

**BEFORE THE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14
(Housing and Business Choice) to the Christchurch
District Plan

JOINT STATEMENT OF EXPERTS – URBAN DESIGN / ARCHITECTURE

MIXED USE ZONE PROVISIONS

27 September 2023

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topic of **Urban Design – Mixed Use Zone**.
2. The expert conferencing was held between parties remotely on 25 September 2023.
3. Attendees at the conference were:
 - (a) **Nicola Williams**, for Christchurch City Council. Nicola provided a statement of evidence dated 11 August 2023 on urban design matters in response to submissions.
 - (b) **Simon Johnson**, for ChristchurchNZ – submissions #760, #2048, #2094. Simon provided a statement of evidence dated 20 September 2023 on architectural matters related to the Mixed Use Zone.

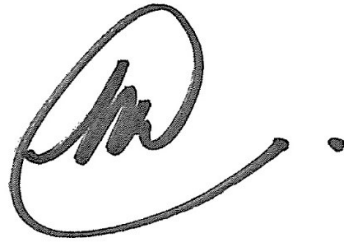
CODE OF CONDUCT

4. This joint statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.
5. We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it.

PURPOSE AND SCOPE OF CONFERENCING

6. The purpose of conferencing was to identify, discuss, and highlight points of agreement and disagreement on **Urban Design / Architectural** issues relevant to Plan Change 14.
7. Conferencing covered the following urban design topics:
 - (a) The built form standards for Comprehensive Residential Development in the Mixed Use Zone.
8. All attendees reviewed relevant s32 reports, evidence, s42A reports, other reports in advance of the conferencing.
9. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 26 September 2023

A handwritten signature in black ink, consisting of a large, stylized initial 'N' followed by a smaller 'W' and a period.

Nicola Williams

A handwritten signature in black ink, featuring a large, stylized initial 'S' followed by a smaller 'J' and a horizontal flourish.

Simon Johnson

ANNEXURE A – EXPERT CONFERENCING ON URBAN DESIGN / ARCHITECTURE

Mixed Use Zone Built Form Standards

Participants: Nicola Williams (CCC) and Simon Johnson (CNZ)

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Built form standards for Comprehensive Residential Development in the Mixed Use Zone Rule 15.10.2.9</p>	<p>Parties agree with the changes to Rule 15.10.2.9, relating to:</p> <ul style="list-style-type: none"> • Increase the maximum communal outdoor living space ratio to 1:4 ratio requirement for the communal green space (Rule 15.10.2.9 (m)(ii)) • Exchanging 'living area' with 'living space' (Rule 15.10.2.9 (g)); and • Excluding sites on the south side of the street not needing to comply with the ground floor OLS not being located adjacent to the street (Rule 15.10.2.9 (p)). 	