 resident submitters attended that meeting. I note that the meeting was originally planned for 13th of July, as mentioned in the Council s42a report, but was delayed to staff sickness.

5.11 The matters raised by those submitters who attended the meeting mirror those detailed in submissions (i.e. street parking, vehicle access, traffic numbers, loss of (and expectations about retention of) green space). The scale of activity on the site was also discussed, as was the methodology used to establish a realistic 'baseline' scenario

¹ <https://www.canterbury.ac.nz/about/capitalworks/projects/dovedale-screen-campus/>

versus anticipated actual numbers (discussed earlier in my evidence). UC's consultant planner Mr Chrystal also went over the next steps in the process and upcoming timelines leading up to the hearing. My notes from the meeting are included in **Appendix 2** to my evidence.

Ongoing engagement with neighbours and residents

5.12 The University of Canterbury hosts Hui ā-Hapori (Community Meetings) throughout the academic year, inviting campus neighbours and local (non-student) residents to meet and discuss matters of mutual interest to them and come together as part of the UC community by sharing in manaakitanga.

5.13 At these meetings, UC keeps the local community up-to-date on UC activities that may affect them, assists neighbours to meet and talk with UC and student leaders, and provides an opportunity to be consulted on the future direction of UC.

5.14 Any local residents are welcome to attend, and only need to register on the Council's website to receive an invitation. We invite all submitters on this proposal to attend those meetings, where (if resource consent is granted) construction and operation of the Digital Screen Campus will be discussed and any concerns or queries that residents have can be addressed.

6 UC'S PARKING POLICY AND PLAN

6.1 The combined campus on-site parking numbers available, as of the most recent audit, 7 July 2022, was a combined 3,394 car parks.

6.2 Parking provision on the UC campus has previously reflected the requirements in the District for prescribed student and staff to carpark ratios². UC's most recent assessment under the now defunct parking provisions (Rule 7.2.3.1 and Appendix 7.5.3.1) showed that the University had an oversupply of car parking across our sites. Even under those now defunct rules, it did not require parking for every student or staff member (i.e. 20 spaces per 100 FTE students, and 5.5 spaces for staff per 100 FTE students).

² As acknowledged in paragraph 53 of the Council Officer's s42a report.

- 6.3 In 2021, UC developed a parking policy and plan which is influenced by its strategic goals. The policy and plan seeks to support parking outcomes that contribute to the following strategic goals; encouraging sustainable transport modes and providing efficient and equitable parking.
- 6.4 The key principles of the Parking Plan are:
- (a) Prioritise those with the greatest need for parking;
 - (b) Efficient use of space dedicated to parking;
 - (c) Parking supports wider sustainable transport outcomes;
 - (d) Flexible and equitable car parking; and
 - (e) Reducing car parking demand.
- 6.5 To achieve these principles, the UC policy is to charge for on-site vehicle parking. Restrictions on parking apply from 8.00am to 5.00pm Monday to Friday all year round. Parking permits can be issued to University staff and students on application and payment of the appropriate fees. There are some reserved parking spaces on site, but a majority of carparks are available for permit holders, and the permit gives the holder a licence to park in any vacant non-reserved space. Rates for parking on campus are cheap compared to parking in the Christchurch CBD. For example, the monthly cost of an open air UC staff parking permit is approximately \$83 (non-reserved), which is comparatively cheap compared to a similar carpark in the CBD which costs around \$200 (non-reserved) for a month (using a Wilson carpark as an example)
- 6.6 The price of on-campus parking is critical as part of an integrated parking management approach to encourage mode shift and reduce parking demand while also ensuring fair and equitable parking for students and staff.
- 6.7 Mode shift from single-occupant vehicles to sustainable modes is an important strategy (led by Government and also adopted by the City Council) to reduce emissions and address other problems associated with high levels of car usage.

- 6.8 UC's desired transport outcomes are mirrored by Christchurch City Council's Transport Strategic Plan 2012-2042 (TSP), which encourages sustainable transport modes, with a focus on developing cycle networks and re-prioritising road space to deliver this mode. There is also a greater focus in the TSP referred to above on public transport routes and improving transport choices, and stronger parking management.
- 6.9 These outcomes are also reflected in the CCC Programme Business Case for CCC Transport System, published in January 2017. The preferred programme adopted in that Business Case was a focus to address the problems associated with the way people choose to travel (predominantly by private vehicle), by improving the convenience and connectivity of walking, cycling and public transport so as to increase the use of these modes. CCC have heavily invested in the development of Major Cycle Ways in the City, and two of those converge with the Ilam and Dovedale campuses (Uni-Cycle and Nor'West Arch – partly open). We know that as a result of re-prioritising some of the road network for cycleways, the trade-off is the loss of street parking. In the case of Uni-Cycle and Nor'West Arch (partly open) there has been a loss of 117 street parks close to UC, particularly close to the Ilam Campus. With the extension of the next phase of the Nor'West Arch from the University to Harewood, I understand an additional 96 carparks will be lost on Ilam Road, between the University and Memorial Avenue.

7 UC'S TRACK RECORD IN SUCCESSFULLY AND RESPONSIBLY DELIVERING LARGE BUILDING PROJECTS

- 7.1 Following the 2010 and 2011 earthquakes, the University (working with numerous local suppliers) has successfully delivered a range of capital projects. In total, the University has capitalised buildings and infrastructure of \$758 million since 2011³.
- 7.2 UC has a strong track record of delivering well designed, high value construction projects, and has the systems and processes needed to manage large scale construction projects. Most recently, UC

³ UC Annual Report, 2019, Page 22 <https://www.canterbury.ac.nz/media/documents/annual-reports/1-Annual-Report-2019-Full.pdf>

delivered two large construction projects, the Beatrice Tinsley and Tupuānuku buildings. The Beatrice Tinsley building opened in October 2019 and is the new home of UC College of Science staff and postgraduate students. The project value of that building was \$30.7 million. The Tupuānuku building is a new state of the art Student Accommodation hall completed in early 2021. The project value of that building was in excess of \$70 million.

- 7.3 The Tupuānuku building won the design Asia-Pacific Student Accommodation Award (APSAA) for excellence in Facility Development or Management. The award recognises Tupuānuku's innovation as a new generation facility, which celebrates the University's bicultural values and vision, and strong focus on student wellbeing. As part of that design process, careful consideration was given as to how the building would interface with the surrounding environment. The site is situated adjacent to a number of other existing student accommodation facilities, and is immediately bordered by the historic Ilam gardens as well as the Avon River. A cultural narrative was developed for this building and will also be developed for the Digital Screen Campus as part of established processes and protocols for constructing new buildings on the campus. UC has a 'long view' when it comes to investing in built and soft infrastructure. Unlike a commercial developer, its drivers and outcomes are more balanced between social, cultural, and economic outcomes. The University wants to build and develop spaces on its campus that attract people to the institution, for work, research or study and retain a high level of amenity, character and quality within the environment it sits.

8 **SUBMISSIONS**

- 8.1 I have reviewed all of the submissions on the proposal and wish to address those which raise loss of recreational space, expectations around the future use of Dovedale field and tree planting.
- 8.2 There were also a number of submissions in support of the application, 14 in total. These submissions in summary raised the following benefits of the proposal:

- (a) Digital content as a growing sector and the growing importance of emergence of film and digital content;
- (b) Hub for local talent and content creators;
- (c) Massive benefits for having supporting infrastructure as proposed to build up the industry in Canterbury;
- (d) Need for an integrated set of offerings at the bachelors level to establish pathways for advanced work will draw talent from around NZ; and
- (e) Potential for local economic activity.

8.3 Prior to the 2011 earthquakes, the part of the site referred to as the Dovedale field (i.e. that part of the site proposed for film production facilities) had a 6-lane running track (400m) and 1 multifunctional playing field. This field was used by the College of Education, and then by UC after the merger in 2007, to support the Physical Education and Health content of the Education degree. This field was never formally open for public bookings or use, but was sometimes used for ad-hoc bookings by third parties at the discretion of UC or informally by members of the public.

8.4 There were also tennis courts on the site. Predominantly for the use of campus occupants, they were also used by schools and tennis clubs. That part of the site is now occupied by Hayashi Accommodation, built in 2018. That accommodation consists of 16 two-story townhouse buildings for second year students.

8.5 The Dovedale Gym on the campus was badly damaged during the 2011 earthquake and has not been inhabited since. It is proposed to demolish the Gym in October this year (it is approximately 2,000m² in size).

8.6 When activities on the Dovedale campus were merged with those at UC, there was a duplication of recreation facilities (i.e. gym, fields). UC has now consolidated and centralised its base for recreational activity to the Ilam Campus and Ilam fields (eight fields - 4 for rugby and 4 for soccer). UC is also currently looking at the merits of investing in a new recreation centre on the Ilam Campus, and as part

of this there could also be a new playing field and an outdoor basketball court.

- 8.7 Post-earthquake, the Council granted a Temporary Accommodation Order (May 2011) for temporary accommodation (47 teaching and office units) on the Dovedale field. Those units have since been removed.
- 8.8 Some of the submitters on the proposal have referred to being assured, when the Temporary Accommodation was established, that the site would in time revert back to its Greenfield and recreational use. I was not at UC at that time so I cannot comment on any assurances that may have been given. However I consider it unlikely that any assurances would have been given that the land would remain Greenfield in perpetuity given its zoning, the strategic importance of the land and the fact that it wasn't legally owned by the University when the Temporary Accommodation units were established.
- 8.9 The owner of the Dovedale campus, while the Christchurch College of Education (CCE) was based there, was the Crown (acting by and through the Minister for Tertiary Education (Ministry of Education)), with a registered lease to CCE. While CCE was merged with UC in 2007, the land was only acquired for University Purposes and Gazetted in August 2015. There are no encumbrances or restrictions on the Dovedale field site. Neither does the existing zoning restrict any part of the Dovedale campus to use for recreation space.
- 8.10 As described in Ms Nuthall's evidence, universities are dynamic institutions that must change to respond to society's education and research needs, which are forever evolving. UC needs to be able to maximise and leverage its built assets and land to deliver 21st century work ready students and research activity. While it is recognised that UC has a responsibility in delivering a campus that is sympathetic to, contributes to, and maintains the amenity of the surrounding residential environment, it is not its role to provide the wider community with recreational assets beyond those required to deliver its core business.

- 8.11 In the submission by the Ilam and Upper Riccarton Residents Association, it is suggested that UC have been remiss in meeting a past commitment to residents in relation to tree planting on the southern part of the site. There are no protected trees on the site under the District Plan, as confirmed by Council expert, Mr Ostash.
- 8.12 Trees needed to be removed on the southern boundary of the site adjoining Parkstone Avenue due to the temporary post-quake use of the area by the Discovery School while its new facility was being built in the City. UC met with local residents in March 2020 to discuss this issue, and in July 2020 UC advised the submitter, via email, that UC had planted 16 cherry trees in this area.
- 8.13 UC takes its relationship and obligations with its adjoining community seriously, however in planting and maintaining the landscape on the UC campus, a balance must be struck between not just 'screening' elements, but maintenance, safety, and passive surveillance needs, as well as the intention to maintain an open park like landscape with open grass areas at its boundary. UC considers that the replanting on the affected southern part of the site raised in the submission is consistent with these outcomes.
- 8.14 There were also a number of submissions in support of the application, 14 in total. These submissions in summary raised the following benefits of the proposal:
- (a) Enabling the growth of digital content and the digital sector, and the growing importance of the emergence of film and digital content;
 - (b) The campus providing a hub for local talent and content creators;
 - (c) Massive benefits for having supporting infrastructure as proposed to build up the industry in Canterbury;
 - (d) Need for an integrated set of offerings at the bachelors level to establish pathways for advanced work, this will draw talent from around NZ; and
 - (e) Potential for local economic activity.

9 SECTION 42A REPORT

- 9.1 I have reviewed the s42a report and agree with most of its recommended conditions. Recommended amendments to some of those conditions are addressed in the evidence of the relevant technical witnesses for UC. The only condition on which I wish to comment is condition 33 which proposes to limit construction activity hours. This limit on construction hours is not practical or necessary, for the reasons explained in Mr Farren's noise evidence, and is not consistent with previous large built projects that UC has undertaken as far as I am aware.
- 9.2 Looking at the most recent UC build, in February 2019 UC was granted resource consent to build a large new hall of residence (RMA/2018/2463) on Homestead Lane (6 storeys, 12,326m²). As part of that consent, Council agreed that all noise associated with construction could be managed with only a condition that requires all construction work to comply with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential/rural/industrial/commercial areas (see applicable Table on Page 11 of this standard). There was no limit on the hours during which construction activity could be undertaken provided this was undertaken in accordance with the Standard. While that site is not opposite a residential zone (setback to neighbouring residential properties was approximately 100 metres), the site sits within the area of the residential halls, which is a built up area of residential living and as such has the same sensitivities.

10 SUMMARY AND CONCLUSION

- 10.1 Based on my detailed understanding of how the campus is used, which has informed the modelling undertaken of scenarios for potential and future activity on the site, it is my opinion that even with peak production activity, the activity that is proposed to occur on the site will be similar to historical levels. I also note that the existing site could be more intensively developed as a permitted activity, particularly if the existing buildings were to be removed and replaced.

- 10.2 The University has been responsive to submitters concerns by proposing conditions of consent to address the number of accesses to the site, maintaining pedestrian and cyclist safety on Dovedale Avenue, as well as negating the need to lose any street parks as a result of the proposal.
- 10.3 The University has used many forms of communication to keep the local community and local submitters of the proposal informed, operating transparently about all of its activities, and will continue to do so through its regular Hui ā-Hapori.
- 10.4 The UC parking policy reflects the same outcome that the City Council is trying to achieve, that is to encourage mode shift to active and public transport modes. As such, providing parking on site is a delicate balance between ensuring fair and equitable parking for students and staff while achieving wider strategic and sustainable outcomes.
- 10.5 The University has a strong track record of delivering well designed, high value construction projects, and has the systems and processes needed to manage large scale construction projects. UC has a 'long view' where the outcomes for our built environment are balanced between social, cultural, and economic outcomes. The University wants to build and develop spaces on its campus that attract people to the institution, for work, research or study and retain a high level of amenity, character and quality in the local environment.
- 10.6 In conclusion, I consider that UC has the necessary and proven experience as a developer to deliver the proposed campus, which has a strong focus on environment and design.

Caroline Hutchison

August 2022

Appendix 1 – Consultation Email

From: Screen Campus Shared Mailbox
Sent: Thursday, 23 June 2022 3:18 pm
To: Screen Campus Shared Mailbox <screencampus@canterbury.ac.nz>
Subject: A Dovedale Campus update

Kia ora,

Thank you for taking time to engage with the University of Canterbury (UC)'s recent [resource consent application](#). Your feedback is key to a successful future for the University's Dovedale campus, and we look forward to working with you to address any concerns.

The University is committed to operating transparently with its students, staff, and wider UC community, including neighbours, about its planned development of the Dovedale campus. With that commitment in mind, we want to let you know the University will be hosting a film production company on Dovedale for about three months, from late June to late September 2022.

The production will be small, and we will work with the production company to ensure there's as little impact to our neighbours as possible – all activity, including filming, will take place indoors so there will be no noise, and all production vehicles will be parked on campus. The total number of production team members on campus is unlikely to exceed 60 people. Most of the team will be on campus for six weeks of filming [August].

All going well, there should be little identifiable increase in activity on campus, for the duration of the production company's tenure. All noise and hours of operation will comply with the District Plan provisions.

UC is pleased to support the creation of new Aotearoa New Zealand stories by local storytellers.

Please be assured that, in taking up this opportunity, UC is not predicting or presuming the outcome of the resource consent application. Small, temporary activities such as this is allowed by the Christchurch City Council and lend no weight toward a resource consent decision.

UC is committed to keeping interested neighbours informed of developments or activity that may impact them and while the production team will arrive next week, the agreement with the University has only recently been confirmed. This message was prepared and distributed as soon as possible.

In summary:

- A New Zealand film production company will be based on UC's Dovedale campus from late June to late September 2022.
- There will be no outdoors filming on campus. Production will take place inside existing Dovedale buildings.
- All production company vehicles will park in UC carparks.
- There will be little to no noise from the production.

- The total number of production team members is unlikely to exceed 60.

If you have questions or would like to speak with someone about the upcoming activity on the Dovedale campus, please reply to this email with your request.

(If you wish to attend tri-annual meetings about what's happening at UC, email your contact details to events@canterbury.ac.nz and ask to be added to the [UC Hui ā-Hapori Community Meetings](#) mailing list).

For more information on the proposed development of the Dovedale campus, go to the [UC Projects page](#) or the DSC [Campus redevelopment page](#).

Ngā mihi,

Caroline Hutchinson

[Campus Development and Space Manager](#)

Te Whare Wānanga o Waitaha | University of Canterbury

Appendix 2 –My Notes from UC Meeting with Submitters– Monday 25th of July

Resource Consent neighbours meeting 25th July 2022

Presentations from Digital Screen Campus staff:

Robyn – overview of the vision of the campus. Pointed out that the Teachers College had around 4000 students, 500 staff, whereas the Digital Screen Campus will bring 700 students (headcount).

Dean – overview of planning side. Brings up the commercial component that has triggered the resource consent, and the height of the studio building (23.5). Parking standards have now disappeared as of February 2022. Talked about buildings and their distance from the roads. Talked about access points. Carparking losses – 3 on Waimairi, 7 on Dovedale, however have gained 12 from removing some entrances. Also gave an overview of the resource consent process from here on.

Andrew – overview of traffic planning. Two new vehicle accesses into the backlot area. Redevelopment of traffic planning is very close to what already exists. Confirms the backlot won't have a lot of traffic coming through, it'll be a truck every now and again.

Matt – overview of greenspace and landscaping. Confirms the trees will be protecting university buildings and how building elevations relate to this. A lot of original planting will be retained. Confirmed use of mesh type fence, but when security is needing hoarding will be put up. Hedging will be put up around production offices. A lot of detailed design to be done on exactly what will be used for planting and landscaping.

Caroline – acknowledges the loss of the recreational space, but the reality is that it has been zoned tertiary land and not as recreational land. Robyn confirmed that the land was transferred from government in 2014 and we're a semi-autonomous Crown entity, although a resident contended this. Confirms that the gym will be demolished as it is not feasible to fix.

Questions from neighbours:

- *The document sent to neighbours said there would be 2000 students, so why are we saying there's only 700 students?*

This is the capacity for students and staff on the campus, and what the buildings can cater for. However, based on space planning there should be around 40% attendance at any given time. If everything was full, should be maximum 1195 people on campus. Residents were confused about the maths here.

- *How does government funding work in relation to the staff : student ratio?*
Residents were reminded that staff on campus are not just academic, as the IT department is in Wheki. Reiterated that 91% education government funding will be towards Digital Screen degree.

- *What happens if the campus grows beyond what is planned?*
900 students is the capacity for the campus (again, reiterating this is less

than the Teachers College). We will be limited by funding to facilitate this growth. We are currently not planning for over 700 students.

- *How much space do Digital Screen students take up?*
This degree is a joint venture between arts and engineering – engineering students typically take up more space than arts students. Their space planning takes into account what space students physically need, which starts from classroom timetabling. Figures given to neighbours are based data from multiple universities.
- *How will parking work when students are here?*
Residents are severely concerned about university not offering affordable parking which has caused residents to ‘suffer’ because they lose street parking. This is a UC wide problem, though, not just the DSC.
- *How is this different to other film studios in New Zealand?*
Resident brought up Lane Street studio and thought this will be competitive. We noted that the key difference we have is the colocation of education and commercial, and that the Top 20 film schools around the world have this arrangement. Also confirmed that there are not any other sound stages in the South Island at the moment which is a competitive advantage.
- *What impact will there be from productions working at night?*
Robyn confirmed we will retain control over the commercial activity, which will have strict controls over night activity. While productions are likely to still work at night, they will be in soundproof buildings. Also confirmed that productions are unlikely to be coming and going throughout the night, as productions usually run with shifts.
- *Why have entrances been changed?*
This is for security of productions.
- *Why would we want trucks turning right on Waimairi Road?*
Residents have considerable concern about this. Reiterated that there is likely to be two trucks coming in per day at maximum, and these are unlikely to happen at the busiest time of the day. Film productions will have to adhere to a traffic management plan, which most councils work with film studios to put in place.
- *How will the cycleway and walkway on Dovedale be impacted?*
Printed plans available to residents has the proposal for special designs to do with these accessways. Path will retain the priority. Confirmed the added accessway has to be put in, especially to have the new buildings integrated with the rest of the campus.
- *Can the Mill be moved further into the land on the corner of Dovedale Ave and Waimairi Road?*
No, as the intersection could not accommodate this turn for trucks.
- *How will existing trees be incorporated into campus construction?*

- Confirmed that some trees may be removed due to health reasons, such as ones on the southwest and northwest corners. Resident asked whether there is a benchmark for tree health so trees are not unnecessarily taken down, which is confirmed to be happening. There were also concerns raised about the cherry trees on Parkstone Road, as the university has not kept faith with the residents about planting the amount of trees promised. Confirmed that more trees will be planted which will be maximum 10m high.
- *How long is the building development going to take?*
Reiterated the three stage approach to this, which will take three years in total.
 - *How will construction get into the site?*
This is yet to be decided with the construction management plan. Likely that Waimairi Road entrance will be used, unlikely that Dovedale Ave and Oak Drive will be used.
 - *Will a cycleway be put through the internal campus?*
No, but there will be cycle parks.
 - *How much joinery/engineering noise is likely to come from the Mill?*
The Mill is going to be soundproofed because the studio is next to it. All activity in the Mill will likely be done during the day, and noise will be kept to a residential standard.
 - *How will traffic diversions around neighbouring streets be managed?*
The Christchurch City Council did work on Waimairi Road at the end of 2021, which caused some concern for residents as traffic was diverted around the neighbouring roads and now motorists have learned these habits. Confirmed that this will be covered in the construction management plan, but the resident asks that this is treated with high priority.
 - *Where will construction workers park?*
Confirmed that construction parking will be facilitated on site, which will be a part of the construction management plan.
 - *What happens if something goes wrong with the plan?*
Resident notes that we did not say anything about contingency plans. Confirmed that the lead contractor and the project manager will be covering contingencies, and the Christchurch City Council will be enforcing this.
 - *Will construction trucks be avoiding Parkstone Avenue?*
Yes, this is planned to be avoided.