

**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**

**JOINT STATEMENT OF EXPERTS – URBAN DESIGN / ARCHITECTURE**

**MIXED USE ZONE PROVISIONS**

16 October 2023

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## **INTRODUCTION**

1. This joint witness statement relates to expert conferencing on the topic of **Urban Design – Mixed Use Zone**.
2. 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.
3. This supplementary joint witness statement addresses an issue identified after expert conferencing. Attendees at the supplementary conferencing 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) **Jonathan Cleese**, for Kainga Ora – submissions #834 #2082 #2099. Jonathan provided a statement of evidence dated 20 September 2023 on urban design 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 15.10.2.9.
8. All attendees reviewed relevant s32 reports, evidence, s42A reports, other reports in advance of the conferencing.
9. **Annexure A** records the agreed updated wording within the Joint Witness Statement dated 5 October, updated 9 October.

Date: 16 October 2023



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**Nicola Williams**



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**Jonathan Cleese**

**ANNEXURE A – SUPPLEMENTARY EXPERT CONFERENCING ON URBAN DESIGN / ARCHITECTURE**

Mixed Use Zone Built Form Standards Rule 15.10.2.9

**Participants: Nicola Williams (CCC) and Jonathan Clease (KO)**

Issue	Agreed Position	Disagreements or reservations, with reasons
<p>Wording of the JWS dated 5 October (revised 9 October) on Page 11 does not reflect the true accuracy of the conversation.</p>	<p>Parties agree with the following changes (in red and bold font) to the changes to the JWS, including:</p> <p><i>NW and JC also support the inclusion of this Precinct around Lancaster Park. JC noted there are some back lots which do not have road frontage which may be less safe to provide for housing. NW referenced built form standard 15.10.2.9.a. which requires a minimum 24-metre road frontage which limits back lots.</i></p> <p><i>JC and NW also agreed that the mechanics of the provisions of this zone are difficult to understand (<b>initially</b>) and <b>workability readability</b> could be improved. <b>JC considers the workability of the rules could also be improved.</b></i></p> <p><i>These experts will take this further in a separate session in due course NW appreciates that the Comprehensive Housing Precinct bulk and location standards diagram (below) should be located within the Built Form Standards.</i></p>	