

My name is Helen Broughton . I currently Chair the Waipuna Halswell, Hornby Community Board . This is a Board submission 902 and also models a personal submission {886} , as I live at 25 Rata Street, Christchurch where I have lived for over 40 years.

Our Board supports

- 1 The Riccarton Bush Interface as a qualifying matter
- 2 Supports an enlarged Riccarton Bush interface as initially suggested by WSP
 - ie An enlarged Riccarton Bush Interface that includes
 - 2a Recognition of Kauri Cluster
 - 2b Recognition of Strong Heritage Quality of this area.
 - 2c Riccarton Bush/Kilmarnock Residents Association
- 3 Importance of Matai Street Cycleway retaining current density around it
- 4 Recognition of war memorial at Jane Deans Close and protection of Jane Deans Close Current density
- 5 Opposes commercial centre going to 32 Metres on the north side of Riccarton Road and at any commercial precinct on the southern side beyond Picton Avenue. { Originally defined as the edge of the Town Centre }
- 6 Riccarton Bush/Kilmarnock Residents' Association's request to create a stronger protected area towards north and west.

1 Riccarton Bush Interface ; Our Board is deeply concerned at opposition by Kainga Ora to the Riccarton Bush interface, which we note through expert conferencing has been removed.

We consider it important to retain the proposed interface as a qualifying matter Riccarton Bush is defined as outstanding natural landscape and of national significance. It is the podocarp forest with kahikatea trees that are an example of what the Canterbury Plains looked like 600 years ago. Our Board does not think there should be any question of it being a qualifying matter.

2 Our Strong support for an enlarged area as;

a As suggested by Wendy Hoddinott of WSP

b Including the Kauri Cluster Landscaping and

3 creating a natural boundary around this heritage site and natural features.

a The initial scope by Wendy Hoddinott of WSP recommended the following extent of the qualifying matter. This is {with some further enlargement} where the boundaries need to be.

Unfortunately Council planning staff considered the map Ms Hodinott produced did not reflect zoning and zoned the area south of Rata Street- medium density, because of requirements of NPS - UD 2020. .

This was later revised to medium density with a suburban density overlay in Rata Street, north of Rimu. The area from Rimu to Straven Road was left medium density and Staven to the railway line high density.

b The Kauri Cluster is an area worth protecting . You will find this as Appendix 4 in the Board's initial submission. Around 2007/2008 the area was designed as a precinct area and is very inviting backdrop and access to Riccarton House and Bush. This is the area, Kauri, Rata, Rimu, Titoki Street, Straven Road, The Following were done under road reconstruction.

* The roads were narrowed

* The streets were lined with native trees appropriate to the reo Maori Street names

* Wide grassed berms were added

* Street calming measures were added - in the entrance to Rata Street, Rimu Street, Titoki Street and Kauri Street,

8 Naive Plant Beds were added

* Springfed water features were installed on road reserve land in Kauri And Rata Street.

* trees were planted matching the name of the street, water features developed and

* parking restrictions have been in place since 1996 and in the last two years the area was reduced to 30 kph. .

Riccarton Market occurs each Saturday and visitors to the market can park in these streets. This occurs for other shoppers during the Christmas period.

If high or medium density were introduced, with no requirement for off street parking, it is unclear what would happen to current parking restrictions. If watered

down it is likely Riccarton House and Bush Market patronage could decline.

The strong and Important heritage of this area was muted in Plan Change 14. Riccarton was the foundation borough of Christchurch and this area has the following heritage features.

Maori settlement before the European Settlement - a tribe Ngai Tuahuriri a sub tribe of Ngai Tahu. Our Board notes they have Submitted to support Ms Hoddinotts evidence.

Deans Cottage - 1843 The first european cottage on the Canterbury Plains- the oldest surviving European Building In Canterbury. Category One Heritage

Riccarton House - Historic Building 1856- enlarged 1897 . Resored Edwardian/Victorian Building Category Pnc Heritage NZ

Christchurch Boys High School 1881 - oldest state secondary school for boys. Category One Heritage

Riccarton Farm Estate Buildings 1874 - restored after earthquake

Kahu Road Bridge- a historic Bridge

In the far corner by Matai Street Cycleway- Mona Vale 1899, Category 1 Heritage Nz ,includes the Bathhouse and the Lodge. Also Briitten Stables { to be recognised by Heritage NZ }

Our Board considers the heritage nature has not been fully recognised nor the importance of the surrounds to this premium site with out standing narural landscape. It was only in developing our original submission that I fully recognised the importance of this area to Christchurch and succeeding generations. I consider Christchurch people ,including myself, tend to take this historic area for granted granted , but Our Board requests the panel recognise the heritage of Riccarton House and Bush otherwise it will be surrounded by medium or high rise housing. { WSPs drawing of medium and high rise density }

Other historic items or areas deemed as significantly important need protection from undue intensification of the surrounding area.

{ Refer to WSPs drawing of medium and high density.

Our Board supports the enlarged interface as recommended by R Riccarton Bush/Kilmaronick Residents Association.

This would take the line aroiund Kahu Road to Totara Street and would include both sides of Ngahere Street and all of Girvan Street .It allows one side of the Road past Christchurch Boys' High School to remain suburban density.

Importance Of Matai Street Cycleway

This is part of the City to University cycleway that was implemented while I was on Council. This is a stunning cycle route going through Hagley Park, Connecting with Boys High School, Riccarton House then through tree-lined streets on to University Drive and further through Playing Fields to Waimairi Ave.

The Cycleway was named the Supreme Winner of the National Bike to the Future Awards in 2018 as well as taking out the Building Excellence Award Because of the extensive work done on Matai St West.

It is tree-lined .

When developed Matai Trees were planted and the whole route is tree-lined. If six storeys is imposed the roadside reserve trees are likely to be cut down and the buildings built close to the footpath so the whole ambience of the cycleway is lost and this particular section becomes windy and cold- a bit like the Old Hereford Street.

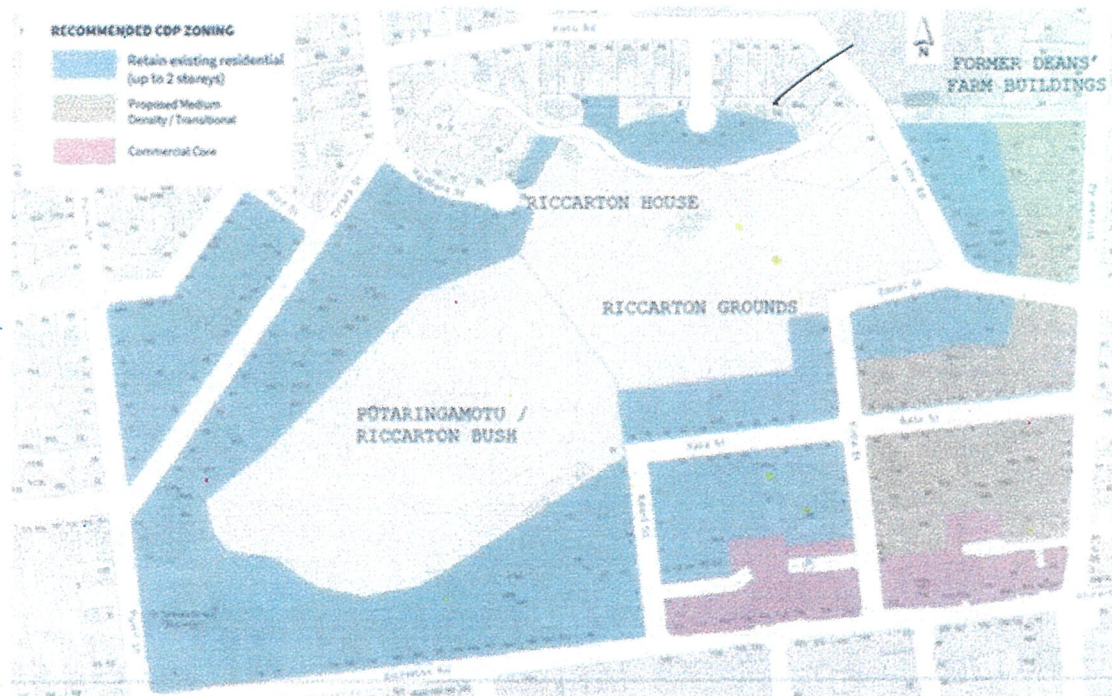
Our Board has no idea why this cycleway is not considered critical. We have had a number of discussions with Council planners regarding this, but no movement has occurred.

Jane Deans Close

This is a Culdesac formed in the late 90s reflecting the architecture of the time. Most are two storied with reasonably sized gardens. The entrance to Jane Deans close and a cairn at the other end of the Street commemorate the soldiers of the 20th Battalion and Armoured Regiment who lost their lives in Greece, Crete and North Africa during World War 2. The cairn was erected soon after the street was formed, and replaced the original 1948 memorial nearby. An Anzac celebration is held there every year and Board members attend. Just as one exits on to Harakeke Street on the left is Buddhist temple and medium rise Accommodation for Buddhist followers. It is completely unacceptable for this area to be High Rise.

The Commercial Area- Our Board opposes the heights suggested by Westfield and believe Council planning should distinguish between large commercial centres and smaller retail centres in the same area, Any commercial area adjoining a residential sector should remain at 20 meters as indicated in the proposed Plan Change 14 Our Board would prefer lower but would need to provide technical evidence.

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I have also considered your point you've raised and answer them below:

- Previous mapping/zoning: it has been an iterative process where mapping has been updated as information is being refined.
- Kauri cluster – I appreciate that the area was part of improvement works in the mid to late 2000's. However, we could only prevent intensification of this area if it was deemed to be a character or heritage area. This area has not been identified as one of these areas. The qualifying matters that do cover these areas are for different reasons (i.e. to protect Riccarton Bush and airport reverse sensitivity).
- Impacts on groundwater associated with Riccarton Bush – we haven't got or seen any evidence on this matter and therefore couldn't propose any restrictions on this basis.

I do recognise your concerns about intensification in this area. However, we do need a relevant qualifying matter to restrict intensification in this area. As you're aware we have introduced the Riccarton Bush qualifying matter which has to an extent restricted intensification. I have had Mark and Ike relook at the underlying zoning response and they can't support a residential suburban zoning through the whole area in terms of the policy 4 response required. As mentioned above, we have however changed the zoning to medium density and there is a 2 storey height limit restriction over the light blue area above.

Even if the decision is to notify the plan change tomorrow, that is only the start of the consultation process. You will be able to make a submission on the plan change seeking changes. As you're aware, the medium density residential standards don't take immediate legal effect. So no intensification can occur in accordance with Plan Change 14 until decisions have been issued.

I hope that explains where we are at. I'm happy to discuss further.

Regards

John Higgins
 Head of Planning & Consents
 Planning & Consents Unit



Helen Broughton <helen@broughton.co.nz>

FW: Plan Change 14

Tue, Feb 28, 2023 at 1:11 PM

Higgins, John <John.Higgins@ccc.govt.nz>
To: Helen Broughton <helen@broughton.co.nz>

From: Higgins, John
Sent: Tuesday, 28 February 2023 1:08 pm
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Subject: Plan Change 14

SLIDE ONE

Hi Helen

Further to our conversation yesterday, I've talked to Mark and Ike.

Firstly I think there has been some confusion about the map below. It shows the extent of the qualifying matter but doesn't show the underlying zoning response.



The underlying zoning response has to take into account Policy 4 of the NPS-UD.