

The Ilam and Upper Riccarton Residents' Association, Inc., (IURRA)

recognizes that NOW is the chance to influence and control how our part of Christchurch City will evolve and develop in the future. As residents we understand our role and hope to engage the planners via serious discussions about the future shape of our area where CLIMATE CHANGE and green space\networks will be critical.

The Ilam and Upper Riccarton Residents' Association, Inc., (IURRA) earlier Submission noted that –

1. The Riccarton Commercial & Shopping Centre and the Bush Inn Commercial & Shopping Centre are very close together.
2. IURRA understands that nowhere else in New Zealand are two shopping centres located so near each other.
3. The IURRA asks that this Hearing give more careful consideration to what is now being labelled as “Church Corner”.
 - a. According to the table provided by the CCC Staff the area that local residents refer to as the “Bush Inn Shopping Centre” has been designated as **CHURCH CORNER**.
 - b. The fact is that there are **actually now three very distinct and discrete areas**. These three areas are – **physically** and **culturally** - very different spaces and local residents voice concern that little attention is being given to these differences in this future PC14 Plan Changes. The label, “Church Corner” includes -
 - i. **The Bush Inn Centre**– (with is Quick Food/ Outlets & its future “entertainment area”). It has no Supermarket and many former shops remain empty while waiting on re-development as a food outlet. Bush Inn is not now a “Shopping Centre” for local IURRA Residents!
The listed Heritage Listed Building – “Bush Inn” is a landmark Public House which operates as a pub, food outlet and entertainment centre. Now there is no green space or trees surrounding this historic building.
 - ii. **Christchurch’s “China Town”** comprises of small single storey Asian Shops meeting the day-to-day needs of the various Asian Communities living close by. The owners of these small Asian shops each own parking spaces including parking spaces for their customers. (The parking area here a very different arrangement!) This close-knit community includes the heritage building- World War II Memorial Library and Its surrounds. Mature trees which were planted when the area was first planned and developed provide a pleasant “greening” north facing (sunny) frontage to this area.
 - iii. **Upper Riccarton Heritage Area** includes –
St Peter’s Anglican Church & Hall, Multi-Cultural Pre-school, Counselling Centre, Vicarage and surrounding graveyard – These are Heritage Listed and include planned green spaces with mature significant trees.
Sir John McKenzie Memorial Children’s Library – Heritage listed building
Woolworth’s Super Market, Upper Riccarton (formerly COUNTDOWN)
 - c. The IURRA, Inc., requests that this area be more carefully investigated with careful attention to its historical importance (i.e., heritage values), its cultural importance to the City of Christchurch as well as its distinctive physical characteristics. The IURRA, Inc, requests that these three discrete areas not be treated as ONE AREA and that these three distinct areas be acknowledged and excluded from the current future Building Intensification Plans. Future-proofing our urban area for the next thirty years (2018 – 2048) requires more careful analysis -both historical & cultural and investigation of the physical area before spatial plans for the people of Ilam and Upper Riccarton can be determined for future development/construction.

4. **IURRA, Inc., represents a large number of older and long settled residents** living in intensified, single small units. These residents' homes were originally within walking distance of the "shops" when they were built and first purchased by the current home owners. Now the nature of the Bush Inn centre has changed significantly. There is no longer a Bush Inn Supermarket. These long settled older residents who live in the surrounds of Bush Inn no longer frequent it as it doesn't meet their immediate day to day needs.
 - a. Focussing on the complex concept of "ACCESS" will provide important & helpful insights – "access: for people –including disabled & children, vehicles, walkways to green spaces etc...
 - b. IURRA, Inc., expects that if the present PC 14 is adopted then the current home owners (most in their later years) will be forced to move out and migrate away from the places where they bought homes to live their retirement years in. Older persons do not want to negotiate stairs in their homes & unplanned access walkways. They do not want –
 - i. High Rise buildings 22 metres high where the sun is more restricted during daylight hours.
 - ii. To be forced to negotiate congested traffic as they undertake their daily neighbourhood and city shopping.
 - iii. Where will the current IURRA Residents migrate once this PC 14's future development strategy is adopted for implementation?
 - c. **IURRA, Inc., is very concerned about Climate Change**
 - a. the loss of permeable surfaces during heavy rainfall events and flooding etc.,
 - b. the protection of our trees and the importance of green spaces. From the beginnings of settlement in the Ilam & Upper Riccarton area trees and green spaces – parks and gardens have been of utmost importance. We have Heritage Listed Buildings & Significant Trees that require protection.
 - c. Future planning will require provision of incentives of a continuing nature, e.g., rates relief for both heritage buildings and significant trees etc.
 - d. Future Building Demolitions will require better planning and greater allocation of resources via rates relief, etc., if our heritage buildings, green spaces and trees are to be kept for future generations.
 - d. **The IURRA, Inc., is cognizant of the importance of transport corridors and networks** which should be carefully considered in any future planning for Ilam and Upper Riccarton.
 - a. Opportunities for mainline rail for Freight & Mass Rapid Transit Services needs to be re-visited.
 - b. IURRA hopes 1986 Masterplan for Greater Christchurch which was abandoned is now revisited to better inform options for the rerouting of mainline rail freight traffic and to remove conflicts with Mass Rapid Transport.
 - c. Roof top facilities for helicopter services, emergency evacuation, aerial commuting need consideration. Successful Transport plans from global Cities must inform what happens to the future of our IURRA area.
 - d. Transport Experts & researchers with decades of Canterbury experience (and also within NZ) who are also recognised internationally must be included about any future planning discussions.
 - e. IURRA recognises the work of Emeritus Professor Chris Kissling (University of Canterbury and also Lincoln University) and his colleagues. IURRA trusts their voices will help shape the future of Greater Christchurch City.

**Lynette Hardie Wills, PhD., Ilam & Upper Riccarton Residents Association, Inc.,
8th November, 2023.**

Governance and Spatial Planning

Christchurch once had a Regional Planning Authority with professional staff who took the long view on what was feasible, desirable and affordable. It was efficient and effective.

Later, a Canterbury United Council of local bodies attempted to coordinate forward planning. It was less effective and local politics undermined efficiencies.

Local Government Reform in 1987 left NZ with the present arrangements of local councils and a regional council with mandates to undertake tasks that often overlapped or followed divergent goals.

The turnover of elected members at successive three-yearly elections does not make for integrated thinking and action despite joint committees.

Officers are the prime controllers, not the Councillors, even if they think they are, considering that Councillors are the legal decision-makers. Think 'Yes Minister'. That TV comedy exposed the reality. The expertise lies with appointed staff under the control of their CEO. The range of tasks is huge. Ensuring integrated thinking is not simple.

Over a number of years, the planning function has not been represented by a planning professional in the senior management group at the CCC. Planners were seen as impediments to change, shackled to the RMA, now considered by politicians in most political parties as in need of comprehensive revision.

The current governance model is inadequate. The focus of professional expertise is dispersed. Central government has relentlessly centralised control and kept the purse strings tight. The regions are not free to pursue local solutions to unique situations. Christchurch's push-back against the RMA reform Bills of the last government, is symptomatic of the discomfort many local citizens feel.

Greater Christchurch needs a reincarnation of the old Regional Planning Authority.

Authored by Emeritus Professor Chris Kissling