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# Pūtaringamotu Riccarton Bush Heritage Landscape Review

20 December 2022

CONFIDENTIAL





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## Disclaimers and Limitations

This report ('Report') has been prepared by WSP exclusively for Christchurch City Council ('Client') to provide heritage advice to Council's proposed planning approach to limiting intensification adjacent to Pūtaringamotu Riccarton Bush ('Purpose'). The findings in this Report are based on and are subject to the assumptions specified in the Report and Offer of Services dated 29 September 2022. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

# 1 Executive Summary

Pūtaringamotu<sup>1</sup> Riccarton Bush is located in Riccarton, Christchurch. This podocarp forest is the last remaining remnant on the low Canterbury Plains and one of the oldest and best documented protected natural areas in Aotearoa. The names Pūtaringamotu and Riccarton Bush have been used interchangeably throughout this report to indicate that this is a place containing both Māori and Pākehā values.

Riccarton Bush is scheduled in the Christchurch District Plan as a Highly Significant item (#647) and as a Site of Ecological Significance (site number SES/LP/4). Several structures and settings associated with and close to Pūtaringamotu are scheduled in the CDP and listed with Heritage New Zealand Pouhere Taonga (HNZPT). As component features of Deans Estate, they are considered part of a group. These features include:

- Riccarton Grounds: HNZPT Category 1 (#1868) and CDP Highly Significant (#1315)
- Former Dwelling and Setting, Deans Cottage: Category 1 (#3679) and CDP Highly Significant (#307 and #621)
- Former Dwelling and Setting, Riccarton: Category 1 (#1868) and CDP Highly Significant (#306 and #621)
- Former Riccarton Farm Buildings and Setting: CDP Significant (#1291 and #215)

Pūtaringamotu is a remnant kahikatea floodplain forest, the only original area of native bush remaining in Ōtautahi Christchurch. It is a well-known forest remnant across wider suburban Christchurch and its distinctive tall podocarp trees have historically stood out across the flat Canterbury Plains. Pūtaringamotu is a very early example in Aotearoa of a natural area that was offered formal protection through the Riccarton Bush Act in 1914 and is significant for its association with many of Canterbury's pioneer settlers and early businessmen/pastoralists, particularly the Deans families. The bush displays a wide diversity of native flora and fauna and is a defining element and tangible link to the early layout of the Deans property, Deans cottage, Riccarton House and Grounds and the Deans former farm buildings. The grounds of Riccarton House are an inseparable complement to Pūtaringamotu, providing the contextual and ornamental setting for all these listed heritage features.

Christchurch City Council has been directed by central government – via the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act – to enable more housing development within the city's existing footprint. The heritage advice provided is related to the effectiveness of the Council's proposed planning overlay to protect Pākehā/European heritage and landscape values of Pūtaringamotu from the impacts of intensification and identifies additional sites and further measures to help protect the identified heritage landscape values of the site.

The setting of Pūtaringamotu Riccarton Bush is an integral part of its heritage significance and requires protection from loss of integrity and definition. This includes the historic spaces, views, connections and relationships between Riccarton Bush, adjoining historic places and boundaries that, through intensification, have the potential to negatively impact the heritage values and experiential qualities of Riccarton Bush.

Despite Council's initial proposed reduction in the height of buildings from a 20m height to 12m, adverse visual effects still arise from Council's proposed height limits for buildings adjacent to Pūtaringamotu. The likely effects of these limits are modelled within this report. In addition, Medium Density Residential Development adjacent to Riccarton House and High Density Residential Development opposite Riccarton Grounds and the former Deans farm buildings on Boys High School grounds, weaken the connection of these heritage features with their setting.

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<sup>1</sup> The name Pūtaringamotu means either the place of an echo or the severed ear, the latter being a metaphoric expression referring to 'bush isolated from the rest'.

This heritage review finds that adverse effects on Pūtaringamotu and Setting are therefore not mitigated by the previously proposed planning approach. The proposed height limits have the potential to reduce the experience of residents, passers-by and views further afield, through obscuring sightlines of the bush. Recommendations include retaining the existing Residential Suburban Zone (up to 2 storeys), Residential Medium Density and Special Purpose (School) Zones adjacent to Riccarton Bush and Riccarton Grounds, with additional sites included in Council's proposed interface.



## 2 Introduction

### 2.1 Purpose

This report has been prepared to review Christchurch City Council's planning approach to the properties surrounding Pūtaringamotu Riccarton Bush, relative to central government's National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply) Amendment Act 2021. Christchurch City Council has voted against notifying the proposed Housing and Business Choice Plan Change (PC14), requesting a bespoke intensification response for Christchurch.

Christchurch City Council has identified that properties surrounding Pūtaringamotu may be subject to qualifying matters relating to the heritage and open space values of Pūtaringamotu and as a result Council's Plan Change proposes to make development to High and Medium Density Residential Standards (HDRS and MDRS) less enabling in the area surrounding Riccarton Bush.

The heritage advice provided is related to the effectiveness of Council's proposed planning framework to safeguard Pākehā/European heritage and landscape values of Riccarton Bush from the impacts of intensification through the NPS-UD and the MDRS. This review identifies additional sites and further measures needed to help protect the identified heritage landscape values of the site and setting.

### 2.2 Approach and Methodology

This heritage review has considered existing heritage reports<sup>2</sup> and Statements of Significance<sup>3</sup> that identify the heritage, landscape and ecological values of Pūtaringamotu as well as community submissions on Council's proposed planning approach (PC14) to this area.

Information regarding protected resources and heritage has been sourced from the Christchurch District Plan. Heritage assessments for Riccarton Bush and scheduled items around Pūtaringamotu were also supplied by Council staff, as was community feedback on Council Planners' draft proposal for the Housing and Business Choice Plan Change (PC14), from April 2022, relating to Riccarton.

Information has also been sourced from HNZPT's online List Entry for individual structures and settings within the area, which contain historic information on the items themselves as well as a collective history on Pūtaringamotu Riccarton Bush as a whole.

Site visits were carried out on 10 and 17 October and 25 November 2022 by Wendy Hoddinott, Principal Heritage Landscape Architect from WSP. The areas and views were surveyed from:

- the perimeter streets surrounding Pūtaringamotu including Rimu St, Rata St, Kauri St, Riccarton Rd, Puriri St, Totara St, Ngahere St, Miro St, Hinau St, Kahu Rd, Girvan St and from Kotare St.
- Matipo Street and Riccarton Mall rooftop.
- the pedestrian/cycle path through Riccarton Grounds.
- Te Ara Kahikatea / Kahikatea Track within Riccarton Bush.
- listed and scheduled buildings within the extent of Riccarton Bush and Setting.

Site visits were also carried out by Landscape Architect Lawrence Elliott from WSP, with modelling undertaken by both Lawrence and Alex Wierzbicki of WSP, to demonstrate the impact of potential building heights from key viewpoints along adjacent streets. Photographs of

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<sup>2</sup> Beaumont, L. (2009), Conservation Report Riccarton House: Landscape, prepared for Christchurch City Council.

<sup>3</sup> [HID 306.pdf \(ccc.govt.nz\)](#)

representative views were taken with a 50mm focal length lens camera which was wide enough to depict perspective and context. Graphic representations of buildings depicting potential height limits and setbacks were scaled in AutoCAD and located accurately using cadastral maps. Each graphic was then overlaid onto photographs of representative viewpoints in SketchUp.

## 2.3 Author

This document was prepared by Dr Wendy Hoddinott, Principal Heritage Landscape Architect at WSP. Graphic representations were prepared by Lawrence Elliott, Alex Wierzbicki and John Lonink.

## 2.4 Acknowledgements

The following people have supplied historic information, planning resources and other forms of assistance:

Lawrence Elliott, Landscape Architect, WSP  
Ike Kleynbos, Principal Advisor, Planning, Christchurch City Council  
Kirk Lightbody, Policy Planner, Christchurch City Council  
John Lonink, Principal Urban Designer, WSP  
Alex Wierzbicki, Graduate Urban Designer, WSP  
Amanda Ohs, Senior Heritage Advisor, Christchurch City Council

## 2.5 Abbreviations

CDP	Christchurch District Plan
HNZPT	Heritage New Zealand Pouhere Taonga
MDRS	Medium Density Residential Standards
NPS – UD	National Policy Statement on Urban Development
PC14	Plan Change 14

## 2.6 The Site and Setting

### 2.6.1 Location of the Site and Setting

Pūtaringamotu is located in the Christchurch suburb of Riccarton and is the last remaining representative remnant of podocarp forest on the low Canterbury Plains. It is also one of the oldest and best documented protected natural areas in Aotearoa. Pūtaringamotu comprises 7.8 hectares of kahikatea floodplain forest, part of a wider 12-hectare reserve, 3.5 km from Ōtautahi's city centre. The bush sits adjacent to the Riccarton Grounds, the ornamental gardens associated with two historic dwellings - Riccarton House and Deans Cottage. The former Deans Farm buildings and setting on the opposite side of Kahu Road forms part of the wider setting. The site is bordered by the Ōtākaro / Avon River and is set within a residential area containing a mix of character housing from the 1920s and 1930s and more recent infill development. The St Theresa's School and St Theresa of Lisieux Church border the southwest boundary of Riccarton Bush and several motels abut the south boundary along Riccarton Road. Pūtaringamotu lies very close to the commercial centre of Riccarton and Riccarton Mall.



Figure 1: Pūtaringamotu Riccarton Bush, Fendalton, Ōtautahi Christchurch.  
Source: Christchurch City Council, 2022.

## 2.6.2 Legal Description

Pūtaringamotu has a legal street address of 16 Kahu Road and is owned by Christchurch City Council. The bush is designated as an Open Natural Space Zone in the Christchurch District Plan (Figure 2) with the surrounding properties zoned Residential Suburban, Residential Medium Density and Specific Purpose (School).

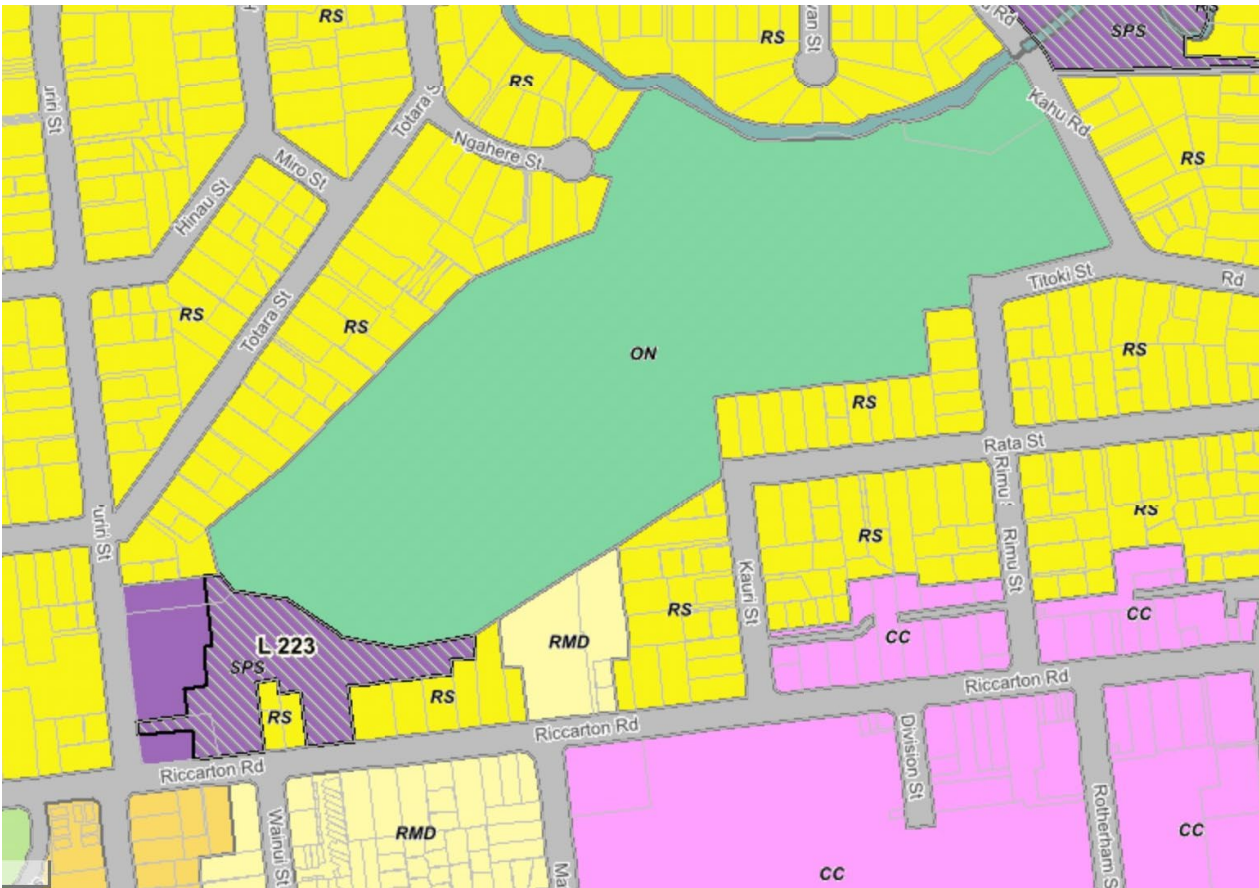


Figure 2: Current zoning of Pūtaringamotu and surrounding streets in the CDP.  
Source: Christchurch City Council, 2022.

Under direction of the NPS, without considering any qualifying matters, intensification around the majority of Pūtaringamotu would be enabled up to a height of 20m (six stories) (Figure 3). This level of intensification is due to the proximity of the site to the Riccarton commercial centre, and in accordance with Policy 3(d) of the National Policy Statement for Urban Development (NPS-UD). Intensification would however be limited around the northern perimeter of the bush by restrictions associated with the airport noise contour. For this area, Medium Residential Density (12m height restriction) is proposed. Figure 3 shows the extent of the walking catchment for proposed high density development around Riccarton commercial centre (red dashed line).

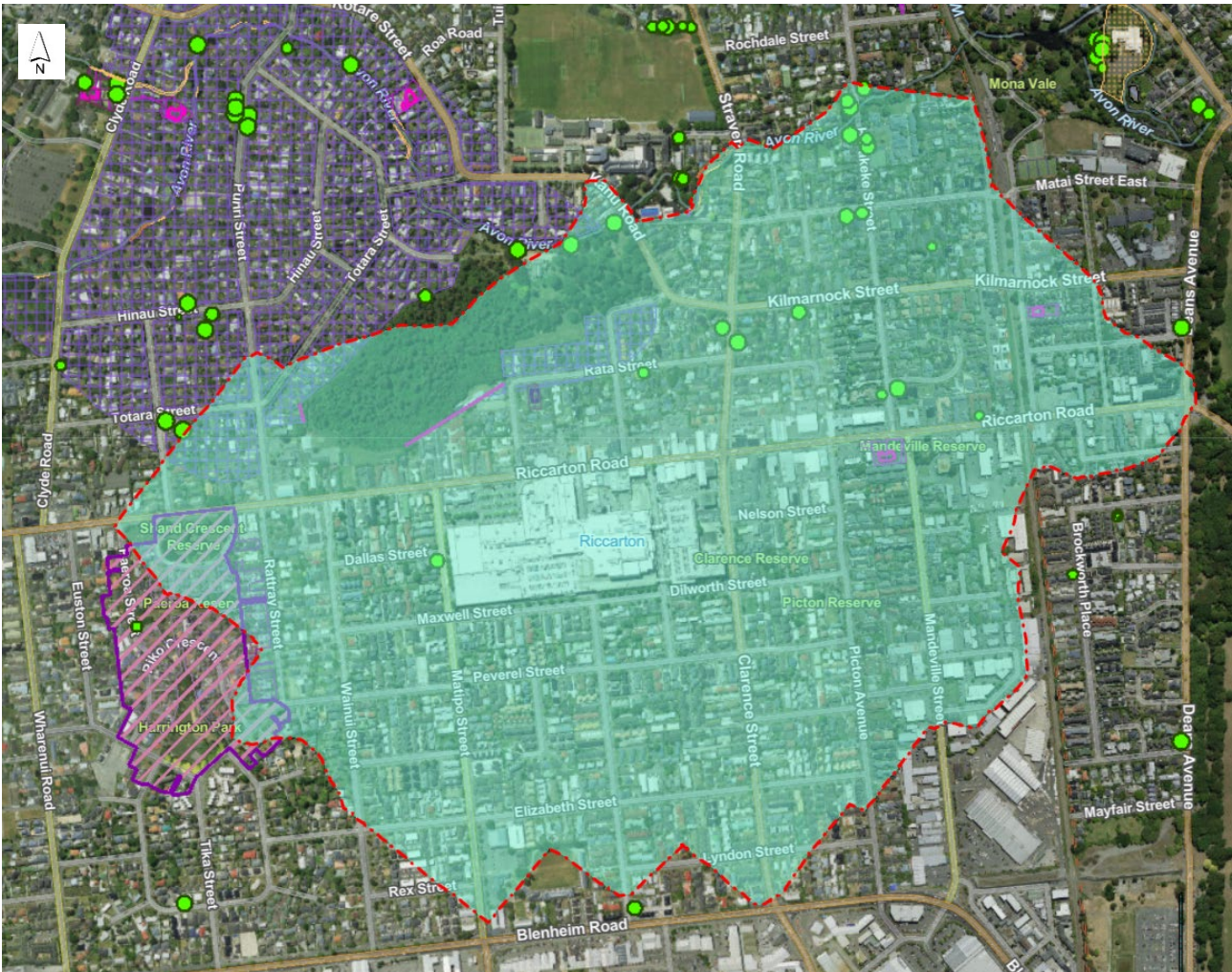


Figure 3: Map showing extent of 600m walking catchment for proposed high density development around Riccarton commercial centre (red dashed line) and relative to Riccarton Bush. The area within this line proposes intensification of up to 20m (six stories). Other proposed qualifying matters are displayed. Source: Christchurch City Council, 2022.

### 2.6.3 Extent of the Site Considered

This heritage review considers the land parcels and surrounding streets adjacent to Pūtaringamotu and its setting as they relate to the heritage values of Riccarton Bush and also views from further away. In particular, this heritage review considers Council's draft proposed interface area (Figure 4) which proposes a 12m height limit to properties surrounding Riccarton Bush (area shaded red) and the potential for additional sites to further protect heritage values of the bush. Council's intention is to test the adequacy of their draft response and whether additional protection is needed to safeguard the heritage landscape status of the site and surrounds.

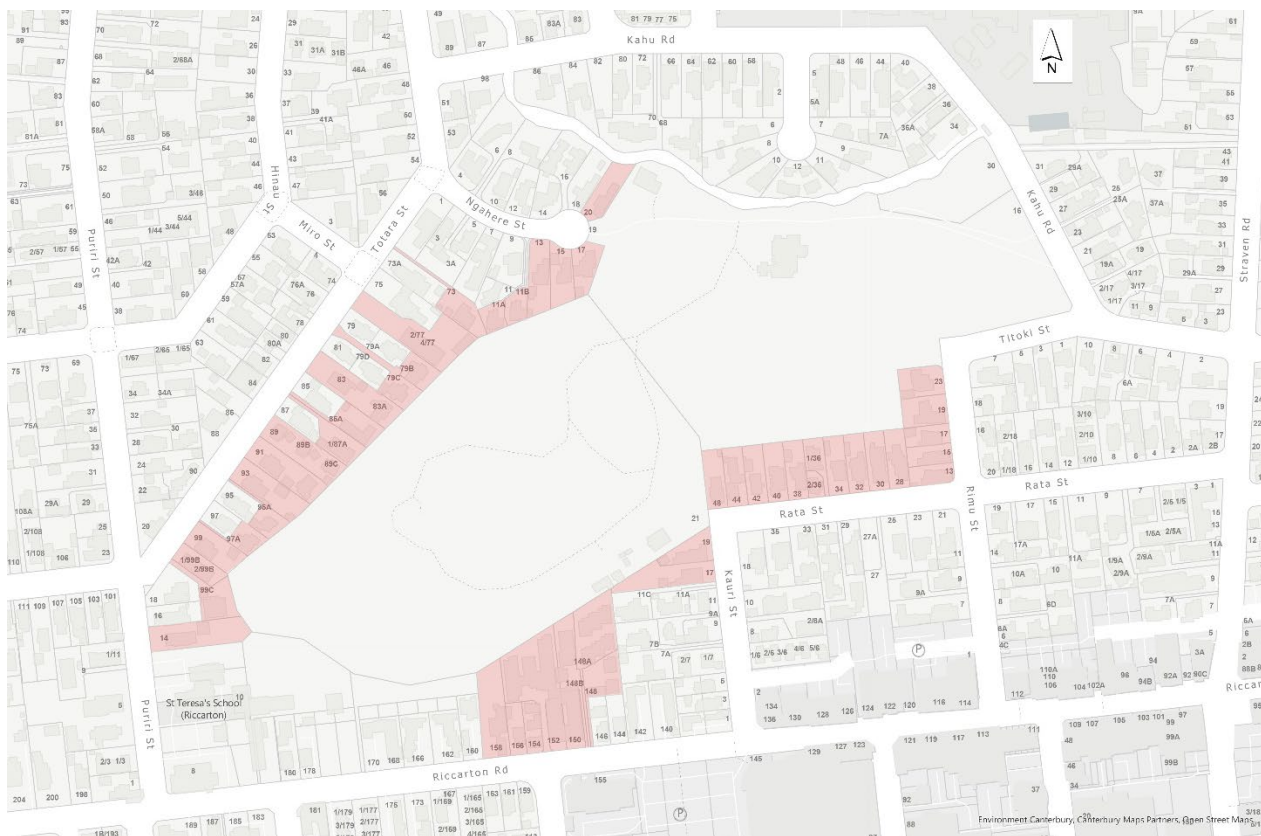


Figure 4: Plan of Riccarton Bush showing Council's Initial proposed interface area. Red area indicates Council's proposed 12m height limit.

## 2.7 Heritage Status

### 2.7.1 Heritage New Zealand Pouhere Taonga (HNZPT)

Riccarton Bush is listed as a Category 1 Historic Place (#660) with Heritage New Zealand Pouhere Taonga (HNZPT). Category 1 Historic Places are defined as being of special or outstanding historical or cultural significance or value and Category 2 being:

A high concentration of HNZPT listed structures and settings are within the immediate area and intrinsically related to Riccarton Bush. These include:

- Riccarton Grounds (#1868, Category 1)
- Former Dwelling and Setting, Deans Cottage (#3679, Category 1)
- Former Dwelling and Setting, Riccarton (#1868, Category 1)

### 2.7.2 Christchurch City Council

Pūtarīngamotu Riccarton Bush is also scheduled as a Highly Significant heritage item (#647) in the Christchurch District Plan (CDP).

Highly Significant items listed within the CDP have the following attributes:

- Meet at least one of the identified Christchurch City Council heritage values<sup>4</sup> at a highly significant level; and
- Be of high overall significance to the Christchurch District (and may also be of significance nationally or internationally) because it conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch District's sense of place and identity; and
- Have a high degree of authenticity (based on physical and documentary evidence); and

<sup>4</sup> Historical and Social Value, Cultural and Spiritual Value, Architectural and Aesthetic Value, Technological and Craftsmanship Value, Archaeological and Scientific Value.

- Have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).

In addition to this, Pūtarīngamotu and Riccarton Grounds are protected as Outstanding Natural Features. Riccarton Bush is identified as a Significant Trees Area and many Significant Individual Trees and Significant Park Trees in Riccarton Grounds are identified in the CDP.

Riccarton Bush is also identified in the CDP as a Site of Ecological Significance (site number SES/LP/4). The site is ecologically significant because it meets the representativeness (criteria 1 & 2), rarity/distinctiveness (criteria 3, 4 & 6), diversity and pattern (criterion 7) and ecological context criteria (criterion 10).

A number of structures and settings immediately adjacent and close to Pūtarīngamotu are scheduled in the CDP (Figure 5). These include:

- Riccarton Grounds (16 Kahu Road, Highly Significant – item #1315)
- Former Dwelling and Setting, Deans Cottage (16 Kahu Road, Highly Significant, Item #307)
- Former Dwelling and Setting, Riccarton (16 Kahu Road, Highly Significant - item #306, Highly Significant)
- Former Riccarton Farm Buildings and Setting (39 Kahu Road, Significant – items #1291)

The above features are considered part of a group, that is they are all part of the original Dean's Estate.



Figure 5: Pūtarīngamotu Riccarton Bush and Christchurch City Council listed heritage Items and settings.  
Source: Christchurch City Council, 2022.

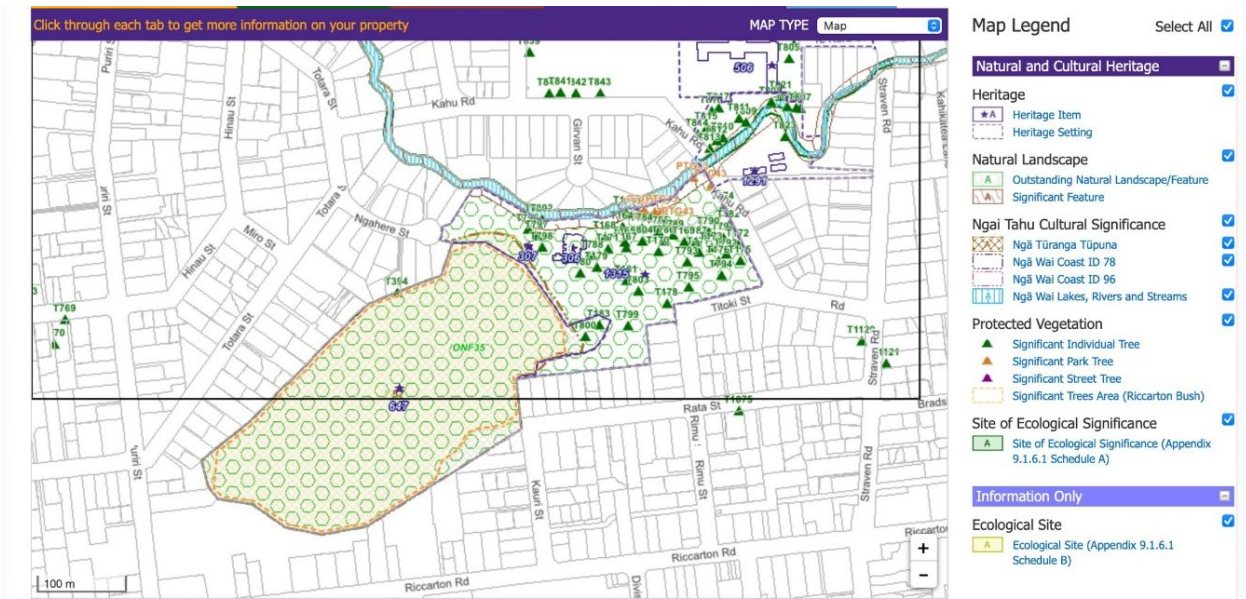


Figure 6: CDP Planning map shows Riccarton Bush as an Outstanding Natural Feature and Significant Trees Area. Map also shows the adjacent Grounds of Riccarton House as part of the Outstanding Natural Feature and as an area of Protected Vegetation containing Significant Individual and Park Trees.  
Source: Christchurch City Council, 2022.

## 2.8 Scope, Limitations and Clarifications

The heritage advice requested is related to the effectiveness of Council's proposed planning overlay to protect Pākehā/ European heritage values and landscape values of Pūtaringamotu from the impacts of intensification. A comprehensive heritage landscape values assessment of the bush was not required at this time. Advice regarding tangata whenua values of the bush, and the potential for impacts from adjacent intensification has been sought separately by the Council through Mahaanui Kurataiao Ltd (MKT).

## 2.9 Photographs

All photographs in this document were taken by the author during the site visits mentioned above. All other images have been appropriately acknowledged.



## 3 Legislative Framework

This section provides an overview of the statutory documents that apply to Pūtaringamotu Riccarton Bush and its wider setting at the time of preparing this heritage review.

### 3.1 Statutory obligations

#### 3.1.1 *The Resource Management Act (RMA) 1991*

The purpose of the Resource Management Act (RMA) is to promote the sustainable management of natural and physical resources. Under Section 6 of the Act, the protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance.

Other sections of the Act relevant to Pūtaringamotu include Section 6 (b) as an outstanding natural feature, (c) as an area of significant indigenous flora and fauna and (e) as a site of importance to the relationship of Māori with their ancestral lands, sites, and other taonga.

Subpart 3 of the RMA requires territorial and regional authorities to prepare district and regional plans that set out objectives, policies, and rules to assist them in carrying out their functions under the Act.

#### 3.1.2 *National Policy Statement for Urban Development (NPS-UD)*

Policy 3 and 4 of the National Policy Statement for Urban Development (NPS-UD) note that Riccarton is considered under Policy 3(d), providing a commensurate response to the centre being classified as a 'Town Centre Zone' and also falling in a sub-category that Council has defined of larger Town Centres alongside Hornby & Papanui.

#### 3.1.3 *Canterbury Regional Policy Statement (Environment Canterbury, 2013)*

The Operative Canterbury Regional Policy Statement (CRPS) has been in place since 2013 and was republished in October 2020. The CRPS states the following in regard to historic heritage in the region:

*Historic heritage contributes to Canterbury's unique identity. Canterbury's various cultures each have sites and areas, both natural and modified and including areas within past and present settlements, which have particular cultural and heritage value. The contribution of such sites, and their associated values, have on cultural well-being are often not recognised or appreciated until they are lost forever.*

*The diversity of heritage items, places, and areas, including historic cultural and historic heritage landscapes, and the cultures and eras they represent, contribute to the regional sense of identity. The cumulative loss of these heritage items, places and areas and their values can diminish that sense of identity.*

#### 3.1.4 *Christchurch District Plan (CDP)*

To give effect to its responsibilities under the Resource Management Act 1991 (RMA), the Christchurch City Council is required to prepare, implement, and administer a District Plan. The CDP uses a number of regulatory layers relative to heritage buildings, places and objects to ensure the purpose of the RMA is met. Issues and policies regarding the identification, management and protection of heritage items are identified in Chapter 9.3 of the Plan. This particular chapter recognises the important contribution historic heritage makes to the district's distinctive character and is to be achieved through various policies and associated rules. Heritage items are protected under the rules established in Chapters 9.3.4 – 9.3.6.

### 3.1.5 *Heritage New Zealand Pouhere Taonga Act 2014*

The purpose of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) is ‘to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. Under Part 4 of the Act, HNZPT are required to maintain the New Zealand Heritage List/Rārangi Kōrero.

Although Riccarton Bush, Riccarton Grounds, the Former Dwelling and Setting and Deans Cottage are included on the New Zealand Heritage List, HNZPT does not have statutory authority to provide protection for the structures.

However, as a Heritage Protection Authority, HNZPT may place a Heritage Order on the structures and sites under Part 8 of the RMA. It also has the statutory authority over the treatment of the place as an Archaeological Site as the area is known to have been occupied prior to 1900.

### 3.1.6 *Riccarton Bush Trust Act 1914 and 1947 Amendment*

The name ‘Riccarton Bush’ was established as a result of this Act, requiring that it “be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand”. The Act was revised in 2012 to in effect ‘tidy up’ the 1947 Riccarton Bush Act and the governance arrangements that were put in place for the board for the Riccarton Bush trustees. It better defines the Board’s functions to provide for the continuation of their work, and to enhance preservation of Pūtarīngamotu.<sup>5</sup>

## 3.2 Non-Statutory Framework

In addition to the statutory documents outlined above, non-statutory guidelines prepared by established heritage conservation organisations provide direction on how places of cultural and natural heritage value should be managed. This section lists those that are particularly relevant.

### 3.2.1 *ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010*

The ICOMOS NZ Charter is prepared by ICOMOS New Zealand, a branch of the International Council on Monuments and Sites, a professional association that works for the conservation and protection of cultural heritage places worldwide.

The Charter provides a set of policies to guide the conservation and adaptation of places of cultural heritage value; and is provided in full in Appendix A.

### 3.2.2 *Historic Gardens (The Florence Charter 1981)*

The ICOMOS – IFLA (International Federation of Landscape Architects) International Committee for Historic Gardens was registered by ICOMOS as the guiding standard for the preservation of historic gardens. This Charter recognises gardens as historic monuments with their own special character and provides a set of principles where both natural and cultural elements are taken into consideration regarding conservation (Appendix B). All decisions relating to the conservation of the place should be made according to those outlined in the Charter.

### 3.2.3 *Christchurch Heritage Strategy 2019 – 2029*

The Christchurch Heritage Strategy is intended to assist Council, in partnership with mana whenua, to provide for the city’s taonga. It recognises that Council has a leadership role in ensuring the recognition, protection, and celebration of heritage.

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<sup>5</sup> [Riccarton Bush Amendment Act 2012 No 4, Local Act 10 New heading and sections 21 to 28 substituted – New Zealand Legislation](#)

The protection of heritage through best practice conservation, traditional knowledge, support, and stewardship is a key outcome of the Strategy<sup>6</sup> which is based on a set of values and principles that include:

***Heritage Conservation Principles** – The Council will implement this strategy in alignment with best practice conservation management of heritage places and the safeguarding of intangible heritage.*

The first goal of the Strategy is to ensure that the city's heritage is accessible to all and is shared and celebrated. Actions to achieve this goal include celebrating and promoting Council's role as heritage champion through modelling best practice heritage asset management.<sup>7</sup>

Goal 4, Actions 1a and 1b of Council's Heritage Strategy is also of relevance to this heritage review. Action 1a "seek[s] to develop the strongest possible regulatory framework to ensure effective protection of significant and highly significant heritage places".<sup>8</sup> Action 1b Identifies Council's intention to "seek to increase the scope and breadth of regulatory and non-regulatory protection measures which could achieve recognition of [...] cultural landscapes" among other heritage places and features.<sup>9</sup>

### *3.2.4 HNZPT Sustainable Management of Historic Heritage Guidance Series*

The Sustainable Management of Historic Heritage Guidance Series includes several Information Sheets to guide the management of heritage buildings and places, including:

- Information Sheet 1: Principles for Assessing Appropriate or Inappropriate Subdivision, Use and Development on Historic Heritage Values.
- Information Sheet 16: Assessing Impacts on the Surroundings associated with Historic Heritage

### *3.2.5 Sustainable Management of Historic Heritage Guidance Information*

**Sheet 1: Principles for Assessing Appropriate or Inappropriate Subdivision, Use and Development on Historic Heritage Values.**

The relevant sections of this document are:

#### *6. Respect for physical material*

The degree to which interventions involve the least possible loss of heritage significance and the least loss of material of heritage value. Including those arising from irreversible or cumulative effects.

#### *7. Understanding Significance*

Whether the values of the place are clearly understood before decisions are taken that may result in change. Decision-making, where change is being contemplated, should take into account all relevant values, cultural knowledge and disciplines.

Understanding significance should be assisted by methods such as the preparation of heritage assessments and conservation plans.

#### *8. Respect for Contents, Curtilage and Setting*

The extent to which interventions respect the contents and surroundings associated with the place. This may be achieved by ensuring, for example, that any alterations and additions to buildings, and new adjacent building, are compatible in terms of design, proportions, scale and materials.

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<sup>6</sup> Christchurch Heritage Strategy 2019 – 2029, p.31.

<sup>7</sup> Christchurch Heritage Strategy 2019-2020, p35.

<sup>8</sup> Christchurch Heritage Strategy 2019-2020, p39.

<sup>9</sup> Christchurch Heritage Strategy 2019-2020, p39.

## Sheet 16: Assessing Impacts in Surroundings Associated with Historic Heritage

The relevant sections of this document are:

### *Principles*

Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.

### *General*

- The original relationship of the heritage item to its site and locality should be retained. All the main structures associated with the heritage item (for example, homestead, garden, stables, etc.) should be retained in single ownership.
- Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.
- The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well-preserved, authentic, essential, and substantial settings should be retained and protected.
- The proposed activity should provide for adequate visual catchments, vistas and sightlines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.

### 3.2.6 *Te Tiriti o Waitangi Principles*

The Treaty of Waitangi, signed in 1840 between Māori and the British Crown, is not law, but since 1975 many New Zealand laws have referred to the 'principles' of the treaty. There is no final and complete list of treaty principles. Instead, official documents have referred to treaty principles in general terms, without including the actual treaty text, because the English and Māori versions of the treaty are not direct translations of each other, so difficulties arise in interpretation.<sup>178</sup> In 1983 the Waitangi Tribunal stated, 'The spirit of the Treaty transcends the sum total of its component written words and puts literal or narrow interpretations out of place.'<sup>179</sup> In order to apply the treaty in a context relevant to the present day, the Waitangi Tribunal and the courts have considered the broader intentions, sentiments, and aims of the treaty, and identified its principles on a case-by case basis. Three of the key principles, and a brief description of each principle, are outlined below:

- **Partnership** - interactions between the Treaty partners must be based on mutual good faith, cooperation, tolerance, honesty, and respect
- **Protection** - government must protect whakapapa, cultural practices and taonga, including protocols, customs, and language
- **Participation** - this principle secures active and equitable participation by tangata whenua

## 4 Existing Heritage Environment

### 4.1 Heritage Landscape Values of Pūtaringamotu Riccarton Bush and Setting

Pūtaringamotu Riccarton Bush, along with the adjacent Riccarton House Grounds, Deans Cottage, Riccarton House and Former Riccarton Farm Buildings and Setting are scheduled heritage items. While these listings offer some protection from development adjacent to the bush (earthworks and new buildings), protection does not exist on all sides.

The existing heritage environment of Pūtaringamotu Riccarton Bush and its key heritage values have been described in detail in the Christchurch City Council Statements of Heritage Significance<sup>10</sup> and individual conservation plans.<sup>11</sup> These documents give full explanations of significance under various assessment criteria as the basis for listing or registration.<sup>12</sup> These heritage landscape values are summarised below.

#### 4.1.1 Summary Heritage Landscape Values

Riccarton Bush is one of the oldest and best documented protected natural area in Aotearoa. As a remnant kahikatea floodplain forest, Pūtaringamotu has survived natural catastrophes and the impact of two human cultures and is now the only original area of native bush remaining in Ōtautahi Christchurch.

A large part of Pūtaringamotu was gifted to the people of Canterbury in 1914 by the Deans Family and is a very early example in Aotearoa of a natural area offered formal protection through the Riccarton Bush Act. Riccarton Bush is significant for its association with many of Canterbury's pioneer settlers and early businessmen/pastoralists including William, John and Jane Deans, and their families and descendants.

Pūtaringamotu displays a wide diversity of native flora and fauna, the management of which has improved Pūtaringamotu's integrity as a native forest remnant through activities such as propagating plants from seed sourced entirely from the bush. Riccarton Bush is a defining element in the city and tangible link to the early layout of the Dean's property, Dean's Cottage and Riccarton House and grounds and other features related to the former Deans Estate such as the brick farm buildings (now Christchurch Boys' High School grounds). The grounds of Riccarton House are an inseparable complement to Pūtaringamotu, providing the contextual and ornamental setting for these listed heritage features.

Riccarton Bush has a strong physical relationship to the Ōtākaro Avon River and as the immediate backdrop to Riccarton House and Deans Cottage. It is a well-known forest remnant across wider suburban Christchurch with its distinctive tall podocarp trees which historically have stood out within the flat Canterbury Plains. Many artworks from the 1850s have recorded Riccarton Bush as a feature (e.g. Figure 7, Figure 8, Figure 9) and Pūtaringamotu remains a distinctive physical landmark in the city today.

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<sup>10</sup> [HID 306.pdf \(ccc.govt.nz\)](#)

<sup>11</sup> Beaumont, L. (2009) Conservation Report Riccarton House: Landscape, prepared for Christchurch City Council.

<sup>12</sup> CCC Draft Heritage Significance Criteria (Appendix 10.3)



Figure 7: 'Fox, William, 1812-1893, "Riccarton. Messrs Deans' Station. Canterbury,," ourheritage.ac.nz | OUR Heritage, accessed November 15, 2022, <https://otago.ourheritage.ac.nz/items/show/5291>. C.1848.



Figure 8: 'Ilam Farm, Riccarton Bush' by Frederick Aloysius Weld, Dec. 1852.  
Source: Canterbury Museum

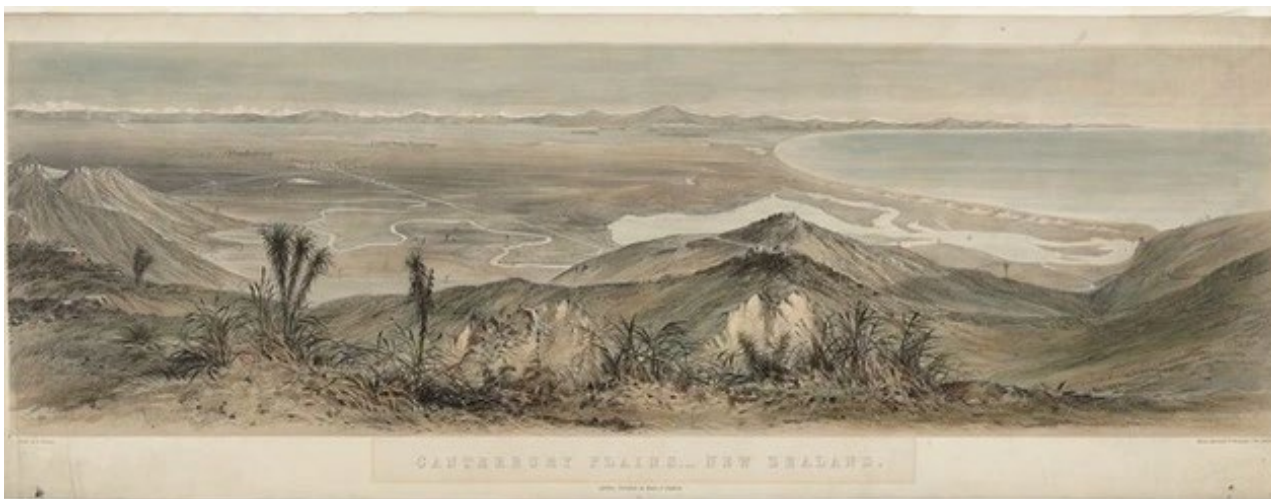


Figure 9: Drawing by Edmund Norman of the Canterbury Plains showing the two areas of native bush at Riccarton and Papanui the distance, c.1855. Riccarton Bush in the distance is to the left.  
Source: National Library, <https://natlib.govt.nz/records/23051035>.

Specific physical features in the landscape representative of Pūtaringamotu's historic values therefore include:

- The bush as a distinctive feature and uninterrupted skyline of tall podocarp forest seen from a number of vantage points around adjacent streets and broader afield (see Section 4.2). Although the city has developed with residential buildings that surround it, Pūtaringamotu remains as a distinctive physical landmark in the city today.
- Riccarton Bush as a defining element in the layout of Deans' Estate and clearly observable as part of a group of heritage elements within a heritage setting.
- Riccarton Grounds as an inseparable part of Riccarton Bush - together forming an Outstanding Natural Feature and Significant Tree area.
- Scheduled historic buildings from Deans occupation of the site including Riccarton House and Riccarton Cottage located inside Riccarton Grounds.
- Elements within the surrounding landscape that contribute to the historic legibility of Dean's Estate despite sitting outside the property boundary. These features include the scheduled former farm buildings and associated trees from the Deans cattle farming operation, now part of Boys High School, and remnant plantings ca 1867 which extend from Kahu Street to Straven Road. Boys High School sports ground, formerly known as Deans paddock is also a component landscape feature.
- As part of the original Deans Estate the heritage elements noted above are considered to be part of the same group.

## 4.2 Physical Description

Setting is defined in the ICOMOS NZ Charter 2010 as, "the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes and streetscapes, perspectives, views and viewshafts to and form a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place."

Based on historic and physical investigation, the Setting of Pūtaringamotu encompasses Riccarton Grounds and the street blocks surrounding Riccarton Bush, the road and airspace between Pūtaringamotu and the surrounding buildings and streets, based on the visual, social, cultural and historical relationships and functions between all these places.

This description is based on historical investigations of Pūtaringamotu, two site visits that involved walking the perimeter streets of Pūtaringamotu and Riccarton Grounds and the Kahikatea Track within Riccarton Bush itself. The site visits were carried out on the 10<sup>th</sup> and 17<sup>th</sup> October and the area walked is shown by the dashed line in Figure 10. Colours represent the different types of view, namely:

- streets and residential properties that immediately surround Riccarton Bush.
- path/cycleway through Riccarton Grounds.
- within Riccarton Bush.
- streets surrounding Riccarton Grounds and adjacent to former Deans' farm buildings.
- distant views.

#### 4.2.1 *Rimu St – Rata St – Kauri St – Riccarton Rd – Puriri St – Totara St – Ngahere St – Hinau St – Kotare St – Miro St – Hinau St – Kahu Rd*

Views of Riccarton Bush are most immediately available from the surrounding streets from the south, west and north of Pūtaringamotu and vary from pockets of native vegetation through and down residential driveway viewshafts to broad expanses of trees above roofs across the skyline.

Other defining elements that relate to the historic heritage of Riccarton Bush include the original single and double storey Californian-style bungalow homes which sit immediately adjacent to the bush in these areas. Many are enhanced by well landscaped gardens with large trees and shrubs. While the overall coherence of this character has been eroded through new infill development that now occupies a greater site area, the quality of the streetscape with grass berms and mature trees, the generous building setbacks and visual relationship to Riccarton Bush all contribute to the visual amenity of the Riccarton Bush Setting.<sup>13</sup>

#### 4.2.2 *Te Ara Kahikatea / Kahikatea Track, Riccarton Bush*

Riccarton Bush contains dense stands of 600-year kahikatea, amongst a diversity of native flora and fauna. A system of gravel and concrete walking tracks with boardwalks loop through the bush, with the Ōtākaro Avon River bordering the northern edge of the bush boundary.

No buildings external to the bush are visible from the tracks apart from the maintenance exit along the south boundary. Some parts of the bush appear more transparent than others however, particularly along the south and western boundaries of the bush.

#### 4.2.3 *Riccarton Grounds*

Riccarton House Grounds is an irregularly shaped land holding with pedestrian/cycle access from Kahu Road, in front of Riccarton House, through to Ngahere Street. The Grounds are bounded by the Ōtākaro Avon River on the northern boundary and to the east along Kahu Road and Titoki Streets. Residential properties along Rata Street border its southern boundary and the Riccarton Bush predator fence lies immediately adjacent to its western boundary. The Grounds are highly visible from these surrounding streets, particularly the mature exotic trees which are physically and visually connected with the Ōtākaro Avon River. The river is lined with mature vegetation screening residential properties north of the pedestrian/cycleway opposite Riccarton House.

#### 4.2.4 *Kahu Road and Titoki Streets*

Kahu and Titoki Streets lie immediately adjacent to Riccarton Grounds with residential properties on both the east and south boundaries of each street respectively. Kahu Road is a busy minor arterial road and it is here that the Deans' late 19<sup>th</sup> century farm buildings are located, along the natural curve of the Ōtākaro Avon River, now part of Christchurch Boys' High School. The buildings lie adjacent to one and two storey residential housing. Titoki Street to the south is a quieter street, with similar style housing and range of setbacks from the street. The visual

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<sup>13</sup> Beca (2015), Christchurch Suburban Character Area Assessment prepared for Christchurch City Council, Character Area 7: Totara/Hinau/Puriri Assessment.



relationship between Riccarton Grounds and the Former Deans' Farm Buildings and between Riccarton Grounds and the existing scale of residential housing, contributes to the heritage setting. While pockets of Riccarton Bush can be observed along Kahu Road between Tui and Totara Streets, they are less recognisable than those in streets containing a broad backdrop.

#### *4.2.5 Distant views – Matipo Street and Riccarton Mall carpark*

The expanse of tall podocarp trees that make up Riccarton Bush is also obvious some distance away. For example, while walking or driving north down Matipo Street, the trees appear as a natural feature across the skyline. Similarly, from Riccarton Mall rooftop carpark the trees can clearly be seen as a natural feature, including the detail of upper trunks not visible from the ground.

#### *4.2.6 Location Plan*

Photographs in the following section depict representative viewpoints of Pūtaringamotu's 'visual catchment'. These images help illustrate the existing visibility of the bush from surrounding footpaths and intersections, views experienced from within the bush itself and further away, helping form a baseline for potential effects. Photographs are however static and tend to flatten perspective, so that the entire experience people have of Pūtaringamotu as they move around adjacent streets is not always picked up through photographs.

Figure 10 shows the locations from which photographs were taken. Viewpoints were predominantly chosen where large expanses of forest were visible, to understand the impact on this large expanse as a defining element across the skyline. Viewpoint numbers correspond with figure numbers and photographs below.

Viewpoints most closely related to Riccarton Bush start at Viewpoint 12 and continue to streets that relate more closely to Riccarton Grounds, Riccarton House, the Deans former farm buildings and the setting. Viewpoints 49, 50 and 51 show views of Riccarton Bush from the commercial centre of Riccarton Mall. Viewpoints 11 - 19 are shown immediately below Figure 10, with the remainder viewpoints located within Appendix C.

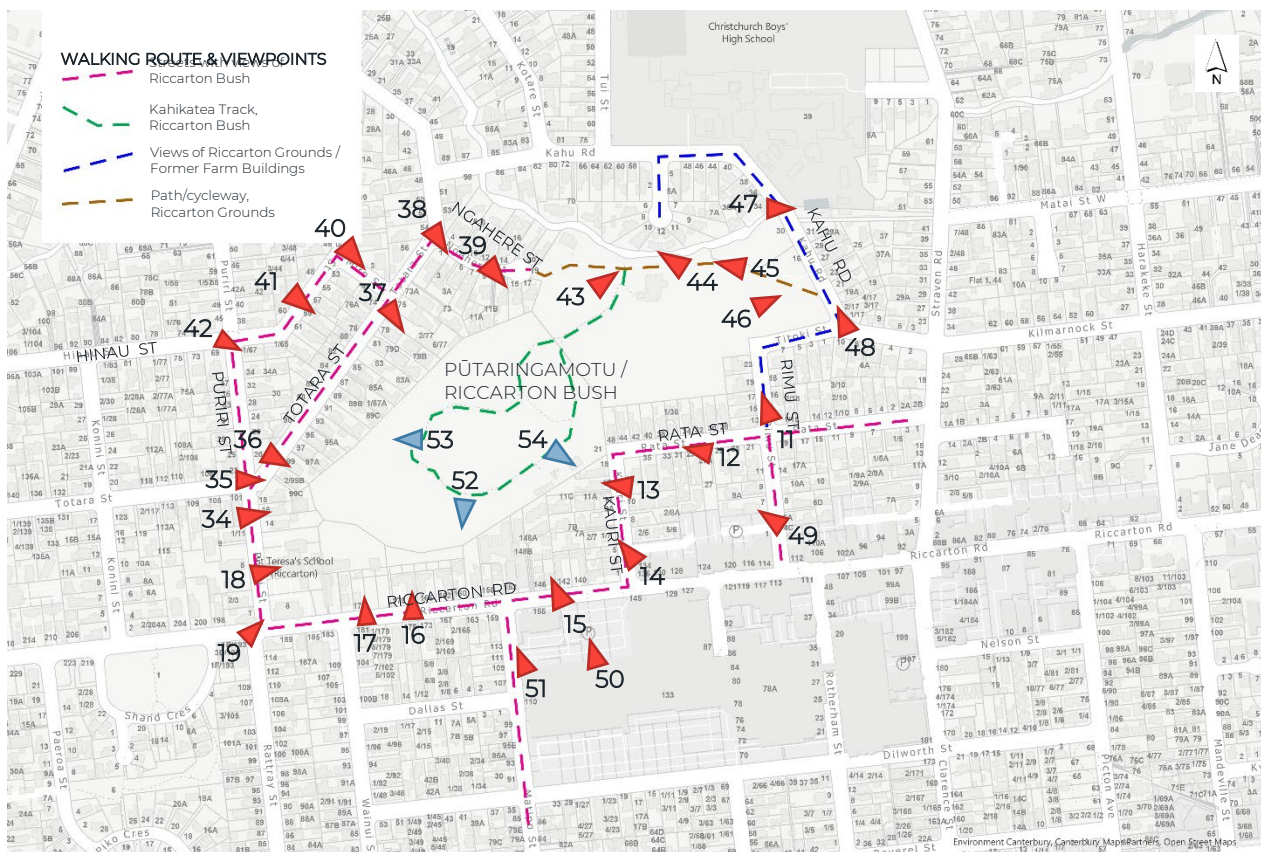


Figure 10: Representative viewpoints of Pūtarīngamotu from surrounding streets and further away. Pink dashed line identifies streets with views of Riccarton Bush; green line depicts views from within the bush, blue line identifies views of Riccarton Grounds and Former Farm Buildings from surrounding streets, brown line depicts viewpoints from Riccarton Grounds and Riccarton House. Numbered viewpoints correspond with figure numbers and images below and in Appendix C.

Source: Canterbury Maps 2022 with graphic overlay.

### RIMU STREET



Figure 11: View north along Rimu Street towards Riccarton Grounds, an inseparable component of the bush reserve.

### RATA STREET



Figure 12: View northwest towards Pūtaringamotu along the skyline from Rata Street.

### KAURI STREET



Figure 13: Views northwest towards Riccarton Bush along the skyline from the north end of Kauri Street.

### KAURI STREET



Figure 14: Views north of Riccarton Bush across the skyline from the south end of Kauri Street.

### RICCARTON ROAD



Figure 15: Riccarton Bush across the skyline looking north, from the footpath opposite 142 Riccarton Road.

### RICCARTON ROAD



Figure 16: View of Riccarton Bush looking north, forms the backdrop to motels on Riccarton Road (currently Medium Density Residential).

### RICCARTON ROAD



Figure 17: Southwest boundary of Riccarton Bush viewed from Riccarton Road footpath, the backdrop to St Theresa's School.

### PURIRI STREET



Figure 18: Distant views of the west boundary to Pūtaringamotu from the footpath outside St Theresa of Lisieux Church, Puriri Street.

### CORNER PURIRI STREET & RICCARTON ROAD



Figure 19: View towards Pūtaringamotu visible from Riccarton Road behind St Theresa of Lisieux Church, Puriri Street.

## 5 Heritage Review and Recommendations

This section reviews Christchurch City Council's interface proposal (Figure 4) and provides visualisations of existing, medium (12m) and high density (20m) zoning. Additional sites and measures are recommended to protect the heritage landscape values of Pūtaringamotu.

### 5.1 Heritage Landscape Values and Visual Effects

#### 5.1.1 Response to Council's Proposed Interface Sites

Pūtaringamotu is an Outstanding Natural Feature and site of national importance with significant heritage, ecological and cultural values. The tall podocarp trees are a defining and distinctive landmark element when seen close up or from a distance across the city skyline. What we see today relates to depictions in early paintings of the area and it is therefore essential to retain views of the Bush, ensuring new development does not dominate or obscure the skyline.

Council have initially proposed reducing the NPS-UD 20m intensification heights to 12m for the majority of properties adjacent to Pūtaringamotu (interface sites shown on Figure 4). However, as site visits and modelling indicate, at 12m and 20m throughout the current interface area, and allowing for a range of design options, the expanse of Riccarton Bush above the rooftops will still be significantly obstructed with building heights restricted to 12m (Figure 21).

Enabling a 12m height limit and the potential bulk of three units per site with no minimum allotment size for existing or proposed dwellings would result in a noticeable change to the views of Riccarton Bush with potential to obscure visibility of Pūtaringamotu from residents and passers-by on suburban streets to the south, west and northwest of Riccarton Bush, apart from properties that share a boundary with the bush.



Figure 20: *Rata Street* looking northwest towards Pūtaringamotu Riccarton Bush, with graphic overlay showing possible apartment configuration under the *existing CDP height limit (8m)*.



Figure 21: *Rata Street* looking northwest towards Pūtaringamotu Riccarton Bush, with graphic overlay showing possible apartment configuration under a proposal of **12m height limit** within the Riccarton Bush interface.



Figure 22: *Rata Street* looking northwest towards Pūtaringamotu Riccarton Bush, with graphic overlay showing **20m height limit** and possible apartment configuration under the **NPS-UD Built Form Standards**. Outcome may vary through High Density Residential Standard provisions.

Views to Riccarton Bush can also be observed along the driveways and outdoor areas of residential properties (e.g., Figure 34, Figure 36 and Figure 39) which, foregrounded by residential tree canopies, contribute to the experience of Riccarton Bush when walking adjacent streets. If MDRS were enabled in this area, the new built form standards would encourage building footprints that dramatically reduce viewsheds currently available along driveways.

In addition, as photographs demonstrate, views to Riccarton Bush from the street frontage of properties omitted from Council's interface sites in the street blocks surrounding Pūtaringamotu would be obscured if either 20m or 12m height limits were enabled (e.g., Figure 36 – Totara Street, Figure 39 – Ngahere Street).

Modelling below demonstrates further visualisations of representative views, showing existing and potential height limits from other streets surrounding Riccarton Bush under the CDP, MDRS and NPS. Effects of these height limits on Riccarton Grounds and the former Deans farm buildings is also included.



Figure 23: View from *corner of Puriri and Hinau Street* looking southeast towards Pūtaringamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (8m) under the existing CDP*.



Figure 24: View from *corner of Puriri and Hinau Street* looking southeast towards Pūtaringamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (12m) under MDRS*.





Figure 25: View along *Nga here Street* looking southeast towards Pūtarīngamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (8m) under the existing CDP*.



Figure 26: View along *Nga here Street* looking southeast towards Pūtarīngamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (12m) under MDRS*.



Figure 27: View along *Riccarton Road* looking northwest towards Pūtarīngamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (8m) under the existing CDP*.



Figure 28 View along *Nga here Street* looking southeast towards Pūtarīngamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and *height limit (12m) under MDRS*.

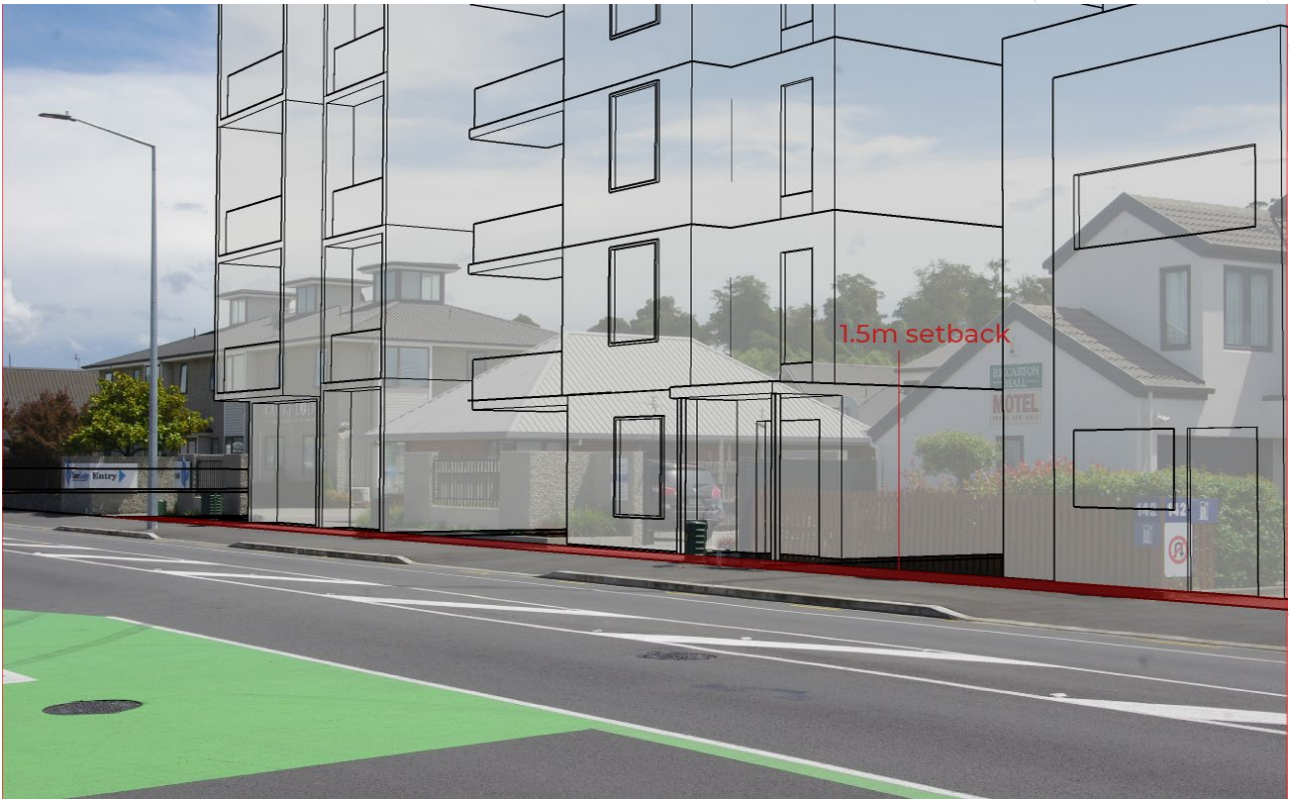


Figure 29: View along **Riccarton Road** looking southeast towards Pūtaringamotu Riccarton Bush, with graphic overlay showing possible apartment configuration and **height limit (20m)** under **NPS-UD Built Form Standards**. Outcome may vary through High Density Residential Standard provisions.



Figure 30: View along **Kahu Road** looking north towards Riccarton Grounds, with graphic overlay showing possible apartment configuration and **height limit (8m)** under the existing **CDP**.



Figure 31 View along *Kahu Road* looking southeast towards Riccarton Grounds, with graphic overlay showing possible apartment configuration and *height limit (12m) under MDRS*



Figure 32: View along *Kahu Road* looking southeast towards Riccarton Grounds, with graphic overlay showing possible apartment configuration and *height limit (20m) under NPS-UD Built Form Standards*. Outcome may vary through High Density Residential Standard provisions.

It is recommended that the properties shown in Council’s interface plan (Figure 4), along with additional sites that would experience obscured views of Pūtaringamotu, should be exempt from rules enabling intensification and remain at their current Residential, Medium Density and Special Purpose (School) Zoning as identified in the CDP. For properties adjacent to the proposed interface sites, transitional heights are recommended, with Medium Density Residential Standards applying to areas coloured light brown (Figure 33).

The recommendations captured in Beca’s 2015 Character Area 7 Report<sup>14</sup> achieve the same visual outcomes necessary to protect the heritage setting interfacing Riccarton Bush. In particular, Beca’s report recommends retaining the defining character elements of this area such as 1-2 storey single family dwellings, minimum 8m setbacks and large side setbacks to retain streetscape quality. In summary, what has been stated in reference to character elements in this document, also achieves heritage outcomes.

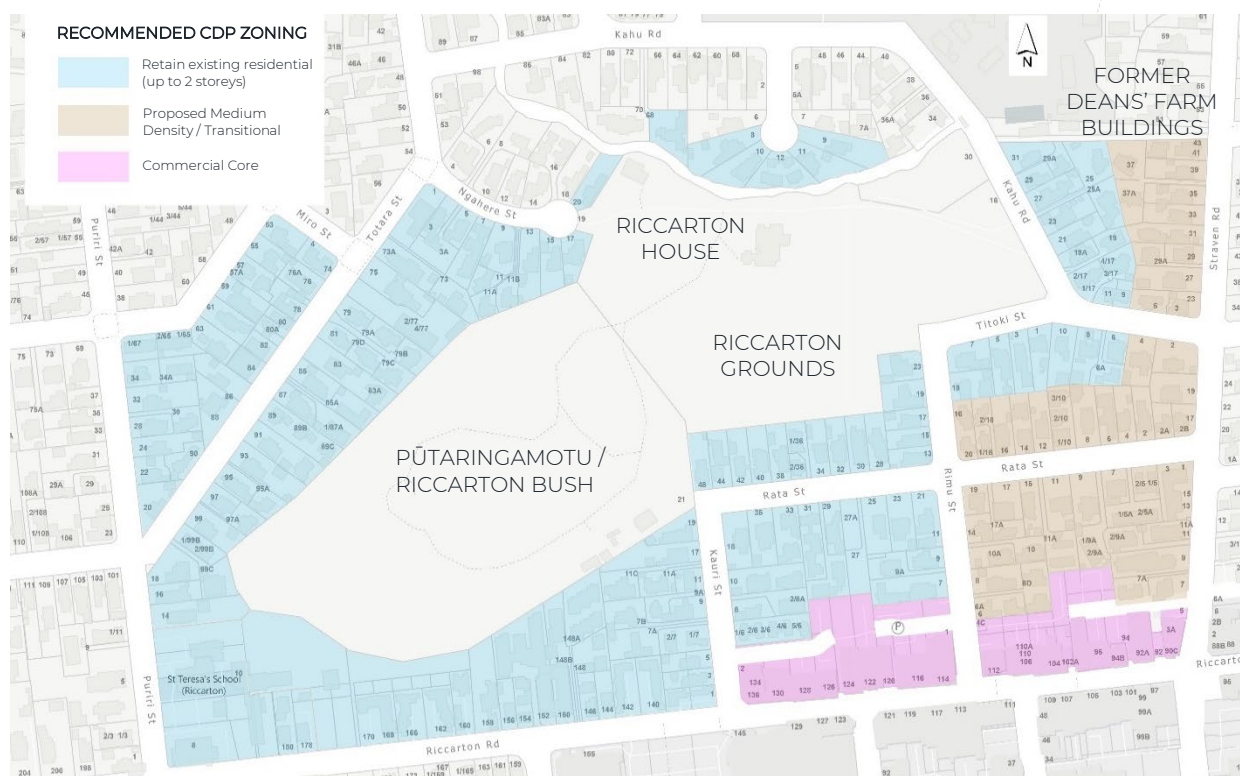


Figure 33: Recommended modifications and additions to Christchurch City Council proposed protection and setbacks for Pūtaringamotu.

Source: Canterbury Maps 2022 with graphic overlay.

### 5.1.2 Properties opposite Riccarton Grounds and Riccarton House

Riccarton Grounds is an inseparable part of Riccarton Bush. Together both areas are an Outstanding Natural Feature and Significant Tree Area, related to Riccarton House, Riccarton Cottage and historic farm buildings located within the context of residential properties to which they lie adjacent. As part of the original Deans’ Estate these heritage elements are considered part of a group. Currently, views of residential properties from Riccarton House are screened by native and exotic vegetation, providing a natural barrier that enables Riccarton House to retain prominence.

When travelling northwest along the path/cycleway through Riccarton Grounds from Kahu Road, much of the residential area north of Riccarton House is screened by mature trees, until reaching Riccarton House. A shift to Medium Residential Density and increased building height to 12m (3

<sup>14</sup> Beca (2015), Christchurch Suburban Character Area Assessment prepared for Christchurch City Council, Character Area 7: Totara/Hinau/Puriri Assessment.

stories) opposite Riccarton House would change this relationship however, with the potential for housing opposite to dominate, particularly if existing vegetation were to be removed.

MDRS state that 20% landscaping is required for new development, which can be represented by tree canopy or equally by plants, grass or any combination thereof.<sup>15</sup> While Council's proposed incentive to plant trees through Financial Contributions (FC) goes some way to encourage tree canopy cover at the time of development, there is a risk. Any established trees not listed in the CDP are not required to be retained so that simply sowing grass would suffice under the revised Act. There is therefore no guarantee where or if in fact planting may be implemented, so that in addition to an increased height limit, the visual amenity and protection offered by current protections in the CDP may be lost through changes brought about by MDRS.

While the adjacent residential area sits on land that appears lower than Riccarton House, if the proposed MDRS are applied to this area, housing is likely to be greater in both height and bulk, which will dominate what is currently a natural and historic setting. From Givern Street, north of these properties, a few mature trees within Riccarton Grounds can be observed above rooftops, with no views of Riccarton Bush available. The view from this vantage point is therefore not significant.

### *5.1.3 Properties opposite Riccarton Grounds along Kahu Road*

The Former Deans' Farm Buildings are located to the northwest of Riccarton Grounds on Kahu Road on land that is now Christchurch Boys' High School, adjacent to the Ōtākaro Avon River. These buildings sit alongside the cycleway that crosses Kahu Road via a traffic light controlled crossing within the existing Residential Zone of 1-2 storey housing.

These buildings are contextually significant relative to the other listed items that make up the Dean's Estate and as streets that border Riccarton Grounds, the scale of housing on both Titoki Street and Kahu Road currently sits comfortably with the height and scale of the historic farm buildings and the setting of Riccarton Grounds.

Given the connection of these historic buildings to the setting of Pūtaringamotu, Riccarton Grounds and Riccarton House and the existing scale of residential buildings in the adjoining area, it is important the farm buildings retain a physical connection to Riccarton Grounds and that the integrity of the spatial, experiential and scenic qualities are maintained. This means that any new built forms adjacent to the former farm buildings and Riccarton Grounds should respect and maintain the integrity of the setting in terms of massing, scale, form and articulation. Unsympathetic scale and form of buildings should be avoided. Such structures have the potential to dominate and distract, thereby threatening the visual integrity of Riccarton Grounds, the farm buildings and historic setting. It is appropriate therefore that the that existing Residential Zoning remains for this section of Kahu Road, retaining the 1-2 storey height limit proposed for other streets surrounding Riccarton Bush (Figure 33).

## **5.2 Ecological Values**

The Christchurch District Plan has identified that Pūtaringamotu contains exceptionally high ecological values, and housing intensification has the potential to affect these values. As part of Council's extensive community engagement process in April 2022, feedback on Council's draft PC14 raised several concerns including the following identified by the Riccarton Bush Trust.

While intensification is proposed outside of Riccarton Bush, development would be adjacent beyond the 10m set back, which has raised several concerns through public feedback, namely:

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<sup>15</sup> Clause 18 of Schedule 3A of the Resource Management Act 1991.

- ground disturbance from taller buildings adjacent to Pūtaringamotu, may reduce the volume of soil trees are able to absorb nutrients and water from, leading to tree ill-health and potentially dieback.
- loss of greenspace adjacent to Pūtaringamotu through increasing site coverage, buildings, hardspace and smaller minimum site size
- reduced habitat and corridors for birds adjacent to Pūtaringamotu, particularly those that require areas larger than Pūtaringamotu.
- less soft green permeable surfaces through which rainfall can percolate, more hard surfaces from which to lose water into the stormwater system and less water available for native vegetation within Pūtaringamotu.
- impacts on vegetation and habitat quality for flora and fauna proportional to the height of structures due to shade, strong wind funnelling, increased air temperatures and increased light pollution.
- large buildings adjacent to Pūtaringamotu have the potential to alter microclimates resulting in impacts on vegetation and habitat quality for flora and fauna proportional to the height of structures due to shade, strong wind funnelling, increased air temperatures and increased light pollution.<sup>16</sup>

### 5.3 Summary of Key Heritage Landscape Values/Effects

The table below identifies key heritage landscape values/effects measured against relevant RMA criteria.

Table 1: Summary of key heritage landscape, ecological and visual effects relative to sections of the RMA, Chapter 6: Matters of National Importance.

ASSESSMENT FRAMEWORK	CRITERION	HERITAGE LANDSCAPE VALUES/EFFECTS
RMA Section 6 (b)	The protection of outstanding natural features from inappropriate subdivision, use and development	<ul style="list-style-type: none"> <li>○ Views of Pūtaringamotu from neighbouring streets will be impacted, resulting in a loss of visual connectivity for residents and passers-by between these streets and Riccarton Bush.</li> <li>○ Visual connectivity between Pūtaringamotu and other planted elements in the wider landscape will also be reduced.</li> <li>○ The distinctive tall podocarp trees of Pūtaringamotu as an element across the skyline will be significantly eroded by the height of new infill development and the potential bulk occupying a greater site area which will also affect the generous views currently available down driveways.</li> </ul>

<sup>16</sup> Riccarton Bush Trust feedback to Christchurch City Council as part of extensive community engagement on PC14.

RMA Section 6 (c)	Area of significant indigenous flora and fauna	<ul style="list-style-type: none"> <li>o Ground disturbance associated with the construction of 3 storey buildings adjacent to Pūtaringamotu may cause damage to mature tree root systems;</li> <li>o Change to soil hydrology and lateral movement of water through the soil;</li> <li>o Loss of greenspace adjacent to Pūtaringamotu;</li> <li>o Reduced habitat and corridors for birds;</li> <li>o Less green permeable surfaces through which rainfall can percolate means less water available for native vegetation within Pūtaringamotu;</li> <li>o Potential for large buildings adjacent to Pūtaringamotu to alter microclimates that impact on vegetation and habitat quality.<sup>17</sup></li> </ul>
RMA Section 6 (f)	Protection of historic heritage from inappropriate subdivision, use and development	<ul style="list-style-type: none"> <li>o Views of the distinctive tall podocarp trees which historically have stood out within the flat Canterbury Plains will be significantly eroded by the height of new infill development (at either 12m or 20m height), which are also likely to occupy a greater site area thereby further reducing views of the bush.</li> <li>o 12m buildings will have an immediate negative affect on views to Pūtaringamotu for residents and passers-by from the suburban streets surrounding Pūtaringamotu, and also from further afield.</li> <li>o Views of medium residential density housing from Riccarton Grounds north over the Ōtākaro Avon River will be greater in both height and area (bulk) and are likely to dominate what is currently a natural and historic setting.</li> <li>o Views of 20m or 12m housing along Kahu Road have potential to dominate and distract from the existing relationships between heritage elements, and their spatial, experiential and scenic qualities. Single and two-storey houses remain from initial residential subdivisions which contribute to the heritage of the area.</li> </ul>

<sup>17</sup> Summary of points identified by Riccarton Bush Trust as part of feedback to Christchurch City Council's community engagement on PC14.



## 5.4 Recommendations for Future Research

As noted throughout this report, historic elements beyond Riccarton Bush itself contribute to the historic legibility of the setting and are considered to be component landscape features of Deans Estate. Further research into and location of the remnant plantings<sup>18</sup> ca 1867, which extend from Kahu Street to Straven Road, is recommended and for Deans paddock (Boys High School Grounds) and Kahu Road brick bridge. Consider scheduling these items as part of the group.

## 6 Conclusion

Pūtaringamotu is a sensitive heritage site and setting, with high landscape, heritage and ecological values.

The focus of Council's qualifying matters (proposed interface) has been those sites surrounding Riccarton Bush. The visual impact of these sites on Riccarton Bush is greatest when seen from the surrounding suburban streets but also from particular viewpoints further afield.

Given Riccarton Bush holds a relationship with the wider setting, including Riccarton House, Riccarton Grounds and the Former Farm Buildings, the recommendations in this report respond to the values of each of these elements as a group.

Viewpoints to Riccarton Bush were selected due to their significance as part of the heritage setting and their proximity to Riccarton Bush. These are sensitive locations, where intensification would be most visible and where potential landscape and visual effects are likely to be greatest.

The visual impact of implementing Medium Density Residential Standards within the area identified by Council, is heightened by the close proximity of the bush to the viewer and the sensitivity of the setting.

Despite a proposed reduction in the height of buildings from 20m height to 12m, adverse visual effects arise from the increase in current height limits of buildings not only adjacent to Pūtaringamotu, but also Riccarton Grounds, Riccarton House and the former Deans' farm buildings, weakening their connection with the setting.

Intensification to a height of 12m would obscure views of the kahikatea forest canopy, a distinctive and defining element across the skyline.

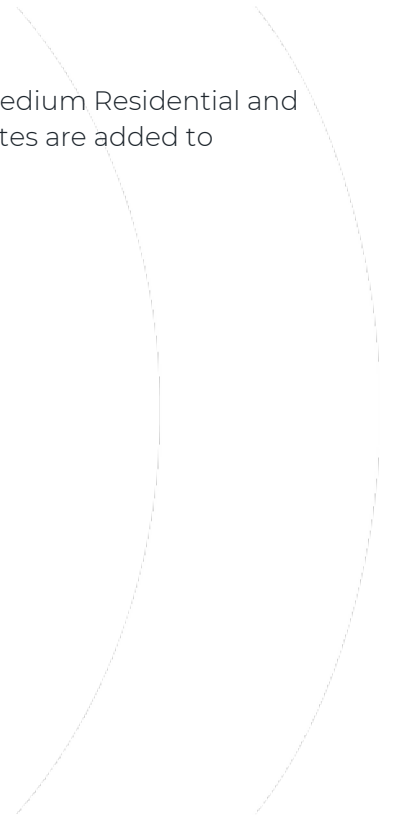
This heritage review finds that adverse effects on Pūtaringamotu and Setting are not mitigated by Council's proposed planning approach (PC14). The proposed height limits have the potential to reduce the experience of residents, passers-by and some views further afield by obscuring existing sightlines of the bush.

Contextual, landmark and historic values identified in the District Plan are adversely affected. The relationships between Riccarton Bush and surrounding streets are obscured and the important relationship between the forest canopy and its setting is weakened by the increased height. Greater intensification of this area will therefore detract from and obscure the values for which Pūtaringamotu is considered outstanding, that is its landmark value of tall podocarp trees which have historically stood out across the flat Canterbury Plains; and its contextual values which include its association with a number of heritage features that date to the Deans occupation of the site.

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<sup>18</sup> Identified in Beaumont, 2009, Conservation Report Riccarton House: Landscape, prepared for Christchurch City Council.

It is recommended that the existing Residential Zone (up to 2 storeys), Medium Residential and Special Purpose (School) Zones are retained in this area and additional sites are added to Council's proposed interface as per Figure 33.



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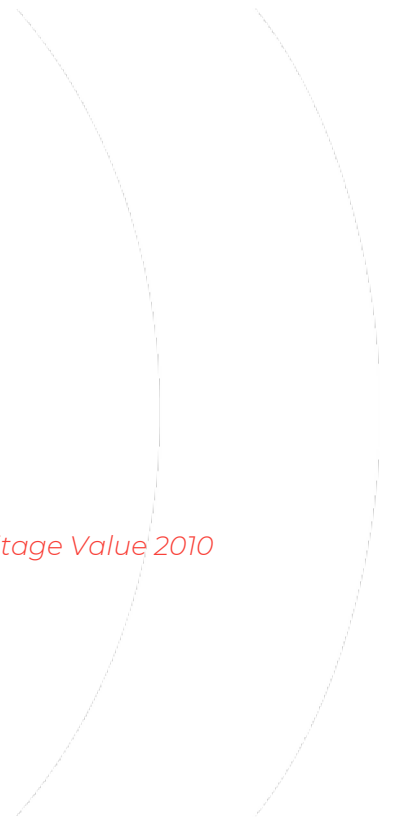
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[National Policy Statement on Urban Development 2020 – Updated May 2022 | Ministry for the Environment](https://www.mta.govt.nz/national-policy-statement-on-urban-development-2020)

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# Appendix A

*ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010*



# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

Revised 2010

### Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

### Purpose of conservation

#### 1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land;  
and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

# Conservation principles

## 2. Understanding cultural heritage value

**Conservation** of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

## 3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tinō rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

## 4. Planning for conservation

**Conservation** should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

## 5. Respect for surviving evidence and knowledge

**Conservation** maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

**Conservation** recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.



### 13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

**Conservation** of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

**Conservation** projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work; (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

## 16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

## 18. Preservation

**Preservation** of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

**Preservation** processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

### iii. Repair

**Repair** of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

**Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

## 24. Risk mitigation

**Places** of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

## Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place of cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakitanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of **reassembly**, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafths to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

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# Appendix B

*Historic Gardens (The Florence Charter 1981)*





## HISTORIC GARDENS (THE FLORENCE CHARTER 1981)

*Adopted by ICOMOS in December 1982.*

### PREAMBLE

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Florence Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

### DEFINITIONS AND OBJECTIVES

#### Article 1.

"A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view". As such, it is to be considered as a monument.

#### Article 2.

"The historic garden is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable." Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.

#### Article 3.

As a monument, the historic garden must be preserved in accordance with the spirit of the Venice Charter. However, since it is a living monument, its preservation must be governed by specific rules which are the subject of the Present charter.

#### Article 4.

The architectural composition of the historic garden includes:

- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky.

### **Article 5.**

As the expression of the direct affinity between civilisation and nature, and as a place of enjoyment suited to meditation or repose, the garden thus acquires the cosmic significance of an idealised image of the world, a "paradise" in the etymological sense of the term, and yet a testimony to a culture, a style, an age, and often to the originality of a creative artist.

### **Article 6.**

The term "historic garden" is equally applicable to small gardens and to large parks, whether formal or "landscape".

### **Article 7.**

Whether or not it is associated with a building in which case it is an inseparable complement, the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.

### **Article 8.**

A historic site is a specific landscape associated with a memorable act, as, for example, a major historic event; a well-known myth; an epic combat; or the subject of a famous picture.

### **Article 9.**

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

## **MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION**

### **Article 10.**

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

## **MAINTENANCE AND CONSERVATION**

### **Article 11.**

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

### **Article 12.**

Those species of trees, shrubs, plants and flowers to be replaced periodically must be selected with regard for established and recognised practice in each botanical and horticultural region, and with the aim to determine the species initially grown and to preserve them.

### **Article 13.**

The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter, and the date of any complete replacement must be indicated.

### **Article 14.**

The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

## **RESTORATION AND RECONSTRUCTION**

### **Article 15.**

No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

### **Article 16.**

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

### **Article 17.**

Where a garden has completely disappeared or there exists no more than conjectural evidence of its successive stages a reconstruction could not be considered a historic garden.

## **USE**

### **Article 18.**

While any historic garden is designed to be seen and walked about in, access to it must be restricted to the extent demanded by its size and vulnerability, so that its physical fabric and cultural message may be preserved.

### **Article 19.**

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of

perverting or damaging it.

**Article 20.**

While historic gardens may be suitable for quiet games as a daily occurrence, separate areas appropriate for active and lively games and sports should also be laid out adjacent to the historic garden, so that the needs of the public may be satisfied in this respect without prejudice to the conservation of the gardens and landscapes.

**Article 21.**

The work of maintenance and conservation, the timing of which is determined by season and brief operations which serve to restore the garden's authenticity, must always take precedence over the requirements of public use. All arrangements for visits to historic gardens must be subjected to regulations that ensure the spirit of the place is preserved.

**Article 22.**

If a garden is walled, its walls may not be removed without prior examination of all the possible consequences liable to lead to changes in its atmosphere and to affect its preservation.

## **LEGAL AND ADMINISTRATIVE PROTECTION**

**Article 23.**

It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens.

**Article 24.**

The historic garden is one of the features of the patrimony whose survival, by reason of its nature, requires intensive, continuous care by trained experts. Suitable provision should therefore be made for the training of such persons, whether historians, architects, landscape architects, gardeners or botanists. Care should also be taken to ensure that there is regular propagation of the plant varieties necessary for maintenance or restoration.

**Article 25.**

Interest in historic gardens should be stimulated by every kind of activity capable of emphasising their true value as part of the patrimony and making for improved knowledge and appreciation of them: promotion of scientific research; international exchange and circulation of information; publications, including works designed for the general public; the encouragement of public access under suitable control and use of the media to develop awareness of the need for due respect for nature and the historic heritage. The most outstanding of the historic gardens shall be proposed for inclusion in the World Heritage List.

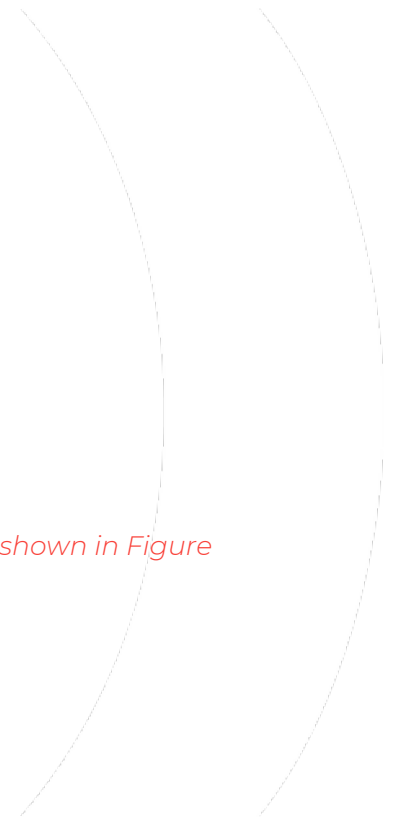
**Nota Bene**

The above recommendations are applicable to all the historic gardens in the world.

Additional clauses applicable to specific types of gardens may be subsequently appended to the present Charter with brief descriptions of the said types.

# Appendix C

*Representative viewpoints of Pūtaringamotu's 'visual catchment' shown in Figure 10 - viewpoints 34 to 54.*



PURIRI STREET



Figure 34: View of Riccarton Bush through driveways of 16 and 18 Puriri Street.

TOTARA STREET



Figure 35: View southeast towards Pūtaringamotu. The Bush is clearly seen along the skyline from the corner of Totara and Puriri Streets.

TOTARA STREET



Figure 36: View of Riccarton Bush opposite 95 and 97 Totara Street, where a 12m and 20m height limit is likely to obscure views of Riccarton Bush.

TOTARA STREET



Figure 37: View of Riccarton Bush along the skyline from Totara Street.

NGAHERE STREET



Figure 38: View southeast towards Riccarton Bush across the rooftops of 1-9 Ngahere St. Photograph taken from the corner of Totara and Ngahere Streets.

NGAHERE STREET



Figure 39: View towards 15 and 17 Ngahere Street, which are currently within interface area, but MDRS of 12m height would likely obscure views to the bush.

CORNER MIRO & HINAU STREETS



Figure 40: View towards Pūtaringamotu from the corner of Miro and Hinau Streets looking southeast.

HINAU STREET



Figure 41: View along the skyline from residential properties in Hinau Street.

CORNER HINAU & PURIRI STREETS



Figure 42: View towards Pūtaringamotu from the corner of Puriri and Hinau Streets looking southeast.



RICCARTON GROUNDS



Figure 43: View looking northeast towards Riccarton House (right) and 1-2 storey dwellings across the Ōtākaro Avon River.

RICCARTON GROUNDS



Figure 44: View looking northwest alongside Riccarton House (left) towards 1-2 storey dwellings currently screened by native vegetation.

RICCARTON GROUNDS



Figure 45: View looking northwest along Riccarton Grounds pathway/cycleway. Ōtākaro Avon River to the right.

KAHU ROAD



Figure 46: View towards housing along Kahu Road from Riccarton Grounds. Potential for 20m (six stories) with proposed intensification for this area.

FORMER FARM BUILDINGS - KAHU ROAD



Figure 47: Former farm buildings on Kahu Road (indicated) could be easily overwhelmed by three or six storey housing along Kahu Road. View looking northeast.

## KAHU ROAD



Figure 48: Riccarton Grounds (left), Kahu Road and proposed residential area for intensification (right) to 20m.

## RIMU STREET



Figure 49: Riccarton Bush visible from Riccarton commercial area (Rimu Street).

## RICCARTON MALL – COMMERCIAL AREA



*Figure 50: Riccarton Bush from the rooftop of Riccarton Mall.*

## MATIPO STREET



*Figure 51: Riccarton Bush is clearly visible as a familiar landmark some distance away, as viewed from the length of Matipo Street (looking north) as far away as Blenheim Road.*

## RICCARTON BUSH



Figure 52: View of Riccarton Bush from within, looking south on Te Ara Kahikatea Track. Views to the outside are obscured, but some areas are less dense than others.



Figure 53: View from within Riccarton Bush looking west from Te Ara Kahikatea Track.



Figure 54: View from within Riccarton Bush looking south towards maintenance/emergency exit.

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