

SUMMARY STATEMENT

1. My name is Jane Maree Rennie. I am an Associate Partner and Urban Designer at Boffa Miskell Limited.
2. I have prepared evidence on behalf of the **Christchurch City Council** in relation to Residential Character Areas (RCAs) as a Qualifying Matter. Character Areas are residential neighbourhoods that are distinctive from their wider surroundings and have a number of special attributes that, in the whole, are worthy of retaining.
3. My evidence sets out the background to the Technical Assessment undertaken to identify Character Areas as a Qualifying Matter based on those included in the District Plan. This included where necessary the alteration of existing Character Area boundaries. The Technical Assessment included consideration of recommended 'design parameters' to apply to these Areas in order to maintain and enhance the special character values identified, but still enable a level of intensification.
4. The Technical Assessment was undertaken utilising the methodology previously applied for identification of Character Areas in the District Plan. Some refinements were made to the methodology to ensure it was appropriate to demonstrate why each Character Area is subject to a Qualifying Matter.
5. Submitters have requested the removal of proposed Character Areas identified in PC14, along with recommending new ones. These have been assessed against the same methodology employed in the original Technical Assessment to determine whether they have a level of integrity and character worth retaining.
6. I do not recommend any changes to the Character Areas as proposed in PC14. Having said that, I have undertaken additional analysis in relation to Dudley Character Area in response to a recommended extension to the walkable catchment for the Shirley Commercial Centre. I conclude that the changes to the boundary recommended by Ms White would result in the Dudley Character Area still meeting the threshold test.
7. Following an assessment of a number of proposed new Character Areas, I consider that Cashmere View Street should be included as a Character Area given it meets the threshold criteria for identification of a Character Area.

8. Submitters have raised questions in relation to the activity status and built form standards applied to the proposed Character Areas and Ms White has requested that I consider these.
9. I consider that the existing zones in the District Plan provide a scale and form of development that is broadly consistent with the majority of the Character Area values. Development enabled under the Medium Density Residential Standards (MDRS) will be visibly different in scale and form (and also, potentially, appearance). In my view, the increase in the density of development along with the redevelopment of 'Primary' and 'Contributory' dwellings will erode the particular values identified in the Residential Character Areas.
10. The potential scale of buildings anticipated within the High Density Residential Zone will result in greater contrast with the key attributes within Character Areas. The visual prominence of high density development (i.e. apartment typologies) could impact (negatively) on the community's appreciation of an Area's values and this may be exacerbated depending on the built form and appearance of the buildings as a backdrop to the Character Areas. The Englefield Character Area is considered to be more vulnerable given the small scale workers cottages on small lots.
11. I consider that the proposed Restricted Discretionary activity status for Character Areas should be retained as I consider that there is a greater ability to secure a good design outcome. It would enable poor design outcomes that do not align with the relevant objectives and policies of the Plan in relation to RCAs to be declined or publicly notified in relation to effects on the values of the Character Area and the environment.
12. I consider that the built form standards set out in PC14 are justified in managing change in alignment with key character values and these should be applied to the RDA status. It would be possible to rationalise the number of specific area standards, however my preference is that the suite of standards is maintained in full. I recommend refinements to the threshold triggers for some of the Built Form standards.
13. I wish to note an omission in relation to my evidence in chief. My evidence includes two appendices, Appendix A and B. The full extent of Appendix A was not included in the evidence provided to Council. The Evaluation Report for Additional Character Areas Arising from Submissions on PC14 has now been included. This has required the maps associated with the report to be

renumbered as 'Appendix 1'. The updated evidence package was sent to the IHP earlier in the week.

Date: 2 November 2023

Jane Rennie