

**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 URBAN DESIGN AND ARCHITECTURE.

5th October 2023

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topic of Urban Design and Architecture. The expert conferencing was held on 27th September 2023, facilitated by Paul Thomas.
2. Attendees at the conference were:
 - (a) William Field, David Hattam, Amanda Mackay, Alistair Ray and Nicola Williams for Christchurch City Council.
 - (b) David Compton-Moen for Carter Group Ltd and the Catholic Diocese of Christchurch and LLM Investments Ltd.
 - (c) Jonathan Cleese for Kainga Ora
 - (d) Jade McFarlane for Cashmere Park Ltd and
 - (e) Hugh Nicholson for Atlas Quarter.

Cashmere Park evidence relates to a zone change matter which has not been considered in City Council evidence to date. As a result, it was agreed that there should be separate informal discussions between experts on this matter once the legal status of the submission was clarified. Jade McFarlane consequently did not participate in the conferencing.

The evidence of William Field relates specifically to the City Spine Transport Corridor which is not a matter that is addressed in the submitter evidence on these topics. Consequently, Mr Field did not participate in the conferencing.

CODE OF CONDUCT

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

PURPOSE AND SCOPE OF CONFERENCING

5. The purpose of conferencing was to identify, discuss, and highlight points of agreement and disagreement on the proposed urban form controls in PC 14.
6. Conferencing covered the majority of matters on a preliminary agenda which had been discussed by the experts in advance of the conferencing.

However, it was recognised that there is in some areas a significant overlap with planning evidence on certain matters.

7. All attendees reviewed relevant evidence in advance of the conferencing.
8. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 5th October 2023



David Hattam



Amanda Mackay



Alistair Ray



Nicola Williams



David Compton-Moen



Jonathan Clease



Hugh Nicholson

ANNEXURE A – EXPERT CONFERENCING

CENTRAL CITY ZONE

Participants: Alistair Ray

- Carter Group Ltd, Catholic Diocese and LMM Investments Ltd (David Compton Moen) #814, #823

Issue	Agreed Position	Disagreements or reservations, with reasons
Height Limits on 184 Oxford Terrace and 129-143 Armagh Street	<p>DCM questioned why the property at 184 Oxford Terrace was given a height control of 45m when adjacent sites re 90m. AR thought it was because it was part of a title which is part of the Cathedral Square precinct. DCM confirmed that it was a separate title. As a result, it was agreed that there is a case for changing the site height control to 90m.</p> <p>With regard to 32 Armagh Street it was agreed that this was a heritage area interface issue and therefore not covered by these Council experts. There was general agreement though that urban design issues would not restrict a higher height control limit in this location, especially given its proximity to amenities and the city centre.</p>	

Participants: Alistair Ray

- Carter Group Ltd, Catholic Diocese and LMM Investments Ltd (David Compton Moen) #814, #823

- Kāinga Ora (Jonathan Clease) #834 #2082 #2099

- Atlas Quarter (Hugh Nicholson #2007)

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Overall Height strategy in the Central City Zone and the need for built form rules and assessment criteria.</p>	<p>Following extensive discussion there was agreement in principle from AR and JC to the broad summary position set out below.</p>	<p>HN disagrees that any increase in the height limits in the central city is required given that there is adequate capacity under the existing rules to meet expected demand, and that increasing height limits would slow the redevelopment of vacant land cleared after the Canterbury earthquakes and adversely affect the quality of the central city environment and the health and safety of communities.</p> <p>DCM agrees with the 3 tier approach but still has reservations regarding the tower dimension and internal boundary setbacks for towers above 45m where the proposed prescriptive controls are considered unnecessary and could lead to a poor design outcome. He considers the Assessment Matters proposed sufficient to allow any design to be viewed more holistically.</p> <p>Although AR agreed to the broad summary below he considers that the rule regime should achieve greater design flexibility for buildings between 28m and 45m than over 45m. JC also considers that the activity status for over 90m high buildings should be Restricted Discretionary as opposed for Discretionary.</p>

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City Centre Zone – building form / height

Proposed 3 Tiers

Clear policy support for this position is necessary.

Up to 28m

- As per the Operative plan – working well. Consent needed, UD assessment etc.
- Relatively simple / straight-forward consenting process.
- Presumption that buildings have a max 21m street-wall, with anything above setback at least 6m

Between 28m and 45m

- Buildings now “*more welcome*” – a change to the existing standpoint (as opposed to a presumption against these buildings).
- RD consent needed.
- Presumption that buildings above 28m still need to be in a tower format, avoiding large, bulky, dominant buildings.
- Buildings need to demonstrate an appropriate response to their site and location. I.e. smaller sites will justify a different outcome to larger sites i.e. internal boundary setbacks may not be appropriate.
- Looking for a fine grain, complex building form with variety and diversity.
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- Presumption that buildings have a max 21m street-wall, with anything above setback at least 6m. Exceptions can be made if the site cannot accommodate this or if located on a corner.

- Mix of commercial, residential and hotel buildings.
- Greater UD scrutiny than the “up to 28m category”. Need to demonstrate *high-quality* design – building form / massing philosophy, architectural composition including materials, colours, treatment of blank walls etc.

Above 45m


- Only tower buildings, with slim / tall / elegant proportions considered above 45m.
- RD consent needed up to 90m. Full discretion above 90m.
- Tower dimension and internal boundary setback applies (to ensure taller proportions). Presumption that buildings not rising up straight from the street edge and setback from internal boundaries – encourage tower / podium arrangement – but this is up for discussion depending on the site.
- Recognise that this will likely be limited to residential and hotels, and much fewer sites suitable.
- Even greater UD scrutiny than the “28m to 45m category”. Need to demonstrate *exemplary quality* design – building form / massing philosophy, architectural composition including materials, colours, top of the building, night-time appearance etc.

CCMUZ AND MUZ OUTSIDE CENTRAL CITY

Participants: Nicola Williams

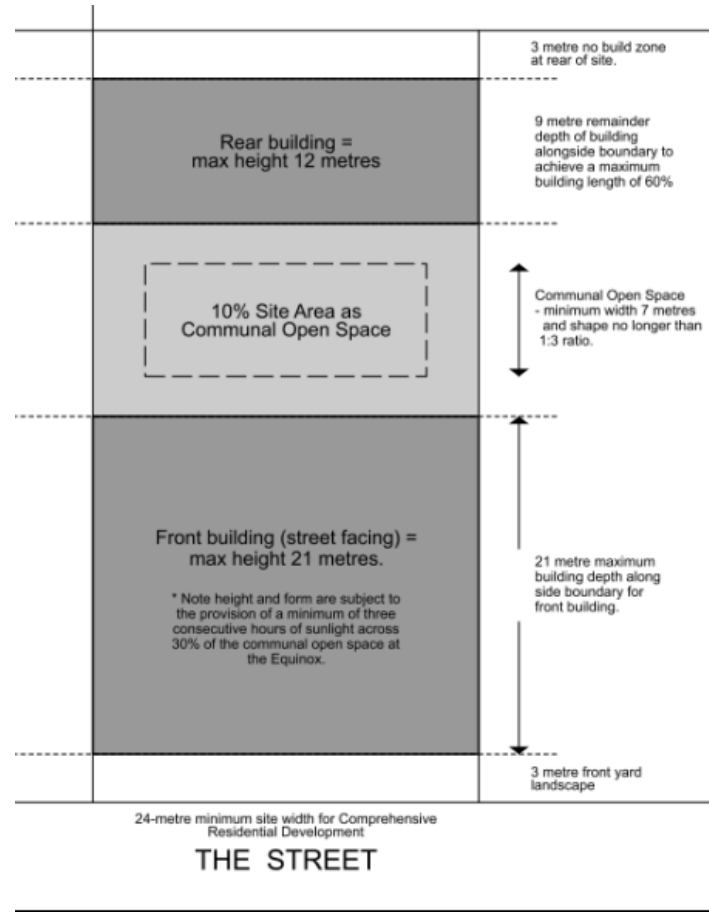
- Kāinga Ora (Jonathan Cleese) #834 #2082 #2099

Issue	Agreed Position	Disagreements or reservations, with reasons
KO: CCMUZ – height to 39m [para 3.100]	NW and JC agreed that there should be a step change in height down from the Central City Zone to the Central City Mixed Use Zone and the Central City Mixed Use Zone (South Frame).	Disagreement between NW recommended 32m height and JC recommended 39m to align MU with Residential High Density. It was agreed that JC had taken a more high-level approach across zones, whereas NW has considered strategic direction and specific block and contextual issues

		i.e. narrower street widths and larger site sizes etc.
KO: TCZ – street wall height and upper level building setback	Agreed that proposed street wall height and then setback is required.	.
KO: CCMUZ(SF) - height 21/22m	<p>Agreed that a lower height is appropriate for CCMUZ (SF), especially given the removal of the operative 13-metre height overlay over High Street (between Lichfield and St Asaph Streets as illustrated in green outline below). Minor disagreement with the height of 21-metres recommended by NW (or 22m as sought by JC).</p>  <p><i>Figure 1 – Map of operative 13-metre height along High Street (green line) which is to be removed in PC14. Note CCMUZ(SF) zone</i></p>	

	<p><i>provisions will be in place for these two blocks which include a number of special heritage items and settings.</i></p>	
<p>KO MUZ – Sydenham</p>	<p>JC issue is how to enable this small lot industrial area which is largely intact to transition to residential. JC considers that the residential enablement should focus on the part of this zone that is closest to the City Centre and has higher amenity. NW tabled lot size plans that illustrate contiguously owned sites comprising upward of 2,000sqm. West of Durham Street, a number of sites between 5,000sqm – 2 hectares exist.</p> <p>However, both agree that the Comprehensive Housing Precinct (15.2.3.2 / 15.10.2.9 / 15.14.3.40) should be more focused. JC and NW agree that the Precinct in Sydenham be consolidated between Montreal Street to Hawdon Street. NW also supports JC’s addition of the section (see solid red outline) on the west side of Montreal Street to better interface with the existing residential activity here.</p>	

Housing Precinct bulk and location standards diagram (below) should be located within the Built Form Standards



KO: Mandeville height of 36-39m

Site is close to Riccarton Centre and close to Hagley Park. NW and JC noted that the appropriate height for this area is linked to a resolution of whether Riccarton is a Town Centre

Regardless of whether the Riccarton centre has a MCZ or TCZ, NW maintains that the height of 22-metres in this Mixed Use Zone, in combination with the minimum standards for Comprehensive Residential Development

	Zone or Metropolitan Centre Zone (and the flow-on changes to heights in the HRZ surrounding the commercial centre).	(15.10.2.9), which directs site layouts to a perimeter block, results in a high density (upward of 230DPH net), medium scale, transitioning neighbourhood. If additional height in these MUZ Riccarton area was to be offered, NW notes that the communal open space minimum would need to be increased to provide commensurate onsite amenity (sun access), and privacy and access to nature.
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Participants: Alistair Ray

- Atlas Quarter (Hugh Nicholson #2007)

Issue	Agreed Position	Disagreements or reservations, with reasons
Heights in the CCMU zone		There is disagreement on the height limits that should apply in the CCMU Zone. HN maintains that there is adequate capacity under the existing rules to meet expected demand, and that increasing height limits would slow the redevelopment of vacant land cleared after the Canterbury earthquakes and adversely affect the quality of the central city environment and the health and safety of communities. He considers that the existing height limits should be retained.

TOWN CENTRE ZONE / METRO CENTRE ZONE

Participants: Nicola Williams

- Kāinga Ora (Jonathan Cleese) #834 #2082 #2099

Issue	Agreed Position	Disagreements or reservations, with reasons
KO: Centre hierarchy – changing status of Riccarton, Papanui and Hornby from Town Centre Zone to Metropolitan Centre Zone. [para 3.150]	NW and JC agreed that this is primarily a planning issue and that urban design matters such as height and road wall / set back flow from the resolved centre status.	NW maintains a 20m road wall height and 45-degree (close to the lower equinox sun angle in Ōtautahi, Christchurch) upper-level setback is recommended to provide for a pleasant street environment to encourage modal shift towards active modes such as walking, cycling and scooting, as well as encourage uptake (noting cooler climate and lower sun angles in Ōtautahi) of the proposed Light Rail on the east-west City Spine Transport Corridor between Hornby, Riccarton, Central City in particular.

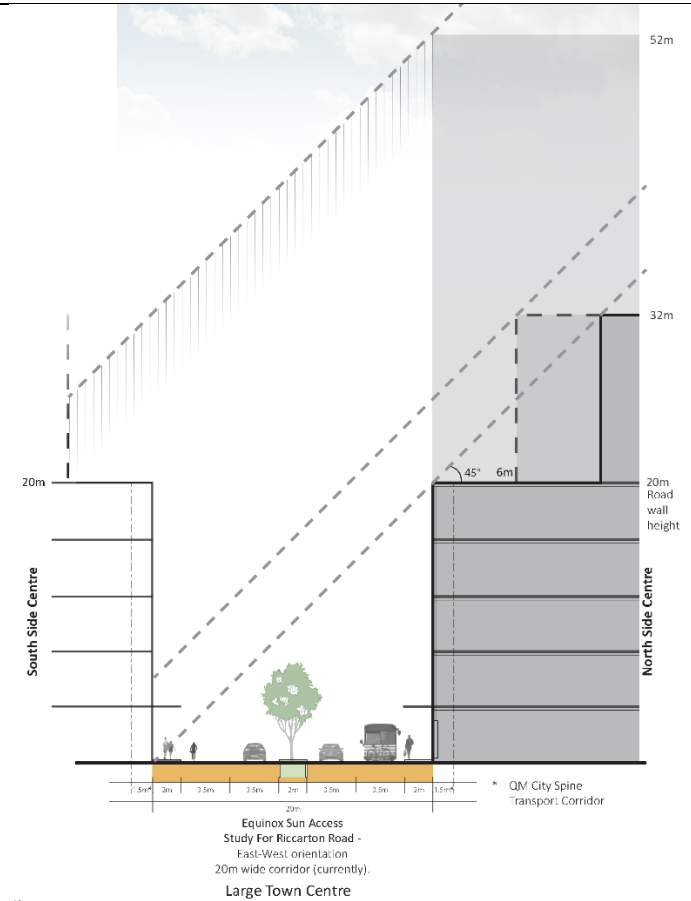


Fig 3 – cross section of Riccarton Road (east west) illustrating the added shading at the Equinox between a 6m upper level setback and a 45-degree setback and the council recommended height of 32-metres. Also illustrated is KO's 52metre recommendation.

JC considers that sunlight access to the footpath is a minor issue in large commercial centres that is readily

		outweighed by the benefits of greater intensity of activity.
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RESIDENTIAL ZONES

Participants: David Hattam

- Kāinga Ora (Jonathan Clease) #834 #2082 #2099

- Carter Group Ltd, Catholic Diocese and LMM Investments Ltd (David Compton Moen) #814, #823

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Heights - Various zone height limits (not geographic extents) (14.6.2.1)</p> <p>Roof / top floor setbacks and Height in relation to boundary</p> <p>HRZ minimum heights (including single storey extensions)</p> <p>Tall building communal spaces</p>	<p>As with the City Centre there was discussion regarding the balance between urban form standards and urban design assessment criteria for the HDZ.</p> <p>DH and JC agreed that the inclusion of diagrams demonstrating the standards was warranted.</p> <p>DH and JC agreed that a setback for the top floor was appropriate. JC considered that the rule 14.6.2.1 is ambiguous as to whether the setback applies to all levels above 19m or just the top floor. Agreed that it should apply to the top floor.</p>	<p>JC considers that if the Metropolitan Zone is adopted then a higher height limit of 36m is warranted.</p> <p>DH considers heights above 22m only appropriate where very high standard of amenity exists (eg near Hagley Park)</p>

Zone Boundaries and Heights	<p>DH and JC agreed that heights need to reflect an overall strategy of stepping down from the centre.</p> <p>DH and JC also agreed that within this there could be extra height in the HRZ for the blocks closest to Hagley Park.</p>	<p>DH and JC disagreed on height within the four avenues which JC considers should be comprehensively 39m (ie 12 stories).and this should also apply to the HRZ surrounding Riccarton.</p> <p>DH disagreed on loss of sun effects.</p>
<p>Fences (14.5.2.9 and 14.6.2.6)</p> <p>Ground Floor Habitable Space (14.5.2.12 and 14.6.2.9)</p>	<p>DH, JC, DCM and HN broadly agreed on the outcomes sought for fencing related to outdoor living. Also that the standard may benefit from improvement, including the use of diagrams.</p> <p>Agreed that it was more difficult on the south side of the street and that the main issue was providing an open front threshold relating to the front door and window(s). Transparent fencing could be part of the solution in limited circumstances but privacy in outdoor living spaces should be respected.</p>	<p>JC despite the agreement in principle considers the wording of the standard can be improved in that he considers the design principles to be achieved do not relate well to the rule.</p>
<p>Building Length</p> <p>In HRZ for taller buildings</p> <p>In HRZ and MRZ generally (14.5.2.19 and 14.6.2.18)</p>	<p>JC and DH agree that the standard is appropriate in the HRZ for tall buildings because it helps to manage sunlight access</p> <p>The issue relates largely to medium density development block forms that are perpendicular to the</p>	<p>JC and DCM consider the rule has few benefits and its application could be limited to larger sites only.</p> <p>DCM does not consider this rule should apply below 4 storeys in HRZ or MRZ zone. Long blocks can allow for the efficient use of a site or allow for a strong built edge</p>

	frontage. This to break up the built form with gaps between blocks for landscaping / parking.	to the street to be created, without creating adverse effects. DH agreed to consider further.
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EXPERT CONFERENCING ON SPECIAL PURPOSE ZONE (SCHOOLS)

Participants: Amanda Mackay

- Catholic Diocese (David Compton Moen) #823

Issue	Agreed Position	Disagreements or reservations, with reasons
New landscaping standard (13.6.4.2.6) maximum building length (13.6.4.2.4.iv.) Matters of discretion, inclusion of Crime Prevention Through Environmental Design (CPTED) principles (13.6.5.1.i)		No agreement was reached on these matters.