

**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

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**SUPPLEMENTARY STATEMENT OF EVIDENCE OF DAVID HATTAM  
ENCLOSING RECORD OF INFORMAL CONFERENCING OF ARCHITECTS,  
ARCHITECTURAL DESIGNERS AND URBAN DESIGNERS**

2 May 2024

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## INTRODUCTION

1. My full name is **David Anthony Hattam**. I am employed as a Senior Urban Designer at the Christchurch City Council.
2. I was one of the participants of the informal conferencing that was suggested by the Independent Hearings Panel to occur between Christchurch City Council urban designers and representatives of architectural submitters (collectively referred to as **Designers**) regarding various residential zone standards.

## RECORD OF INFORMAL CONFERENCING

3. The informal conferencing was held between the Designers on 11 December 2023, facilitated by Paul Thomas.
4. Attendees at the conference were:
  - (a) **Simon Bartholomew** (Plain & simple architects)
  - (b) **Mitchell Coll** (Fabric Architecture)
  - (c) **Rohan Collett** (NZIA & Collett Architects)
  - (d) **Andrew Evans** (AE Architects)
  - (e) **Glenn Murdoch** (ADNZ)
  - (f) **Geordie Shaw** (Shaw & Shaw Architects)
  - (g) **Daniel Sullivan** (NZIA & Common architects)
  - (h) **David Hattam** (senior urban designer, CCC)
  - (i) **Nicola Williams** (senior urban designer, CCC)
5. The purpose of the informal Designers conferencing was to identify, discuss, and highlight any points of agreement and disagreement on the workings of various residential zone standards.
6. As the conferencing was informal, attendees were not asked to confirm the minutes at the time of conferencing. Subsequently, I have requested they do so to confirm the accuracy of the meeting record.
7. Responses were received from six attendees in total (including myself), who have approved the record. Five attendees signed the Joint Statement or

copies of it circulated again on 9 April 2024. A sixth (Rohan Collett) confirmed by email on 22 April 2024 that the annexure to the Joint Statement reflected the points discussed. The remaining three<sup>1</sup> have not responded.

8. Attached is a copy of the Joint Statement dated 5 April 2024, including **Annexure A**, a record of the informal Designers conferencing.
9. Additional signature pages are also attached.

Date: 2 May 2024



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**David Anthony Hattam**

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<sup>1</sup> Mitchell Coll, Dan Murdoch and Daniel Sullivan have not responded.

# **ATTACHMENT**

JOINT STATEMENT RELATING TO INFORMAL CONFERENCING OF  
ARCHITECTS, ARCHITECTURAL DESIGNERS AND URBAN DESIGNERS, 11  
DECEMBER 2023

**ANNEXURE A:** A RECORD OF DESIGNERS CONFERENCING FOR THE PC14 IHP  
FACILITATED BY PAUL THOMAS (THOMAS PLANNING)

ADDITIONAL SIGNATURE PAGES

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**JOINT STATEMENT OF ARCHITECT SUBMITTERS AND CHRISTCHURCH  
CITY COUNCIL URBAN DESIGNERS**

5 April 2024

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## INTRODUCTION

1. This joint statement relates to informal conferencing that was suggested by the Independent Hearings Panel to occur between Christchurch City Council urban designers and representatives of architectural submitters (collectively referred to as **Designers**) regarding various residential zone standards.
2. The informal conferencing was held between the Designers on 11 December 2023, facilitated by Paul Thomas.
3. Attendees at the conference were:
  - (a) **Simon Bartholomew** (Plain & simple architects)
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  - (i) **Nicola Williams** (senior urban designer, CCC)

## PURPOSE AND SCOPE OF INFORMAL CONFERENCING

4. The purpose of the informal Designers conferencing was to identify, discuss, and highlight any points of agreement and disagreement on the workings of various residential zone standards.
5. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 5 April 2024

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**Simon Bartholomew**

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**Mitchell Coll**

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**Rohan Collett**

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**Andrew Evans**

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**Glenn Murdoch**



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**Geordie Shaw**

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**Daniel Sullivan**



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**David Hattam**



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**Nicola Williams**

# ANNEXURE A

## Designers Conferencing for the PC14 IHP

11<sup>th</sup> December 2023

Facilitator: Paul Thomas (Thomas Planning)

Attendees:

1. Simon Bartholomew (Plain & simple architects)
2. Mitchell Coll (Fabric Architecture)
3. Rohan Collett (NZIA & Collett Architects)
4. Andrew Evans (AE Architects)
5. Glenn Murdoch (ADNZ)
6. Geordie Shaw (Shaw & Shaw Architects)
7. Daniel Sullivan (NZIA & Common architects)
8. David Hattam (senior urban designer, CCC)
9. Nicola Williams (senior urban designer, CCC)

Note not all matters on the Agenda were able to be addressed in the time available. However, all built form standards related matters were considered. For each of these, the main discussion points are noted as well as any areas of agreement (or otherwise).

Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
<p>Landscaped area and Tree Canopy Cover (14.5.2.2 and 14.6.2.7)</p> <p>Note this is mostly not an urban design rule except</p> <ul style="list-style-type: none"><li>• Minimum dimension of 0.6m (should be 0.45m)</li></ul>	<p>None</p>	<ul style="list-style-type: none"><li>• Reduce width (AE)</li><li>• Reduce driveway widths (eg keep at 3m for up to 10 units)</li><li>• More performance-based solution (as at present?)</li><li>• Monitoring has found that accessways often do not have sufficient landscaping (DH).</li></ul>



Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
<p>Building Height (14.5.2.3) – NOTE MRZ only</p> <ul style="list-style-type: none"> <li>• Allow for additional height for steep roof pitches over 30 degrees</li> </ul>	None	<ul style="list-style-type: none"> <li>• Concern is that the prescriptive roof pitch is not aligned with Ōtautahi roof aesthetic.</li> <li>• Consider alternatives such as offering exceptions to roofs with higher roof pitches. The wider the base the taller the pitch could be.</li> <li>• Consider a ‘roof zone’ of an additional metre to achieve a stronger gable which presents a good face to the street.</li> <li>• DH - Concern is that larger developers will build 3 storeys within 12 m and then add in a very shallow or flat roof. 12m should be enough for 3 storeys and a roof (currently 11m).</li> </ul>
<p>Outdoor Living Spaces (14.5.2.5)</p> <ul style="list-style-type: none"> <li>• Location of</li> <li>• Reduced size for 1 bed units in MRZ</li> </ul>	None	<ul style="list-style-type: none"> <li>• Location best if not on the south side.</li> <li>• DH noted that there is a strong market incentive for good orientation and that a rule was originally not considered necessary.</li> <li>• AE suggested re 1 bedroom – back to 4m x 4m (16sqm) OLS with a separate service court in all areas.</li> <li>• DH outlined concerns over encroachment of servicing reducing the usable area (with the existing rules) and that the reduction was</li> </ul>

Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
		<p>restricted to HRZ because of a desire to facilitate more units in the best areas.</p> <ul style="list-style-type: none"> <li>• Agreed to consider further. <i>No change recommended for reasons given above.</i></li> </ul>
<p>Height in Relation to Boundary (14.5.2.6)</p> <ul style="list-style-type: none"> <li>• In commercial and HRZ interfaces with MDRZ, that they should reflect the more stringent recession plane</li> <li>• Discourage the use of flat roofs by promoting gables.</li> <li>• Boundary to boundary is not always a usable outcome due to Building Act setbacks and privacy. Tilt panel blank walls at 20m deep on the side boundaries is not a good urban outcome for neighbourhoods.</li> </ul>	<ul style="list-style-type: none"> <li>• Apply more restrictive recession planes at zone boundaries (ie to the more enabling zone)</li> <li>• Allow for gables (specifically) to intrude recession planes in MRZ and HRZ zones, , as currently allowed, with RSDT / RS permitted exemptions.</li> </ul>	<ul style="list-style-type: none"> <li>• No agreement on boundary to boundary exceptions.</li> </ul>
<p>Garages (14.5.2.7 (a)(iv))</p> <ul style="list-style-type: none"> <li>• Change garage exception from 10.1m to 6.2m.</li> </ul>	<p>Agreed that rules in revised draft PC14 are appropriate (10.1m with 3m height).</p>	
<p>Outlook Space per Unit – 14.5.2.8 (i)</p> <ul style="list-style-type: none"> <li>• Can be interpreted as extending over neighbour or impeded by fencing. Add extra clauses to clarify: be contained within the property boundaries and unobstructed by buildings or fences.</li> </ul>	<p>Agreed more clarity would be beneficial</p>	<ul style="list-style-type: none"> <li>• DH – Noted may not be possible (may be amending MDRS)</li> </ul>

Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
<p>Fences (14.5.2.9 and 14.6.2.6)</p> <ul style="list-style-type: none"> <li>• Increase maximum height to be 2m above floor level rather than ground level (where flood levels apply).</li> </ul>	<p>DH requested examples to review</p>	<ul style="list-style-type: none"> <li>• Would lead to high fences on adjacent sites. Does not seem to be a common problem at present.</li> </ul>
<p>Windows to Street (14.5.2.10 and 14.6.2.8)</p> <ul style="list-style-type: none"> <li>• Reduce to 15% (done with conditions)</li> <li>• Retain exclusion for roofspace (done) and make it all roofspace not just a single gable (done)</li> <li>• Reduce the distance after which the rule is not applied (currently 12m) or apply only to front units. Issue of how it effects extension to existing units / accessory buildings.</li> <li>• Measure as the interior wall area and from above the finished floor level (finished floor levels done).</li> <li>• Exclude garage walls.</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed the changes made to Council's final draft are appropriate.</li> <li>• Other matters not agreed.</li> </ul>	<ul style="list-style-type: none"> <li>• DH - Agreed to consider inclusion of garages. <i>Changes are not recommended. Excluding the garage creates an incentive to place garages at the front.</i></li> <li>• The 12m distance is a relaxation from MDRS and has been set to make sure units with front garages or parking are included.</li> <li>• Agreed to consider a 4-unit threshold (as single dwellings have not been identified as being problematic). <i>Not recommended as a large number of 2 and 3 unit multi-unit complexes are expected which we consider should be covered by the rule.</i></li> </ul>
<p>Storage (14.5.2.13)</p> <ul style="list-style-type: none"> <li>• Delete</li> <li>• Allow inclusion of garages (remove car space size in 14.5.2.13b)</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed volumes too high. Suggested 1 bed should be 2m<sup>3</sup> and other volumes also reduced.</li> </ul>	<ul style="list-style-type: none"> <li>• AE does not agree (requests deletion of rule).</li> </ul>

Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
	<ul style="list-style-type: none"> <li>• Agreed some should be in an accessible internal cupboard (2m<sup>3</sup>) and balance can be in garages / attics etc.</li> <li>• Volumes in addition to bike parking and wardrobes.</li> <li>•</li> </ul>	
Outdoor Air Conditioning (14.5.2.17)	<ul style="list-style-type: none"> <li>• Agreed that the rule as drafted could have unwarranted consequences and could be reconsidered.</li> </ul>	<ul style="list-style-type: none"> <li>• DH cited rationale for this rule but noted there are problems in drafting it effectively</li> <li>• AE concern is additional cost of screening a heat pump and an additional consent.</li> </ul>
Building Length (14.5.2.19)	<ul style="list-style-type: none"> <li>• Agreed that rule was appropriate to manage longer than typical blocks but needs clear assessment matters - to be enabling enough (ie allow some breaches) where there is good mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>• AE proposes an exemption for the ground floor, but RC does not agree - more and more sites are 1.5m off the ground.</li> </ul>
MRZ and HRZ Height in relation to Boundary (road boundary) <ul style="list-style-type: none"> <li>• Consider impact on narrow streets (increase setbacks or include recession planes)</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• DH considers MRZ allows sun access even for narrow streets (12m front to front).</li> <li>• No agreement on inclusion of road boundary recession plane.</li> </ul>
HRZ setbacks (14.6.2.3) <ul style="list-style-type: none"> <li>• Consider other mechanisms such as Development contributions for street trees.</li> <li>• Consider maximum setback.</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• DH – reason for setbacks is to act as mitigation of street façade / privacy buffers etc.</li> </ul>

Issue raised (by architects)	Agreed Position	Disagreements or reservations, with reasons
<p>Waste Management (14.6.2.11)</p> <ul style="list-style-type: none"> <li>Remove area measurement and change to a requirement for sufficient space (accessible, usable and screened)</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Issue is requirement for circulation space and possible unintended consequences to avoid consent (eg locating bins in gardens).</li> <li>DH Agreed to consider further. <i>No Change recommended - Concern over unintended consequences of change and complexity of administration for single houses.</i></li> </ul>
<p>Building Coverage</p> <ul style="list-style-type: none"> <li>In HRZ allow 60% without conditions; or reduce minimum site width to 12m.</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>DH: concern is combo of height + coverage = bulk as don't have recession planes at height. Also observed issues of poor-quality ground levels on higher density apartments.</li> <li>AE recommends 60% in HRZ and 50% MDRS.</li> <li>Group – need to consider the multiple smaller sites which form a large part of redevelopment.</li> </ul>
<p>New Rule (Street Facing Facades) – a 400mm step in building line every 6m</p>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>MC – wants to see articulation to the street façade i.e. depth of window junctions / rebates/ articulation to enhance the sense of residential flavour of the neighbourhood. Not look commercial. Could be landscape or roof articulation.</li> </ul>
<p>Minimum Heights in the HRZ</p> <ul style="list-style-type: none"> <li>Increase to 3 or 4 storeys</li> </ul>	<ul style="list-style-type: none"> <li>Designers agree but DH noted that planners may not.</li> </ul>	

Date: 5 April 2024

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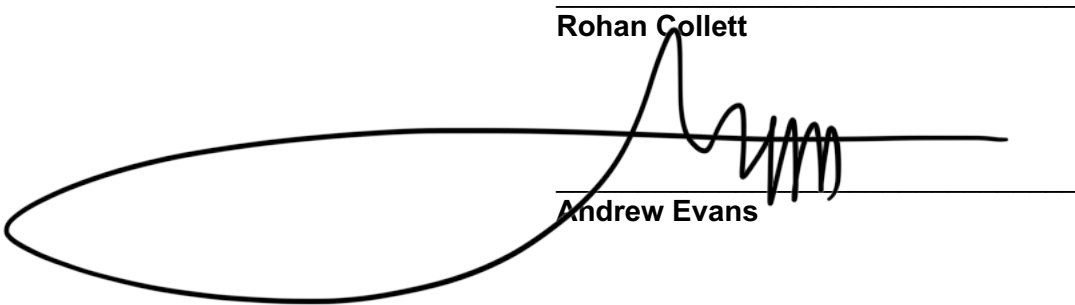
**Simon Bartholomew**

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**Mitchell Coll**

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**Rohan Collett**

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**Andrew Evans**

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**Glenn Murdoch**

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**Geordie Shaw**

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**Daniel Sullivan**

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**David Hattam**

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**Nicola Williams**

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#### **PURPOSE AND SCOPE OF INFORMAL CONFERENCING**

4. The purpose of the informal Designers conferencing was to identify, discuss, and highlight any points of agreement and disagreement on the workings of various residential zone standards.
5. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 5 April 2024



Simon Bartholomew

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**Mitchell Coll**