

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
IN CHRISTCHURCH**

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

**IN THE MATTER** of the 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 JANE RENNIE ON  
BEHALF OF CHRISTCHURCH CITY COUNCIL**

**RESIDENTIAL CHARACTER AREAS**

Dated: 13 December 2023

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## **EXECUTIVE SUMMARY**

1. My full name is Jane Maree Rennie. I am employed as an Urban Designer at Boffa Miskell.
2. I prepared a statement of evidence, dated 11 August 2023, on behalf of the Christchurch City Council (the **Council**) in respect of Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**). My evidence addressed the topic of the Residential Character Areas (**RCAs**) as a Qualifying Matter.
3. I have prepared this supplementary statement of evidence in respect of issues raised at the PC14 hearing in relation to RCA's and specifically the Cashmere View RCA.
4. Based on the updated evidence presented by Submitter 1054 (Ms Nikolau) and a follow-up discussion, my conclusion in relation to the boundary of the Cashmere View RCA has changed to now include Fairview Street.

## **INTRODUCTION AND SCOPE OF SUPPLEMENTARY EVIDENCE**

5. My full name is Jane Maree Rennie and I am an Associate Partner and Urban Designer with Boffa Miskell Limited, based in the firm's Christchurch office.
6. My primary statement of evidence related to the Residential Character Areas (**RCAs**) Qualifying Matter.
7. During the PC14 hearing, the Panel requested that I consider the presentation given by Submitter 1054 including an updated written submission and confirm if this changes my recommendation in relation to the Cashmere View RCA. As such, this supplementary evidence responds to this query raised by the Panel.
8. I am authorised to provide this evidence on behalf of the Council.

## **Qualifications and experience**

9. My qualifications and experience are set out at paragraphs 13 to 15 of my primary statement of evidence.

## **Code of conduct**

10. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this supplementary statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

## **FAIRVIEW STREET**

11. Submitter 1054 (Ms Nikolau) (along with a number of other submitters as set out in my primary statement of evidence) requested that Cashmere View Street, Fairview Street and parts of Rose Street be identified as part of the Cashmere View RCA. The Panel has sought clarification as to whether any of the presentation and updated written evidence presented by Ms Nikolau might lead to a change in the recommendation.
12. Cashmere View Street has been recommended as a RCA. Fairview Street and a number of Rose Street properties were assessed following submissions on the notification of PC14. My primary evidence set out the evaluation of the wider area. The wider area was not considered to meet the level of consistent built and landscape qualities to be considered a Character Area (being 53% Primary and 20% Contributory, with a total of 73%). It is noted that the overall score fell just short of the threshold and had over 50% of properties as Primary.
13. Ms Nikolau outlined during the hearing and in follow up discussions the extent of original properties within both streets and noting the cohesiveness and consistency of a large number of properties along the northern extent of Fairview Street. These qualities were acknowledged in the Boffa Miskell technical assessment. She provided background to the original form of the subdivision, how the area has evolved over time and the role of the reserve in connecting both streets. She provided commentary on the qualities and characteristics of the architectural era present in both streets.
14. Given this information and discussions with Ms Nikolau, a review of the findings for the Cashmere View RCA was undertaken. The following is noted:

- (a) Each of the properties along Fairview Street were re-checked against the methodology<sup>1</sup>. It is acknowledged that a number of the Contributory and Neutral properties do comprise original dwellings that are representative of the eras of development present in the RCA, but that changes have been made to them, such as additions and alterations or the introduction of garaging and fencing that has changed their appearance and relationship with the street. It is however acknowledged that the street does comprise a large number of the original dwellings and in conjunction with the streetscape enhancements, this does assist to create a good level of cohesion and consistency. However, as a result of the review of the properties, none of the individual property scores were identified as requiring any change in status. The exception to this is No.6 Fairview Street which comprises a pump station and is recommended to be excluded from the boundary of the RCA.
- (b) Although the northern extent of Fairview Street includes a cluster of 'Primary' properties, it was not considered appropriate to change to the boundary of the RCA to only include the northern extent of the Street, or for the boundary to run down the middle of the road.
- (c) If Fairview Street is to be included in the RCA, a more logical boundary would comprise the inclusion of No's 118 Rose Street and 54 Fairview Street. These properties were not assessed as part of the original assessment of the wider area. Both these properties align with the original era of development and the key attributes identified for the Cashmere View RCA and present well to the street. An assessment of these two properties confirms that their categorisation would be 'Primary'.
- (d) Factoring in the inclusion of the properties on the corner of Rose Street and removal of 6 Fairview Street, a revised boundary that includes Fairview Street as a whole within the RCA would result in 54% of the properties being Primary and 20% Contributory, with an overall total of 74%. It is noted that the boundary could be altered further to exclude the properties not visible from the street to enhance

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<sup>1</sup> Refer to paragraph 31 onwards in my primary statement of Evidence in Chief for a description of the methodology used to assess Character Areas as a Qualifying Matter

the percentage scores overall and more accurately represent the Character Area.

15. Page 5 of **Appendix 1**<sup>2</sup> outlines the updated map and analysis for the Cashmere View RCA. The map includes No.118 Rose Street and No.54 Fairview Street, and the exclusion of No.6 Fairview Street and depicts a logical configuration for the Area. The analysis graphs show the outcomes of the 2023 assessment comprising Cashmere View Street only in comparison to the inclusion of both streets. Inclusion of the wider area reduces the percentage of 'Primary' properties and increases the number of 'Neutral' properties (with these being evident mid-way along Fairview Street).
16. Based on the above, although the area still falls below the 80% threshold, I recommend that the boundary for the Cashmere View RCA is altered to include Fairview Street. It is acknowledged that the Englefield and Cashmere RCA's resulted in similar scores, i.e. over 50% but just under 80% and were recommended as RCA's given a greater proportion of Primary properties (and other influences). I consider that in the case of Cashmere View and Fairfield Streets, that the overall extent of original dwellings still present, and the streetscape qualities in particular assist to create a cohesive character worthy of inclusion as a Character Area.

## **CONCLUSION**

17. This supplementary evidence responds to further information provided during the PC14 hearing specifically in relation to the Cashmere View Character Areas as a Qualifying Matter.
18. Based on the evidence presented by Submitter 1054 (Ms Nikolau), I recommend a change to the boundary of the Cashmere View RCA to include Fairview Street.

Date: 13 December 2023

**Jane Rennie**

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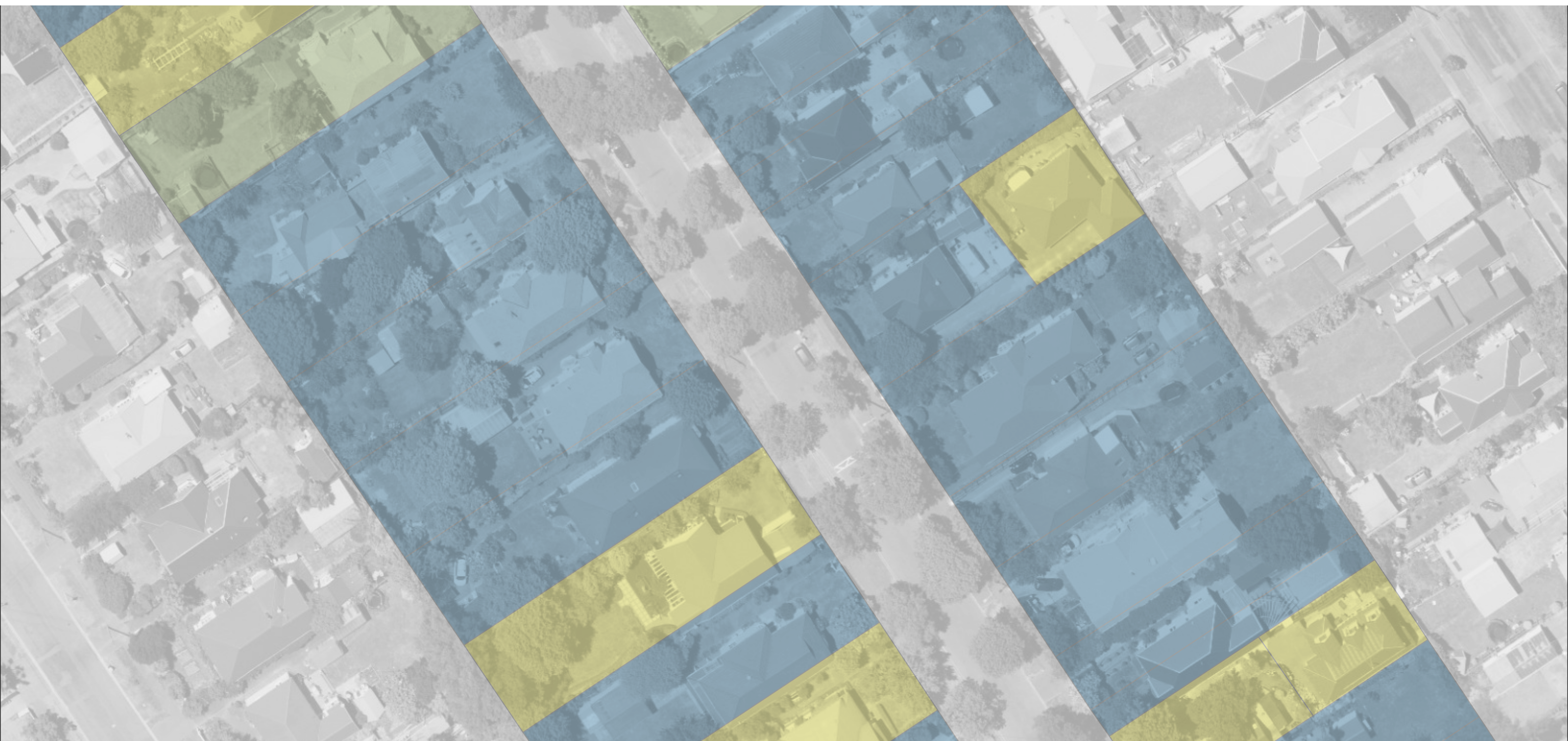
<sup>2</sup> This is an update of Appendix 1 of Appendix A from my primary Evidence in Chief dated 30 October 2023

**APPENDIX 1 – UPDATED MAPPING ANALYSIS OF REQUESTED  
CHARACTER AREAS**

# INVESTIGATION OF CHARACTER AREA QUALIFYING MATTERS – ŌTAUTAHI CHRISTCHURCH SUBURBAN CHARACTER AREAS

## **APPENDIX A:** EVALUATION OF ADDITIONAL CHARACTER AREAS ARISING FROM SUBMISSIONS ON PC14

14 DECEMBER 2023







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Report by Boffa Miskell Limited for Christchurch City Council.

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# SUMMARY

## SUMMARY TABLE OF REQUESTED CHARACTER AREAS

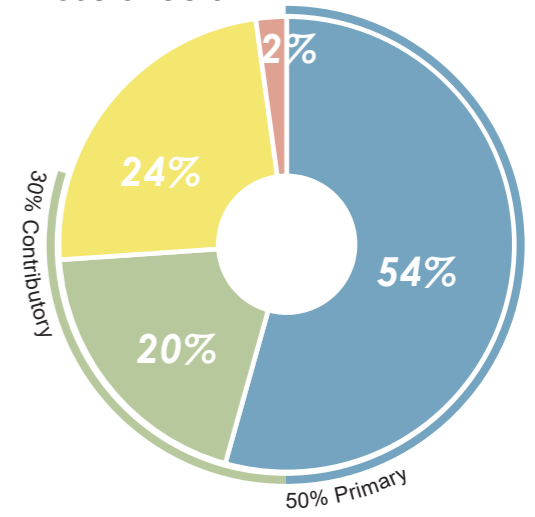
	Preliminary Assessment	2023 Requested Character Area Assessment Ranking (%)				Recommendation
		P	C	N	I	
<b>Helmores Lane, Desmond and Rhodes Street (to Rossall, Holmwood and Fendalton*)</b>	Did not pass	-	-	-	-	-
<b>Rugby Street, Merivale Lane and surrounds</b>	Did not pass	-	-	-	-	-
<b>Cashmere View, Fairview and Rose Streets</b>	Passed	53%	20%	25%	2%	Cashmere View Street, Fairview Street and parts of Rose Street to become Character Area (P 54%, C 20%, N 24% and I 2%)
<b>Jane Dean Close</b>	Did not pass	-	-	-	-	-
<b>Matai Street</b>	Did not pass	-	-	-	-	-
<b>Scott Street</b>	Passed	40%	26%	26%	9%	Does not meet Character Area threshold
<b>Forfar Street</b>	Did not pass	-	-	-	-	-
<b>Gwynfa Avenue</b>	Did not pass	-	-	-	-	-
<b>Ballantyne Avenue</b>	Passed	46%	30%	24%	0%	Does not meet Character Area threshold
<b>Papanui to Watford Street</b>	Passed	37%	25%	33%	4%	Does not meet Character Area threshold
<b>Knowles, Rutland, Papanui, Dormer</b>	Did not pass	-	-	-	-	-
<b>Normans, Papanui, Blighs, railway line</b>	Did not pass	-	-	-	-	-

# CASHMERE VIEW, FAIRVIEW AND ROSE STREETS

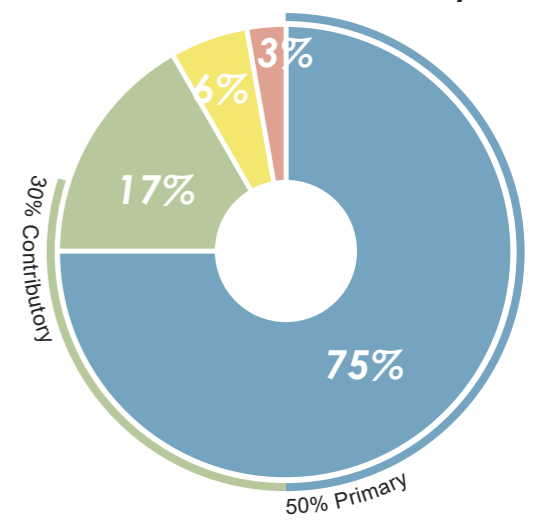


**RECOMMENDATION:**  
Cashmere View and Fairview Street to become CA

**2023 CHARACTER ASSESSMENT**  
Cashmere View, Fairview and Rose Streets



**2023 CHARACTER ASSESSMENT**  
Cashmere View Street Only



**LEGEND**

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2023 RECOMMENDED CHARACTER AREA BOUNDARY

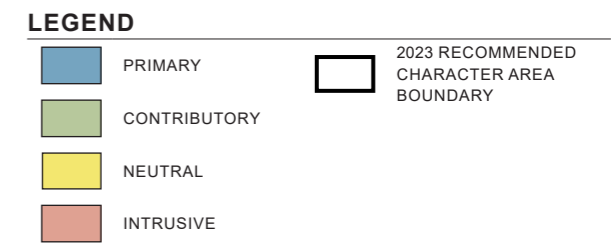
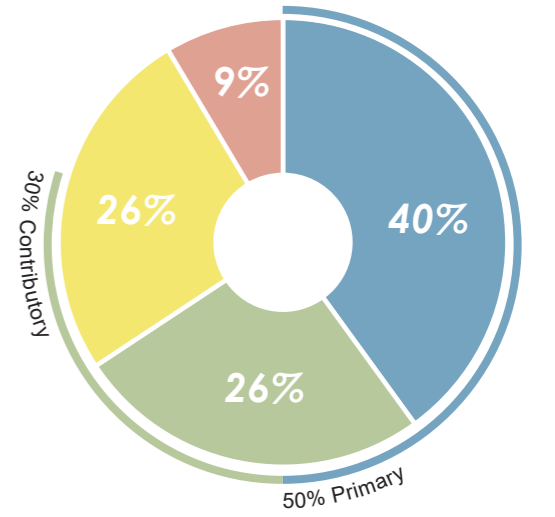
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# SCOTT STREET



**RECOMMENDATION:**  
No Character Area QM

## 2023 CHARACTER ASSESSMENT



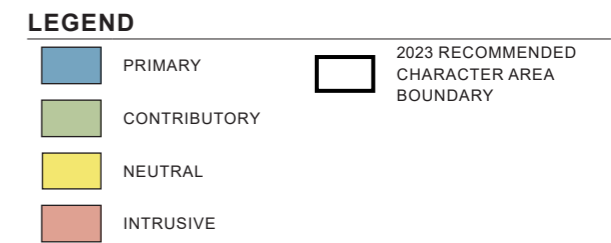
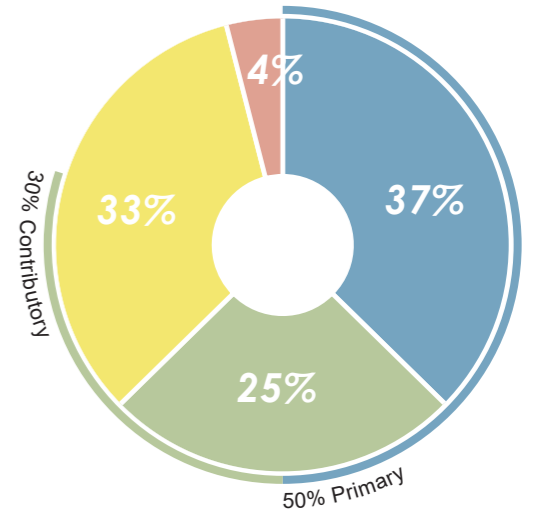
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# WATFORD STREET



**RECOMMENDATION:**  
No Character Area QM

## 2023 CHARACTER ASSESSMENT



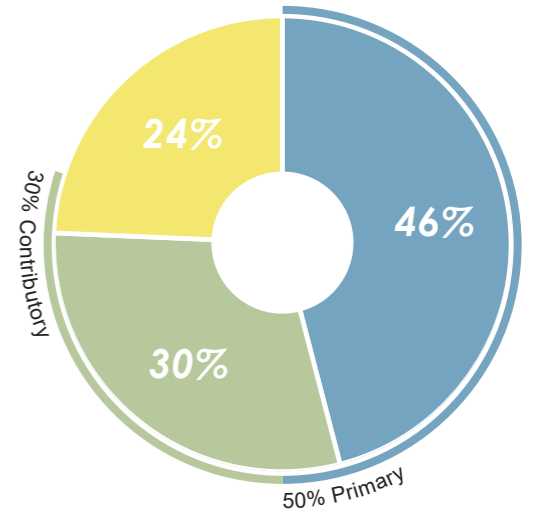
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# BALLANTYNE AVENUE



**RECOMMENDATION:**  
No Character Area QM

## 2023 CHARACTER ASSESSMENT



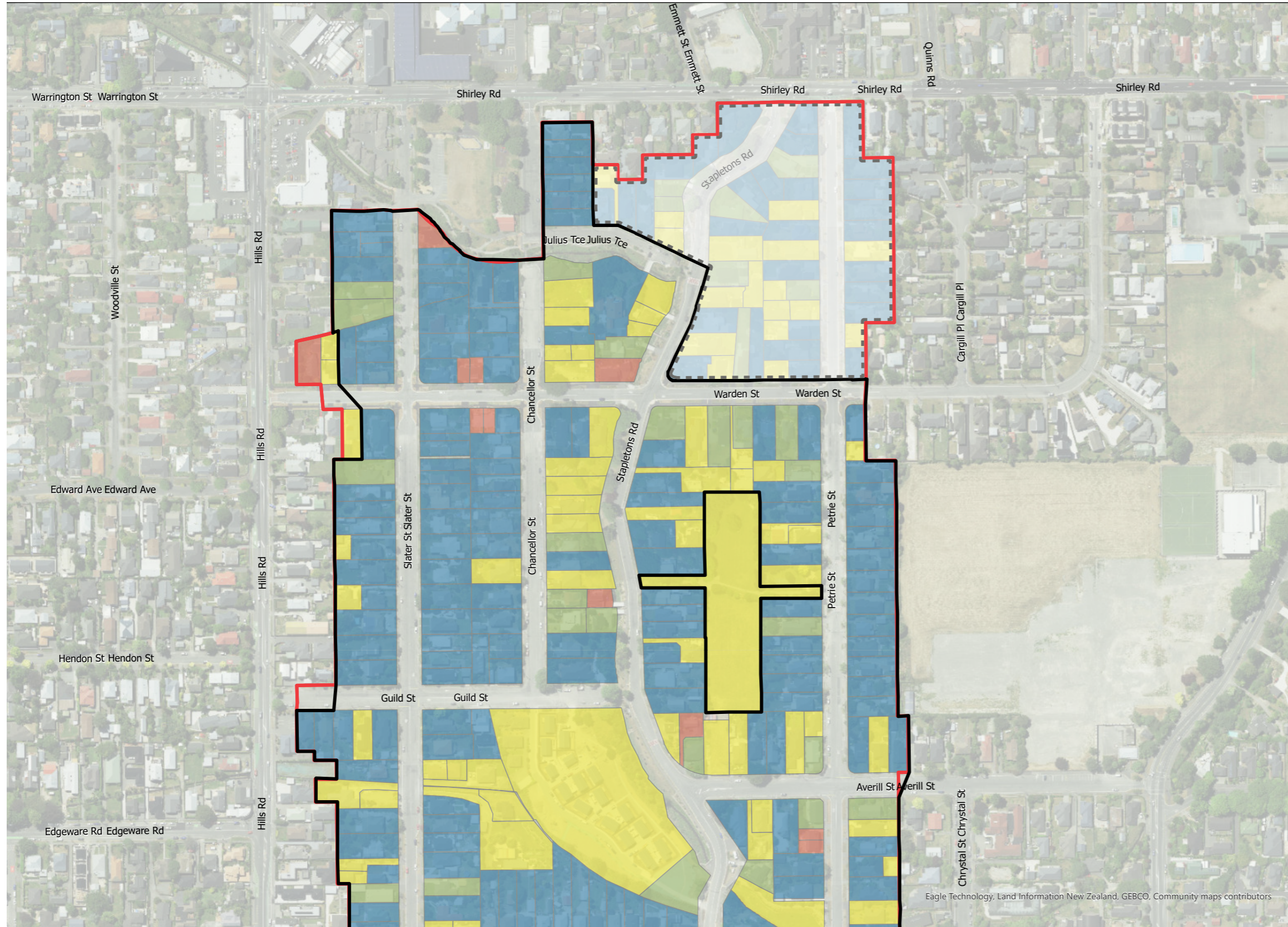
### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2023 RECOMMENDED CHARACTER AREA BOUNDARY

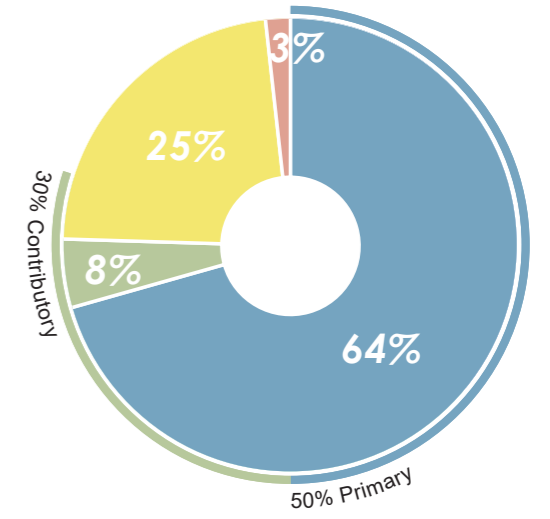
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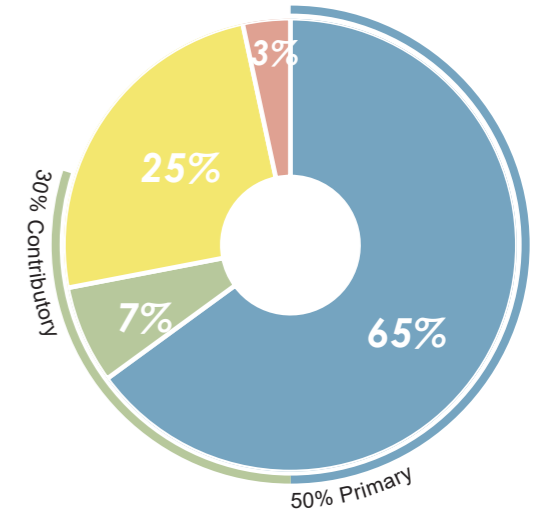
# CHARACTER AREA 14 - DUDLEY\*



## 2022 CHARACTER ASSESSMENT



## 2023 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2023 RECOMMENDED CHARACTER AREA BOUNDARY
- LOTS IMPACTED BY CENTRE WALKABLE CATCHMENT

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

\*Petrie Park has been excluded from the revised character area boundary. Classified as neutral in 2015 assessment (as shown above).

Scale: NTS

