

SUMMARY STATEMENT - ARCHITECTURE

- 1.1 My full name is **Simon Johnson**. I hold the position of Director at Figure and Ground, a Christchurch based architectural practice.
- 1.2 My qualifications and experience are set out in a statement of evidence dated 20 September 2023. I did not prepare any rebuttal evidence, but I engaged in joint witness conferencing with Council's urban design witness, Ms Nicola Williams.
- 1.3 My evidence was brief so I intend to just read out my executive summary and update the Panel on the outcome of the expert witness conferencing, before taking any questions.
- 1.4 At paragraphs 7-9, my executive summary says that:
- In August 2023, ChristchurchNZ engaged me to undertake design testing of the PC14 rules for the proposed Mixed Use Zone (Comprehensive Housing Precinct), to provide a view on their "workability". I was asked to make recommendations for any changes if necessary to address any issues I identified.
- 1.5 My findings were that the built form standards largely work to achieve the zone objectives for well-designed, medium-high density perimeter block housing, including the following outcomes/observations:
- Prioritisation of communal greenspaces, street activation and urban living.
 - Flexibility for the integration of a suitably proportionate commercial use component on ground level within a mixed-use offering.
 - Sufficient scope and flexibility in the proposed standards to ensure desired solar outcomes can be achieved relative to site orientation.
- 1.6 However, I recommended three changes to improve their workability:
- Removal of the 1:3 ratio requirement for communal greenspace;
 - Removal of the restriction on ground floor outdoor living space facing the street for sites located on the south side of streets; and
 - Amendment on the use of ground floor space to better accommodate the predominant apartment typology anticipated for the zone by referring to 'living space' not 'living area' (as defined).
- 1.6 My evidence provides the rational for seeking those changes at paragraphs 10-13.

- 1.7 Ms Williams and I discussed those matters in expert witness conferencing and a joint witness statement dated 27 September records the outcome of that.
- 1.8 In summary, we resolved all of matters raised in my evidence. Ms Williams agreed with all of my recommendations except the deletion of the ratio for communal greenspace. We agreed to retain a ratio but to amend it to 1:4. I consider this an appropriate outcome as it provides improved greenspace outcomes, particularly for larger site proportions.