

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of Hearing of Submissions and Further Submissions on
the Proposed Porirua District Plan and Plan Change 19
to the Operative Porirua District Plan

JOINT STATEMENT OF URBAN DESIGN EXPERTS (JWS 2)

20 March 2023

INTRODUCTION

1. This joint witness statement relates to expert conferencing on the topic of urban design, as further suggested by the Panel. Participants in the conferencing were:
 - a. Graeme McIndoe engaged by Porirua City Council
 - b. Nick Rae engaged by Kāinga Ora
2. This conferencing was held at Porirua City Council on 20 March 2023
3. We confirm that we have read the Environment Court’s Code of Conduct set out in the Environment Court’s Practice Note 2023. We have complied with the Code of Conduct in preparing this joint statement. Except where we state that we are relying on the evidence of another person, this evidence is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.

MATTERS CONSIDERED AT CONFERENCING

DESIGN GUIDES - GENERAL POINTS

1. Further to the agreement recorded in Urban Design JWS #1 (10 March 2023) we have continued discussion to address the remainder of Mr Rae’s *Attachment B – Comments on the Design Guide*.

RESIDENTIAL DESIGN GUIDE

2. **Means of assessing and considering potential visual dominance for buildings that do not comply with height and bulk standards.**

- 2.1. We agree that there is merit ensuring the design guide provides guidance on interpreting the existence or not of visual dominance effects and the means of avoiding or mitigating those. This could be achieved by making *C7 Tall Buildings* apply to all buildings that are over-height, rather than just ‘conspicuously tall buildings in the Residential Intensification Precinct. This is because the Policies RESZ-P7 and P8 mention visual dominance.
 - 2.2. These policies identify visual dominance as an issue and we consider there is merit in applying *C7 Tall Buildings* to all applications that are over-height to assist in addressing matters of potential visual dominance. If this were to apply, the end of the second sentence of the explanation to G7a should be edited to read “...introducing smaller and/or lower secondary forms that achieve a scale transition. ~~particularly close to ground level.~~”
 - 2.3. In our opinion there are cases where over-height buildings would be acceptable.
3. **The concept of ‘relevance of objectives and guidelines’ (*Mr Rae, 1.2 a*)**
 - 3.1. We agree that all design objectives and guidelines in the design guides should be considered and their respective weight determined in relation to the specifics of the site, its context and the type of proposal. The relevance criterion applies for weighting, including a weighting of zero or what might otherwise be described as ‘not applicable’.
 4. **Reference to the term ‘multi-unit housing’ (*Mr Rae, 1.2 b*)**
 - 4.1. We agree that the term ‘multi-unit housing’ applies by default to multi-unit housing. Regardless of the use of the term ‘multi-unit’, Part A is intended to apply to all housing developments of 4 or more units. In addition, Part B applies specifically to townhouses and detached housing that are part of such a development, and Part C applies to apartments only. NR agrees with this approach based on the above statement and considers further clarity may be desirable such that determining whether a multi-unit or not is not required. GM considers the approach to be suitably clear.
 5. **Agreement on matters of content in the multi-unit section (*Mr Rae, 1.2 c*)**
 - 5.1. Mr Rae comments that “*matters covered in the multi-unit section should be retained as there is good guidance that provides detail on the street interface, for example*” and Mr McIndoe agrees.
 6. **Restructuring the guide to follow Kāinga Ora’s submitted revised RESZ-P10 matters (*Mr Rae, 1.2 d*)**
 - 6.1. We agree that the guidance is intended to be high level principles that apply regardless of the residential zone and that design response to neighbourhood character is required. Therefore specific guidance for each zone is not necessary as long as the policies and standards describe planned built character.
 - 6.2. Considering the scenario of applying Kāinga Ora’s revised RESZ-P10 and its link to design guides outside the district plan, we agree that the design guide does not need to be restructured.

7. Positive guidance on how to design taller buildings (Mr Rae, 1.2 g)

- 7.1. We agree that the assessment of tall buildings which are above the height standard is comprehensively established by RESZ-P7, P8 and P9 and is also covered in the design guide.

8. Coordination between standards and design guide in relation to building entries (Mr Rae, 1.2 i)

- 8.1. We agree that the explanation to A2 G2a should be modified to read as follows:

Building and dwelling entries should be expressed with a porch or other means of shelter and should be readily visible from the street, or as applicable, from any main public access to the development. Furthermore, the entry to all ground floor townhouse units ~~at~~ close to the street edge and the communal lobby entrance to apartments should, wherever practicable, be facing or directly visible from the street. This will ensure legibility of entrance approach. It is not necessary that ground floor apartments have their own individual entry.

- 8.2. This is to avoid misapplication of the front door connection guideline.

9. Include content to cover when a building is proposed within a front yard. (Mr Rae, 1.2 k)

- 9.1. We agree that non-compliance with the front yard standard refers to matters of discretion RESZ-P8 which covers this adequately by enabling someone to consider the surrounding context. Therefore, no addition to the design guide is required.

COMMERCIAL AND MIXED USE ZONES DESIGN GUIDES

10. Repetition of residential content across the guides (Mr Rae, 2.1 a)

- 10.1. We agree that as only one guide applies to a project there is no repetition of guidelines applying to a project.

11. Clarity on appropriate outcomes (Mr Rae, 2.1 b)

- 11.1. We agree that a further photographs would be useful to further illustrate good apartment frontages as part of *A2 Relation to the Street*.

12. Guidance for apartment buildings as separate document (Mr Rae, 2.1 d)

- 12.1. We agree that separating out apartment building guidance would require two design guides to apply to any development that includes apartments in any centres or mixed-use zone. Therefore only one guide should apply, as proposed.

13. Guidance on wind effects (Mr Rae, 2.1 h)

- 13.1. We agree that the design guides at O3, G3.3 identify that it is downdrafts from conspicuously tall buildings that can adversely affect the amenity of the public realm.

- 13.2. We also that agree that it is appropriate to identify that tall and otherwise exposed buildings may need technical wind assessment and that determining wind effects and identifying potential solutions for mitigating these is a specialist technical area and that has been suitably identified in G3.3.

PARTICIPANTS TO JOINT WITNESS STATEMENT

We confirm that we agree that the outcome(s) of the expert conferencing are as recorded in this statement.

20 March 2023



Graeme McIndoe
for Porirua City Council



Nick Rae
for Kāinga Ora