

**BEFORE AN INDEPENDENT HEARINGS PANEL
IN CHRISTCHURCH**

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

UNDER the Resource Management Act 1991 (the **RMA**)

AND

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

**STATEMENT OF REBUTTAL EVIDENCE OF NICOLA WILLIAMS ON BEHALF
OF CHRISTCHURCH CITY COUNCIL**

MIXED USE ZONE OUTSIDE THE CENTRAL CITY

Dated: 9 October 2023

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EXECUTIVE SUMMARY

1. I endorse a revised extent of the Comprehensive Housing Precinct for Sydenham because it would:
 - (a) Consolidate the first tranche of residential activity within a closer walkable distance to the Sydenham Centre as well as Hagley Park South to the north-west. This supports CPTED / safety as well as access to a large regional open space;
 - (b) Strengthen the neighbourhood coherence of Addington to the west by meeting this residential area; and
 - (c) Include a number of larger lot sizes on under and undeveloped sites.
2. I recommend relocating the Bulk and Location diagram in Appendix 15.15.4 to Built Form Standard 15.10.2.9.

INTRODUCTION

3. My full name is **Nicola Helen Williams**. I am employed as a Senior Urban Designer at the Christchurch City Council
4. I prepared a statement of primary evidence on behalf of Christchurch City Council (**Council**) dated 11 August 2023. My primary evidence addressed the following issues arising from the submissions and further submissions on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**):
 - (a) Height and setbacks within the Central City Mixed Use Zone (**CCMUZ**), the Central City Mixed Use Zone - South Frame (**CCMUZ(SF)**) within the Central City;
 - (b) Height and setbacks of the Large Town Centres outside the Central City; and
 - (c) The 'workability' of the Mixed Use Zone provisions outside of the Central City.
5. I have the qualifications and experience set out at paragraphs 30-33 of my primary evidence dated 11 August 2023.

6. I repeat the confirmation given in my primary evidence that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023, and that my evidence has been prepared in compliance with that Code.

SCOPE OF REBUTTAL EVIDENCE

7. In this rebuttal evidence, I respond to the following two issues in the evidence by Mr Clease on behalf of Kāinga Ora (#834, #2082, #2099):
 - (a) Consolidation of extent of the Comprehensive Housing Precinct in the Mixed Use Zone (outside the Central City); and
 - (b) 'Complexity' of 15.10.2.9 Minimum standards for Comprehensive Residential Development.

EXTENT OF COMPREHENSIVE HOUSING PRECINCT

Issue

8. At paragraphs 3.125 Mr Clease considers that at this early point in time, the residential enablement of Sydenham should focus on the parts of this zone that are close to the Sydenham (large) Local Centre, and within a 1.2 kilometer walking distance Hagley Park South (north-west of Sydenham) to provide for immediate urban amenity and access to nature.

Recommendation

9. On reflection of the issues Mr Clease has identified relating to the extent of the precinct, I agree with his point relating to the need to consolidate the Comprehensive Housing Precinct in Sydenham until Council funds are available to develop the greenways and through site links.
10. On further consideration of the extent of the precinct, I acknowledge that there may also be CPTED considerations relating to residential activity developing first on the periphery of the Precinct i.e. near Waltham Road. This area is over 800 metres from the shops and nighttime amenities of the Sydenham Large Local Centre, which can provide a level of safety until such time as the transition to residential progresses.
11. I recommend that the Precinct be extended further west than Mr Clease's outline (indicated on Figure 6 / para 3.125 of his Evidence), to Montreal

Street to include a number of large sites, as well as extend residential activity to meet the edge of the residential neighbourhood of Addington (western side of Montreal Street), so that it encompasses the area shown in **Appendix A**. This would also strengthen the neighbourhood coherence of this area.

WORKABILITY OF MINIMUM STANDARDS FOR COMPREHENSIVE RESIDENTIAL DEVELOPMENT

Issue

12. At paragraph 5.22 Mr Clease cites “complexity of the comprehensive residential rules” issues. In expert conferencing, Mr Clease suggested that relocating the diagram (Appendix 15.15.14 Comprehensive Housing Precinct Bulk and Built Form Standards) in the Appendix into the body of the provisions would be helpful to the understanding of 15.10.2.9 Minimum standards for Comprehensive Residential Development.

Recommendation

13. I agree with Mr Clease and recommend relocating the Bulk and Location diagram (**Figure 1** below) from Appendix 15 to Built Form Standard 15.10.2.9 to improve understanding of how the standards work together as a set.

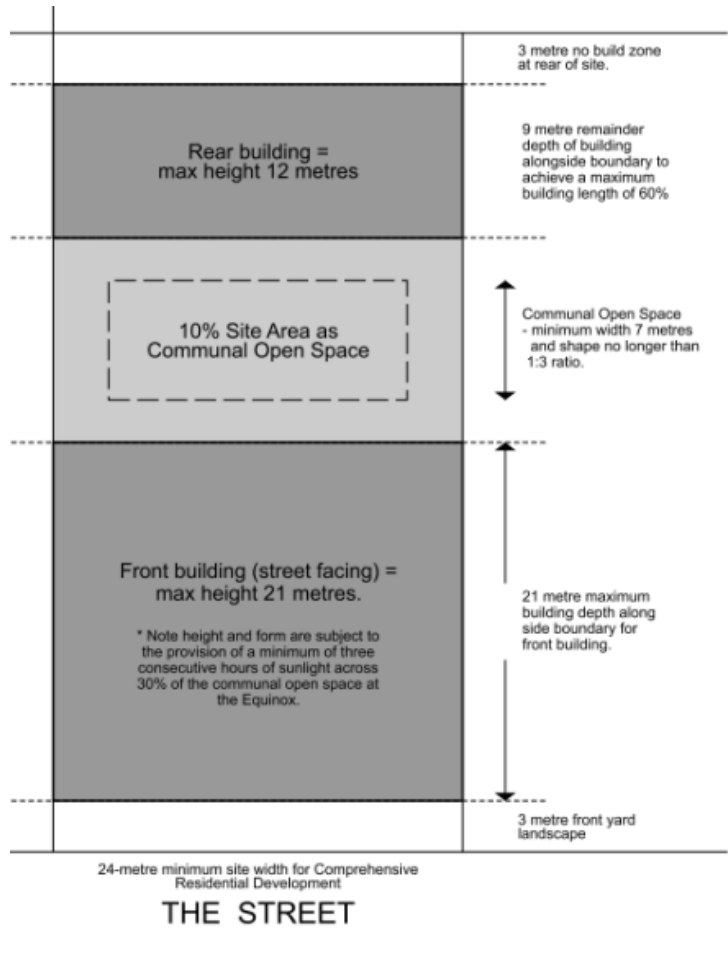


Figure 1 - Appendix 15.15.14 Comprehensive Housing Precinct Bulk and Built Form Standards.

Nicola Williams

9 October 2023

APPENDIX A

