

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 23/04/2023

**First name:** Kerstin **Last name:** Rupp

**On behalf of:**

**Postal address:** Unit 3, 182 Chester Street

East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 0212149424

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File
PC13 and PC14 Submission

**Submission to:** Christchurch City Council

**Subject:** Heritage Plan Change (PC13 & PC14)

**By:** Kerstin Rupp

**Date:** 22/04/2023

**Email:** Stinchen79@yahoo.com

**Mobile:** +64 21 214 9424

**Outcome sought:** This submission asks the Christchurch City Council to re-confirm the amendment passed at its meeting on 13<sup>th</sup> September 2022, that the special heritage area of Chester Street East is inclusive of the whole of Chester Street East.

**Reasoning:**

Chester Street East is a very vibrant, friendly, tree-lined street with a great sense of community. This community also includes Dawson Street and is centred around Chesterfields Park. This is one community and should be continued to be treated like one. Excluding the eastern end of Chester Street East from the proposed Residential Heritage Area threatens the community spirit of the area and has the potential to create severance between the differently treated areas. Treating the areas the same would embrace the uniqueness and special character of the whole street and avoid potential issues in the future such as parking and excessive traffic volumes which would negatively impact the heritage area too.

Chester Street East and Dawson Street are a great example how inner-city living can be done well by having an engaging, safe and caring community which should be the goal for inner-city living. Creating a division and treating the neighbourhood differently will surely cause friction which should not be the desired intention for inner-city living. The Chester/Dawson area is a beautiful and tranquil place with a beating heart that is Chesterfields that allows for a pleasant way of living between the hustle and bustle of the inner city and a real sense of community and belonging.

I therefore ask within this submission that the Christchurch City Council reaffirms the amendment passed at the meeting dated 13 September 2022 that includes the whole of Chester Street East (until Fitzgerald Avenue) and Dawson Street to be part of the special heritage area.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 30/04/2023

**First name:** Keith **Last name:** Paterson

**On behalf of:**

**Postal address:** 133 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 021897479

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Additional requirements for hearing:

### Attached Documents

File
CCCSubmission-Chester Street East Heritage Plan Change

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 30/04/2023

**First name:** Keith **Last name:** Paterson

**On behalf of:**

**Postal address:** 133 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

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Additional requirements for hearing:

### Attached Documents

File
Chester St East Shared Boundary

**SUBMISSION TO:** The Christchurch City Council

**ON:** Heritage Plan Change

**BY:** Keith Paterson & Helen Verity– Owners in and Residents of Chester Street East

**CONTACT:** [paterson.verity@xtra.co.nz](mailto:paterson.verity@xtra.co.nz)

## 1. SUMMARY OF OUR SUBMISSION

**This submission asks that The Christchurch City Council reaffirm the amendment that it passed at its meeting on 13 September, 2022: that the special heritage and character of Chester Street East include the *whole* of Chester Street East not merely  $\frac{3}{4}$  of the street.**

We strongly support the positive intention of The Christchurch City Council to preserve and enhance areas of special heritage and character whilst encouraging increased inner-city living.

Over a period of half a century, The Christchurch City Council has, in creative partnership with local residents in Chester Street East and Dawson Street, established a unique, treelined, densely-populated, inner-city residential area. Not including the *whole* street would severely threaten the nature of the street and its cohesion.



*Above: The green line includes the area proposed by the residents of Chester Street East to be recognised as a special heritage area in our city, with Chesterfields Park located at its heart. This was moved as an amendment by Councillor Jake McLellan on 13 September 2022 and passed by The Christchurch City Council. After passing this amendment, the Council voted against implementing the Government's intensification policy in which this amendment was contained.*

## 2. HISTORICAL BACKGROUND

Chester Street East is as wide a street as its neighbouring Kilmore Street (and other inner-city streets). But from the 1980s, the Christchurch City Council began a visionary narrowing and beautification of this street (in the Western half – Madras to Barbadoes Streets – with 2 road humps, 2 curves, and a splitter island; in the Eastern half – Barbadoes Street to Fitzgerald Avenue – with 5 road humps and build-outs as pinch points). Powerlines were removed. Trees were planted on the footpaths on both sides of the street. Dawson Street was included in the beautification by the addition of permanent planter features.



*The Eastern half of Chester Street East prior to CCC development in the 1980's*



*The Eastern half of Chester Street East in 2022 – post CCC development*

Historically, this area is in the planned city park which was to have gone all the way around the central city. It retains this park-like feel. In the quakes, some trees were lost at the North-East corner, and it is our understanding that the intention is that they be replaced – the plots for each of these trees still exist, awaiting replanting, in the footpath.



From the mid 19<sup>th</sup> Century, cottages and other dwellings were established in this area. Dwellings have continued to be built up to the present.

The street was bookended in the West by the grand houses starting at 86 Chester Street East. At the East, the Fitzgerald Avenue end, the bookend was, until the quakes, the Crighton Cobbers Youth & Community Club buildings (connected to Ward's Brewery). We look forward to a building on this North-East corner which connects to this history in the manner that Flow Wellbeing Centre (229 Fitzgerald Avenue) has shown is possible.

Already, as part of acknowledging the full street's special character, in the Eastern quarter of the street, there is the wonderful refurbishment of the 7 historic units at 173 Chester Street East which sit adjacent to an 1880s cottage, and so on.

In the 2010s, The Christchurch City Council was again visionary in developing the Chesterfields Community Garden (160 Chester St East). This garden now forms the heart of the street and its strong sense of community.



The Christchurch City Council recognised the whole street as the Chester East neighbourhood (<https://ccc.govt.nz/culture-and-community/central-city-christchurch/live-here/our-central-neighbourhoods/chester-east-neighbourhood>).

The special character of this *whole* street is of a 1980s inner-city-renewal, traffic- calmed, tree-lined street. There were plans to apply such renewal to other inner-city streets also – they were never implemented. As such, individual dwellings, from the second half of the 19<sup>th</sup> Century through to the present day, can be seen to be defining and contributory dwellings.

There is no other street like this in the inner city, within the boundary of the four avenues. Dawson Street shares in this described sense of this neighbourhood; it is to be noted that all the trees on Dawson Street are on private property. The distinguishing character of Dawson Street is in reflecting the sense of the integrity of Chester Street East.

### 3. ONGOING DEVELOPMENT

The Christchurch City Council meeting of 13 September, 2022, passed the amendment to extend the Chester St East/Dawson St heritage area to include all properties with a Chester St East address but then the Council voted against the Plan as a whole in which this amendment occurred. This leaves the nature of Chester Street East in the current consultation process. We seek that the amendment that was passed by The Council in 2022 be included in the final Plan currently being consulted about.

Arguments against including the whole of the street include a percentage-of-historic-dwelling-calculation system that counts the seven historic units at 173 only as “one” building, and states that “because it has been partly rebuilt, its heritage values are compromised” (by such non-Christchurch logic the Cathedral in the Square, and in fact every building in Christchurch, has its heritage value compromised). The consultant did not realise that historically these units were mixed-use commercial and residential, claiming that they are simply “a non-residential building converted to residential use”. Since the Council’s September 2022 decision, which left our street in limbo, in the Eastern quarter of Chester Street East being discussed, two dwellings over 100 years old have been demolished, and two further dwellings over 100 years old are intended to be demolished. So, the calculating system has become a self-fulfilling prophecy: the percentage of older dwellings is dropping because the high threshold was not reached by underestimating both the numbers and the historical nature of the dwellings currently there.

Excluding the Eastern quarter of Chester Street East from the proposed Residential Heritage Area threatens the cohesion of the area, relegates Chesterfields to the edge of the community rather than being its heart, disconnects this area from its natural relationship with Fitzgerald Avenue and the neighbouring Englefield/Avonville RHA. Separating the nature of the Eastern quarter of Chester Street East from the rest of the street threatens to undermine the uniqueness of the whole street with issues of excess traffic flow, parking, and other problems.

Formal acknowledgment, in the manner we have advocated, of the special character of the *whole* of Chester Street East would have it as connecting Te Papa Ōtākaro/Avon River Park and City Promenade on its West end with the tree-lined Fitzgerald Avenue on its East end, and from there into the Red Zone in the North and associating it with the next Residential Heritage Area beginning at Elm Grove and going through into Beverley Park. Such a recognition of Chester Street East as a whole by The Christchurch City Council continues the visionary planning of the Council in 2022, previous years and decades, and builds on the passion of and partnership with the local residents, and continues the encouragement of the residents and owners in this partnership of enhancing the special character and also the green nature of this part of our City.

This submission is not about discouraging inner city living – quite the opposite: the neighbourhood of the whole of Chester Street East and Dawson Street, centring on Chesterfields (rather than seeing that park as being on the edge of the neighbourhood) is an excellent example of the benefits and sense of community of inner city living. **The City Council’s decision to include the whole of Chester Street East in preserving and enhancing areas of special heritage and character will leave a legacy for current and future generations to flourish in our city.**

Date of this submission: 28 April, 2023



SUBMISSION TO: The Christchurch City Council

ON: Draft Heritage Plan Change 13

REGARDING: Restricted Discretionary Design Rule for properties sharing a boundary with a Residential Heritage Area.

BY: Keith Paterson and Helen Verity

CONTACT: paterson.verity@xtra.co.nz

While we appreciate the intent to recognise the substantial responsibility and potential economic detriment that owning a defining property in the proposed Chester St/Dawson St RHA will bring, we strongly propose that the Discretionary Design rule for sites sharing a boundary **DOES NOT GO FAR ENOUGH** to ensure the protection of this vitally important Heritage area.

As per our original submission we believe that the section of Kilmore St west of Dawson St to Barbadoes St should also be included in the Chester St/ Dawson Lane RHA. The inclusion of these properties with significant historical, architectural and contextual values would also help provide the buffer that is so vital to the protection of the grouping of defining houses on Chester St East.

POINTS TO SUPPORT INCLUSION OF Numbers 230 -250 Kilmore St and 362 Barbadoes St.

1. The close proximity of these dwellings to a site of great importance to Ngai Tahu, the kainga of Otautahi. All references to the location of the kainga nohoanga place it at the junction of the now-disappeared Frees Creek and the Otakaro, or St Mary's Creek and the Otakaro. This identifies its site to be near Kilmore St close to the present-day Christchurch Fire Station. Archaeological values may arise from the area on Kilmore St that we believe should be included due to its proximity of Otautahi.
2. In 1858 the parcel of land bounded by Kilmore Street, Barbadoes St, Chester St East and Fitzgerald Ave was offered for sale by the provincial government. This block included Town Reserve 170, on which Dawson St was subsequently developed. By 1862 when CE Fooks mapped the city Dawson St was already well developed as too was the section of Kilmore St from Dawson to Barbadoes St. Chester St East development followed in the subsequent decades. The block in question would appear to contain at least 4 dwellings that were built prior to 1862 as per the below map.
3. The craftsmanship of the dwellings that front onto Kilmore St in this important historical block are very good examples of the period in which they were built. There are a number of houses that are equivalent to, or perhaps better examples of the periods they represent, than the defining houses identified on Chester St East. Of the 8 houses that have frontages onto Kilmore St, at least 5 of them belong to the same period of construction. These

gh there are six vacant lots within the area, five of which are showing the 2011 Canterbury earthquakes, the area retains a good level of integrity and nticity. The intimate scale and character of Dawson Street is particularly notable in arison to the small inner-city streets north of Salisbury Street, which have largely transformed by redevelopment and intensification over the last ten years.



etail from CE Fooks' survey plan of Christchurch, 1862; showing the development of Dawson Street (then David) by this time. CCLMaps 212667.

### story of Subdivision and Development:

though Ōtautahi is the general Māori name used nowadays for Christchurch, it ecifically a kōhanga reo. The houses are bookended by 250 Kilmore St and 362 Barbadoes St which are competent examples of their periods.

We appreciate that the process to assess the proposed properties would need to be undertaken in line with the guidelines for qualifying to be added to the Chester St East/Dawson St RHA.

In the interim we would like to see the currently proposed approach to providing a transition zone between High Density Residential and the properties in this RHA be significantly tightened. We do not believe that the current limited number of matters of discretion that the properties sharing a boundary will be subjected to will sufficiently protect the defining houses and their settings in this RHA.

### POINTS TO SUPPORT THE INCLUSION OF ADDITIONAL MATTERS OF DISCRETION and AUTOMATIC NOTIFICATION OF NEIGHBOURING PROPERTIES

1. By only requiring a potential developer to develop a contextual design which subjectively balances each of the bulk and location attributes, form and materials to respond to the adjoining RHA and limit visual impact on it, we believe, does not give the owners of the properties that share a boundary the necessary assurance that the protection of the heritage setting of their houses will be safe guarded.
2. Although the shared boundary properties will be subject to a restricted discretionary activity consent .. it will only be in regards to a limited number of matters of discretion. The effect of the proposed building on the heritage values of the sites and the whether the building would visually dominate sites within the RHA are very vague and open to interpretation by the council consent planners and heritage specialists.
3. To focus primarily on the visual impact on the properties in the RHA we believe is too narrow. A high density development on the North boundary of many of these sites could lead to permanent shade zones resulting in the significant compromise to the defining

properties and their settings that the RHA seeks to protect. In addition to shade zones it would be important to consider other effects such as the possibility of wind tunnels, the impact on the water table if significant below ground work is required, the impact of traffic intensity and parking etc.

4. We strongly request that the process requires affected property owners who share a boundary with any development proposal requiring a resource consent within the buffer zone to be consulted. The proposed restricted discretionary activity consent means that developers are not constrained by bulk and location rules. This flexibility means that it is important that all parties are able to be heard in relation to any proposed development .... not just the developer talking exclusively to council planning and heritage staff.

We are very supportive of the protection of historically significant areas of Christchurch. The earthquakes have erased so much that it is important to proactively identify areas that can be kept as intact as possible to keep that history alive for future generations. The Chester St/Dawson Lane RHA is of particular value because of its potential archeological richness and its capturing of many architectural eras. To ensure its future is protected we believe that the properties from 230 – 250 on Kilmore St should be included. In the interim we would like to see the matters of discretion for a consent be extended and notification of owners on the shared boundary be automatic.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 01/05/2023

**First name:** Melissa **Last name:** Macfarlane

**On behalf of:**

**Postal address:** 48 Malvern Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Daytime Phone:** 027 371 2718

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Additional requirements for hearing:

### Attached Documents

File
Submission on PC13 Uploaded



### Submission on: PC13 - Heritage Plan Change and PC-14 Housing and Business Choice

From: Melissa Macfarlane  
 48 Malvern Street  
 St Albans  
 Christchurch  
 Mobile: 027 371 2718

Provision	Position	Comment	Relief sought
Chapter 2 Definitions Definition of 'Alteration'	Object	The definition of 'alteration' has been amended to include reference to 'heritage areas'. I note that 'residential heritage areas' are proposed to be included in the definition of 'heritage fabric'. The definition of alteration is very broad. It is unclear if very minor changes would be classified as alterations. For example, it could be argued that installing a cat door to a dwelling (or indeed a garage) is an alteration as it is a change or modification to a building in a residential heritage area and it involves the permanent modification of heritage fabric which is not decayed or damaged.	Provide more examples of changes that would not be considered 'alterations'.
Chapter 2 Definitions Definition of 'Heritage Fabric'	Object	<p>The amended definition includes 'heritage area'. As a result, it appears that all the buildings (not just the defining and contributory dwellings), and indeed 'any physical aspect' within a residential heritage area will be automatically captured in any rule covering modifications to or demolition of 'heritage fabric'.</p> <p>This is not justified by a heritage area approach as it is the wider heritage area and consistency in built form envelopes, building style and layout on the site that is the justification for creating residential heritage areas, rather than the fabric of the individual buildings themselves which are not individually listed. It is also inefficient and inappropriate to include buildings other than those identified as defining and contributing in the definition of heritage fabric.</p>	<p>Exclude 'heritage area' from the definition of 'heritage fabric'.</p> <p>Or, exclude heritage area buildings that are not defining or contributory.</p>
Rule 9.3.4.1.3 RD1	Object	This rule includes reference to 'heritage fabric'. Because of the inclusion of residential heritage areas in the definition of heritage fabric RD1 covers residential heritage areas. RD6 also covers residential heritage areas. Therefore, the same activity appears to be simultaneously covered by RD1 and RD6.	Exclude heritage areas from the definition of heritage fabric or amend RD1 so it does not apply to activities covered by Rule 9.3.4.1.3 RD6.

Rule 9.3.4.1.3 RD6	Object	<p>The proposed rule appears to make any new buildings and alterations to <u>any</u> building exteriors (whether it is to the defining building or to another building on the site, such as a garage) restricted discretionary activities (noting the exclusions in clause c. It is not clear if the rule is restricted only to the dwellings themselves, or if it covers all buildings on the site.</p> <p>I note the dwellings themselves are not listed, and neither are the settings, so it seems onerous that a new building (which could include a 7m<sup>2</sup> garden shed) requires resource consent (unless located to the rear of the dwelling and less than 5m in height).</p> <p>Any alterations to any building exteriors, which could include minor works such as installing a cat door to the defining building or a side door on a detached garage, would appear to require resource consent. This is onerous and has the practical effect of listing the dwelling and any other existing buildings, and also listing the setting. This is excessive as the dwelling itself is not a listed heritage item and neither are any other existing buildings on the site.</p> <p>Assuming these are captured, installing a cat door to the main dwelling or a side door to a garage will have no impact on the residential heritage area which has been identified on the basis of a consistent dwelling style (bungalow) and building period (interwar). Alterations would have to be significant before the identified values of the St Albans Residential Heritage Area could be undermined. This rule is therefore inefficient. It is noted that RD6 is similar to RD 1 for alterations to buildings, yet RD1 is appropriate as the rule applies to listed heritage buildings which have specific identified heritage fabric, whereas buildings in a residential heritage area are not individually listed because of their heritage fabric but rather the contribution they make to the wider heritage area. It is not appropriate to have the same alterations rule applying to non-listed buildings in a residential heritage area.</p>	<p>Delete Rule 9.3.4.1.3 RD6 entirely.</p> <p>Alternatively, if Residential Heritage Areas remain included in the proposed plan, include a more appropriate and targeted rule within a residential heritage area such as that set out below, or similar changes which have the same effect of targeting the rule:</p> <p>RD6</p> <p>a. In a Residential Heritage Area</p> <ul style="list-style-type: none"> <li>i. new buildings greater than 30m<sup>2</sup> in area; or</li> <li>ii. the addition of a second storey to defining or contributory buildings; or</li> <li>iii. the alteration of defining or contributory external building fabric by more than 35%.</li> </ul>
Matter of discretion 9.3.6.4	Object	<p>This matter of discretion includes very detailed assessments of impacts on building heritage fabric and values. However, it is the wider</p>	<p>Delete 9.6.3.4.</p>

		<p>residential heritage area that is identified as being worthy of protection, not each individual building – they are not individually listed. The matters of discretion should therefore be targeted to the impact on the values of the wider residential heritage area, not the values of the defining or contributory buildings per se. As such, clauses such as: the retention and integration of existing building fabric, form and appearance and heritage values (viii); the methodologies used in undertaking the works including temporary protection measures (ix); the heritage values of the building (x); and whether heritage NZ has been consulted (d) are not relevant.</p>	<p>If it is to be kept, amend 9.3.6.4 to remove matters that focus on the dwelling itself (which is not individually listed) and target the assessment to impacts on the wider residential heritage area. For example, the matters could be focussed as follows:</p> <ul style="list-style-type: none"> <li>• The extent to which the proposal undermines the consistency in dwelling style and the identified heritage values of housing in the wider residential heritage area;</li> <li>• The extent to which the proposal is consistent with the existing arrangement of buildings on their sites;</li> <li>• Whether the proposed development is visible from a public space.</li> </ul>
Appendix 9.3.7.3 Part B HA3	Object	<p>It is accepted that the St Albans Church Property Trustees area has character value. However, it is not considered to be a heritage area given the diversity of dwellings and buildings and lack of detailed site by site assessment focussing on the specific building fabric. The burden of proof for a listed building is significant relative to what has been done for this residential heritage area, yet the rules have the practical effect of listing the buildings and their settings. The approach of creating a heritage area comprising approx. 3 blocks of unlisted buildings and applying rules similar to those applying to listed buildings is not supported. The applicable rules are too onerous relative to the extent of the values sought to be protected and are more appropriate to actual listed heritage items.</p> <p>It is requested that the St Albans residential heritage area is removed and the residential character area is retained.</p>	Delete HA3 from Appendix 9.3.7.3 and retain the area as a residential character area instead.
Appendix 9.3.7.8.2	Object	<p>48 Malvern Street is identified as a 'defining building' for the area which is characterised by inter war Californian bungalows. Bungalows are usually single storey and sometimes 1.5 storeys, whereas 48 Malvern Street is 2-storey.</p>	If the schedule is to remain, identify 48 Malvern Street as a 'neutral building' rather than a 'defining building'.

		<p>This is reinforced by the existing building (which is 8m in height) not meeting the proposed 5.5m maximum height limit for the area.</p> <p>Additionally, 48 Malvern Street has a very large dominating single storey front extension which, while in keeping for materials, is not consistent with a Californian bungalow frontage and was not built in the interwar period. Furthermore, there has been a large addition made to the second storey. 48 Malvern Street should therefore not be identified as a 'defining' example of an interwar bungalow, rather overall it would be more accurately be described as a 'neutral' building, both contributing to, but also undermining the dominant building style in the area.</p>	
14.5.3.2.8(b)(i) Area specific built form standards – road setback	Object	<p>The road boundary setback specified is "6 metres, where existing house is relocated forward on the site...8 metres, where existing house is not retained." If the existing house is not relocated or demolished it is not clear what is the applicable setback is.</p> <p>It is also not clear if this rule applies to all buildings or just the dwellings.</p>	Amend the rule to apply a minimum 6m setback for all buildings.
Rule 15.5.3.2.3(b)(v)(b)	Object	The maximum building height limit is 5.5 metres, however there are many buildings in the area already in excess of that height. This is because the area does not solely comprise single storey bungalows.	Amend Rule 15.5.3.2.3(b)(v)(b) to enable 2 storey buildings.
Rule 14.5.3.2.8(c)(ii)	Object	<p>This rule applies a 2m and 3m building setback for side boundaries and 3m setback from rear boundaries. These setbacks should only apply to the primary building on the site, i.e. the residential dwelling, rather than all buildings. This is in keeping with the spatial arrangement of buildings currently in the St Albans residential heritage areas, where there are many accessory buildings built to the boundary.</p>	<p>Amend Rule 14.5.3.2.8(c)(ii) so that it only applies to residential dwellings and not accessory buildings.</p> <p>Accessory buildings will need to comply with the standard zone provisions for boundary setbacks.</p>
Policy 9.3.2.2.3 Policy 9.3.2.2.5 Policy 9.3.2.2.8	Object	The proposed changes appear to bring residential heritage areas into existing policies covering the management, ongoing use and demolition of historic heritage. These policies include specific direction for works on heritage items and generally severely limit these. The policies make sense when applied to individually listed items with specific and important heritage fabric. However, the level of specificity and restrictions are onerous for buildings included by virtue of being within a wider heritage area as they are interwar	<p>Delete references to heritage areas.</p> <p>If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalows.</p>



		<p>Californian bungalows. If a policy is required for residential heritage areas, then it should be targeted to impacts on the values of the area, i.e. impacts on the heritage value of interwar Californian bungalows, rather than the values of the individual building and setting.</p>	
Rule 14.4.3.1.2(C1)	Support	<p>I support the erection of new buildings and alterations to existing dwellings in a residential character area remaining a controlled activity.</p>	<p>Retain 14.4.3.1.2(C1)</p>
Rule 14.5.3.1.2(C1)	Oppose	<p>I oppose the erection of new minor buildings and alterations to existing dwellings and other buildings in a residential character area being deleted from this rule. I also oppose the changes to fences and walls. It is appropriate that these activities are only controlled activities in character areas.</p>	<p>Reinstate Rule 14.5.3.1.2(C1) as per the Operative Plan.</p> <p>Alternatively, amend this rule so that alterations or additions to existing dwellings and other buildings, and the erection of new buildings less than 30m<sup>2</sup> and fences and walls are all classified as controlled activities.</p> <p>New dwellings and accessory buildings over 30m<sup>2</sup> would be RDIS – see Rule 14.5.3.1.3 RD14 below.</p>
Rule 14.5.3.1.3 RD14	Oppose	<p>I oppose the inclusion of alterations or additions to existing or accessory buildings or new small accessory buildings and fences and walls being a restricted discretionary activity in residential character areas. This rule should be targeted at new dwellings and new large accessory buildings (e.g. over 30m<sup>2</sup> which is the size of a small double garage), as it is these changes that have the greatest potential to undermine the character of an area. Also, I note that many accessory buildings will have no or may even undermine the residential character of the area and it therefore seems unreasonable to require resource consent to make minor alterations to these non-contributing buildings.</p> <p>I note that the proposed definition of ‘alterations’ is very broad, and if applicable to buildings in character areas, could capture installing a cat door. As such, installing a cat door on a garage in a residential character area would appear to require resource consent as an RDIS activity. This is not efficient or effective in managing residential character.</p>	<p>Amend Rule 14.5.3.1.3 RD14 so that it only applies to the demolition or removal or relocation or erection of a building greater than 30m<sup>2</sup>.</p> <p>The proposed exclusions would still need to apply, except where required to meet the above.</p>

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 01/05/2023

**First name:** Sally **Last name:** Dixon

**On behalf of:** 17 Bellvue Avenue, Papanui,  
Christchurch

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:** 0210696561

I could not  
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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File
Intensification St James Ave and Windemere Road

- RE: Proposal to build up to multistorey intensive housing on st james Ave and windermere street, papanui
- These multi story buildings will block essential sunlight/light to existing homes
- Less privacy for older houses as 2 to 4 storey buildings will overlook their property
- More noise as more people living in intensive housing
- Roads are busy already and will be a nightmare with large amounts of people living in these apartment blocks
- Parking on the street will be a nightmare with huge increase of people in the area not to mention noise of these cars
- St James Ave is a war memorial street with Anzac March on this street
- Peoples huge investment they have made buying homes will drop and the area will turn into slums
- There is huge amount of new housing around christchurch. New huge subdivisions are all around so there is no shortage of houses. Why pull down perfectly good houses to build these monstrosities.
- Is this just a rate grabbing rote for the council?
- Both streets have character mostly single level homes. Four storey buildings will deter from the history and heritage of this family area

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 28/04/2023

**First name:** Kate **Last name:** Askew

**On behalf of:**

**Postal address:** 11 Shelley Street

**Suburb:** Sydenham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Daytime Phone:** 03 9600965

I could not  
 Gain an advantage in trade competition through this submission

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☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 9 Natural and Cultural Heritage **Points:** .1

☐ Support

☐ Oppose

☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

10 Shelley Street - I seek for the house at this address to be upgraded to a defining building.

**My submission is that**

I support the inclusion of Heritage Areas's including HA11 Shelley Forbes Street, and the classification of the building at 11 Shelley Street as a defining building. This being my home.

I consider the house at 10 Shelley Street, should also be upgraded to a defining building, as it is currently being renovated, and maintains much of its original bones beneath the stucco. This building is the same age and of similar style to #9 Shelley Street, and are in my opinion a matching pair, that should be given the up most protection to be retained.



I support the introduction of Policy 9.3.2.2.2 and the changes in general as they pertain to Residential Heritage Areas, including Rule 9.3.4.1.3 RD6, provided the wording of this rule continues to include an exemption for buildings that are located to the rear of the main residential unit on the site and less than 5m in height.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 23/04/2023

**First name:** Jane **Last name:** Sutherland-Norton

**On behalf of:** Andrew Norton

**Postal address:** 30 Cashmere View Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Daytime Phone:** 0272169640

I could not  
 Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

☐ Yes

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### Consultation Document Submissions

Chapter 14 Residential **Points:** .1

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

### I seek the following decision from the Council

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Somerfield, Lower Cashmere streets should be suburban character.

### My submission is that

Resource consent should be required before any development can proceed..

### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 30/04/2023

**First name:** Ian **Last name:** Shaw

**On behalf of:** Ian and Karen Shaw

**Postal address:** 131 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 0272246572

I could not  
 Gain an advantage in trade competition through this submission

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- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Chapter 1 Introduction **Points:** .1

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The area in which changes are sought are:

1. The area East of Dorset Street to Fitzgerald Avenue.
2. The properties located on Kilmore Street that abound the heritage area of Chester Street East, eg., the North boundaries of 129, 131 and 133 Chester Street.

**My submission is that**

My wife and I wish to seek amendment to the proposed changes that affect the heritage area of Chester Street East, to protect the significant heritage of the area in an all-inclusive cohesive manner and protect the existing properties that constitute their classification, as 'Defining'.

---

**Attached Documents**

File
No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 30/04/2023

**First name:** Mark **Last name:** Winter

**On behalf of:**

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:** 0274840749

I could not  
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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 10 Designations and Heritage Orders **Points:** .1

☐ Support

☒ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I am asking on behalf of ourselves and other residents of Beverley St, that the council reconsider the proposed change of zoning to MDZ and retain a Heritage/Character. status. I believe this better reflects the uniqueness of the architecture of homes in this street and honours and cherishes the legacy left by at least two of Christchurch's foremost architects.

**My submission is that**

Beverley St has been considered a street with houses of architectural significance and designated SAM until this time.

The street remains unique and significant with many houses designed by Cecil Wood or Heathcote Helmore, pre eminent and leading architects of their time. Following the earthquakes Christchurch has lost many beautiful

homes some designed by these architects and I believe we should cherish and protect what is left.

Sadly, some houses in the street have been lost as a result of post earthquake assessments but rebuilds have been architecturally designed and in sympathy with the old and existing homes.

---

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 30/04/2023

**First name:** Richard **Last name:** Abey-Nesbit

**On behalf of:**

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:**

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☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 3 Strategic Directions **Points:** .1

☐ Support

☐ Oppose

☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The council should officially recognise the perverse economic incentive of some (though certainly not all) who campaign for heritage designation and require that this be considered when future changes are made to heritage designations.

**My submission is that**

I am generally in favour of reducing designated heritage areas. I am generally in favour of limiting designated heritage areas to those that genuinely possess a consistent style of built environment that is unique to that area, when considering other protected areas.

Cultural heritage in our build environment is important, but in the past heritage designations have been overused and weighted in favour of heritage at the expense of the well-functioning of the city and the living experience of its

residents.

Heritage designations have been used cynically by land owners to artificially inflate the price of land for their own economic benefit at the expense of those who are less well off financially; this is inexcusable and the council needs to keep a close eye on this phenomenon going forward, and consider it in their changes to heritage plans.

---

Chapter 7 Transport **Points:** .2

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

It is important that the council not allow heritage designation to prevent improvement of public transport or walkability in any area of the city, and must not be used to enshrine car dependency. While poor urban design that forces car dependency is indeed a part of our heritage, it is a blight on our city that we should be ashamed of and seek to eliminate, rather than 'preserving' into the future.

If people want to ensure that we do not forget how badly it is possible to design a city, I suggest the council sets aside funds for a museum piece on past mistakes in the design of the city rather than committing to preserving and extending the poor decisions of the past.

---

Chapter 5 Natural Hazards **Points:** .3

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

In any scenario where natural heritage comes into conflict with the protecting the safety and/or health of residents of the city (or visitors to the city), safety and health should be given priority. If an important heritage site requires significant funding to be made safe, the council should invite concerned parties to establish a private community fund to perform the necessary works.

---

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 01/05/2023

**First name:** Robert **Last name:** Forsyth

**On behalf of:** Myself

**Postal address:** 16 Beverley Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Daytime Phone:** 02108051188

I could not  
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### Would you like to present your submission in person at a hearing?

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 10 Designations and Heritage Orders **Points:** 0.1

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

Beverley Street - Heritage removal or amendment to higher zoned density.

Beverley Street to retain its Heritage Zoning.

Traffic Impact Study for safety of residents.

### My submission is that

I strongly oppose as a homeowner on Beverley Street, St Albans, the proposal to remove the heritage zoning

classification. There are many original heritage homes on Beverley Street and the newer homes that were built after the earthquake all conformed to an architectural style in keeping with the heritage street requirements. It would be detrimental to the community and residents if the heritage zoning was removed.

There are other practical considerations that the council has failed to take into account in the proposal to remove the heritage restrictions on Beverley Street. Adjoining and parallel streets (Webb Street / Devonport Lane) that are zoned for higher density, multiple townhouse developments have been built and have either minimal or no car parking. There is on Devonport Lane a development of 18 multi-bedroom units under construction with no parking. Beverley Street is a narrow street and from Monday to Friday is already over parking capacity due to proximity to shopping areas. Any removal of the heritage zoning of Beverley Street must be assessed in conjunction with an independent traffic impact report or study. Therefore we request that for any decision to remove the heritage requirements or change the zoning of Beverley Street to higher density the council undertake a traffic impact study to ensure the safety of residents and the impacts of the heritage removal.

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#### Attached Documents

File
No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 01/05/2023

**First name:** John **Last name:** Hardie

**On behalf of:** Trustee of family trust

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:** 021687994

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**Would you like to present your submission in person at a hearing?**

- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Chapter 9 Natural and Cultural Heritage **Points:** 1.1

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The JG & JL Hardie Family Trust (the Trust) is the owner of the property at 48 Rata Street, Riccarton, Christchurch. Riccarton bush abuts two sides of the property. The property is rectangular in shape, and one of those sides is obviously much longer and I refer to that as the south side. The other side is shorter in length and is at the back of the property and I refer to this as the west side. In 2010

– 11 the Council promulgated plan change 44 which sought to bring about setback controls on the Trust property relating to those parts which abutted Riccarton Bush. Those controls sort a 10 m setback restricting development on the property, but the 10 m setback was measured from a predator proof fence situated 4 m inside the Bush property. Thus the setback on the Trust property was 6 m. It was opposed by the Trust, and expert evidence was called to say that the controls were not warranted.

Those controls were predicated upon a desire to protect a particularly important tree in the Bush area, that being the kahikatea tree. That is because the roots of that tree extend outwards from the trunk or than other trees. The Trust expert identified existing kahikatea trees inside the bush and gave evidence that none of those trees could be affected by any development on the Trust property. Number close to the boundary of the property. Nevertheless, the hearing Commissioner Mr Lawn asked if the Trust is a compromise would accept the setback on the shorter West side of the property, and the Trust agreed in conjunction with the submitter the Riccarton Bush Trust, on the understanding that there would be no controls on the south side. That was referred to in the decision of the Commissioner and became embedded in the rule which allowed the setback.

The Council has now proposed a completely different basis of determining a setback based on a distance calculated based on the diameter of all trees in the bush. This is opposed. It is unworkable. It appears to apply to all trees are not just the kahikatea tree. It would require all trees in the bush to be measured on a continuing basis because of a change in trunk diameter. The Trust would accept a continuation of the rule that existed in the Plan prior to the introduction of the proposed new rule, and if that is not done by agreement, it opposes all restrictions on the boundary of its property. The Trust is agreeable to acting in good faith to uphold its agreement made during PC 44, despite the fact that it called expert evidence to say that no controls were necessary in relation to its property.

This submission makes no reference to the proposed new rule because it cannot be readily found. It incorporates it by reference to the submission which outlines the nature of the problem and its proposed solution(s)

### My submission is that

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** John **Last name:** Hardie

**On behalf of:** JG & JL Hardie Family Trust

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:** 021687994

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**Would you like to present your submission in person at a hearing?**

- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Chapter 9 Natural and Cultural Heritage **Points:** 2.1

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The JG & JL Hardie Family Trust is part owner of the property situated at 47 Rue Balguerie Akaroa. Appendix 9.3.7.2 of PC 13 entitled 'Schedule of Significant Historic Heritage Items' lists the Trust property as having 'significant' heritage applying to both the dwelling and setting. The schedule uses the numbers 1152 and 127, but also says the property has been 'not yet assessed'.

The property has been in the same family interests for about 35 years. A significant fire occurred in about 2005 and the property was substantially damaged, particularly the interior. The owners determined to upgrade the property rather than demolish it, and at that time a resource consent was needed for any exterior changes to the property. A resource consent was obtained to allow exterior alterations. The property was then rebuilt.

The Trust does not know how it came to be suggested that there could be restrictions on alterations to the interior, and neither does it know how it could be suggested that the setting of the house could be relevant. By this the Trust assumes the land upon which the property is situated. The Trusts submitted at the time of the last Plan review to support a continuation of controls on exterior modifications to the house. If that Plan process introduced further controls, they were done without reference to the Trust. All submissions were checked and no submission sort specifically to change the heritage status by way of additional controls. The Trust is the view that if such controls were introduced, they are ultra vires.

That is the background to this submission. It seems clear that further controls on the property are sought in this plan change process. The interior of the house was substantially modified after the fire and modernised. Little of the original remains. There is no section 32 analysis as to why such controls would be necessary, and the plan change even admits that the property has not been investigated or assessed, and that in itself demonstrates that there is no section 32 analysis to justify controls that are sought. The Trust opposes whatever rules are proposed to suggest heritage rules based on anything other than the exterior of the property. It would reluctantly live with those as they are long-standing, but if more controls are sought, then it intends to oppose any Heritage listing with respect to the property and/or grounds. Any rules in PC 13 which purport to be imposed upon the property are opposed.

### **My submission is that**

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#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Simon **Last name:** Adamson

**On behalf of:**

**Postal address:** 6/182 Chester St East

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** simonmobile1@gmail.com

**Daytime Phone:** 0211141332

Gain an advantage in trade competition through this submission

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☐ Yes

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### Consultation Document Submissions

**Points:** 3.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Designation of Chester St East as a Residential Heritage Area

Decision Sought: To move an amendment extending the Residential Heritage Area boundaries for Chester St East to encompass the whole street.

**My submission is that**

Amendment requested as below (see attachment)

### Attached Documents

File

No records to display.





**SUBMISSION TO:** The Christchurch City Council

**ON:** Draft Heritage Plan Change

**BY:** Dr Simon Adamson and Ms Judith Hudson  
Residents of Chester Street East

**CONTACT:** [simonmobile1@gmail.com](mailto:simonmobile1@gmail.com)  
[Judemobile1@gmail.com](mailto:Judemobile1@gmail.com)

We are writing in support of the proposed Residential Heritage Area for Chester St East/Dawson's Street and further submit that this should be extended to include the full length of Chester St East.

We were delighted when councillors voted in support of an amendment in September 2022 to expand the Chester St heritage area to include the entirety of Chester St. We support the council's subsequent decision to vote against the central government-imposed planning rules. Our understanding is that this had the unfortunate effect of nullifying the Chester St extension amendment. We ask that councillors maintain consistency with their earlier decision to recognise Chester St East as a coherent whole and pass a similar amendment giving effect to the expanded Residential Heritage Area.

Prior to our family moving to our Chester St East home in 2020 we had the pleasure of taking part in a guided historic walk of the Avon/Chester area as part of the CCC's Central Neighbourhood Walks Programme. The walk was led by documentarian and local resident Gerard Smyth while the overall programme was coordinated by Dr Jessica Halliday, architectural historian who also joined us. One of the speakers made the point that Chester St East was an exemplar of high-density central living, containing a mix of housing types, suiting larger and smaller family or social groups, providing a home for people across a range of socio-economic status and age groups. This is one example of Chester St East operating as a community, and very much included the eastern quarter of the street which we are advocating to be treated as part of that community by the RHA proposal.

We have read Dr McEwan's draft Chester Street Area Report and are strongly supportive of the proposal to preserve the heritage value of this special community. Chester St East is more than just a collection of historical and in many cases well preserved homes. As a socially mixed high-density living community it is a time capsule of past ways of living as well as an exemplar of how we can configure our communities to be socially inclusive, environmentally sustainable and promoting of the wellbeing of our community.

Whilst we appreciate that the Eastern quarter of Chester St East lacks the same density of historic structures it makes no sense to us that this part of the Chester St East community should be amputated from the body of the street as a whole.

A RHA encompassing Chester St East in its entirety would provide a link through to the seven properties at 173 Chester St East and the remaining three-story brick building previously at the rear of the Crichton Cobbers building, which we assume is part of the historic Wards Brewery site. Although this main character building (Crichton Cobbers) facing onto the most eastern end of Chester St East was demolished following the 2011 earthquake, the memory of this building remains for those in the community and for many in Christchurch at large. Any future development of 177 Chester St East on the resulting vacant lot to the immediate south of this remaining building requires

council consent as a restricted discretionary activity. This is a reflection of the historically and aesthetically sensitive nature of the location.

Extending the proposed RHA to encompass all of Chester St East would place Chesterfields at the heart of this designated area, rather than on the periphery and links to Fitzgerald Ave and the Englefield RHA.

Yours sincerely,

Dr Simon Adamson

Ms Judith Hudson

April, 2023

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Susan **Last name:** Parle

**On behalf of:**

**Postal address:** 2/188 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** suemparle@gmail.com

**Daytime Phone:** 0211658694

Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

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### Consultation Document Submissions

**Points:** 4.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: This submission is the Christchurch City Council reaffirm the amendment it passed in September 2022 that the special heritage of Chester Street East include the whole street not just 3/4 of the street.

Decision Sought: The whole of Chester Street East is included in the special residential heritage area not just part of the street.

**My submission is that**

We support the CCC in its intention to preserve and enhance areas of special heritage and believe whole streets should be included in the plan and not dividing a street and community. Excluding a small part of the street in September 2022 does not make sense when the whole street has special character with mature trees and some lovely older homes. A special dwelling in the excluding area is the seven properties at 173 which have been beautifully restored and added character to the street. In the 1980s the CCC made the decision to narrow Chester Street East and plant the trees. This was planned for other inner city streets but this never happened and now it seems a shame that the current council is willing to let the character be destroyed by removing part of the street from the Residential heritage plan.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Mary **Last name:** Crowe

**On behalf of:**

**Postal address:** 19/7 Bangor Street

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** marycrowe270@yahoo.co.nz

**Daytime Phone:** 0275655005

Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 5.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:Heritage protection designation

Decision Sought:There are a significant number of historic buildings all along this street that should be protected for future generations.

**My submission is that**

The complete length of Chester Street East should receive heritage protection zoning.

### Attached Documents

File

No records to display.





## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**First name:** Emma **Last name:** Norrish  
**Organisation:** Waipapa Papanui-Innes-Central

Community Board

**On behalf of:**

**Postal address:** 35 Langdons Road

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:**

WaipapaCommunityBoard@ccc.govt.nz

**Daytime Phone:** 027 404 3093

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

- ☐ Support  
☐ Oppose  
☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Residential Heritage Areas

Decision Sought: The Board appreciates comment in the consultation document that the Council assessed many other areas of Christchurch against the criteria used for identification as a Residential Heritage Area that did not meet the required threshold. However, the Board seeks that the Council ensures the required threshold could not be met as the reason for not accepting its above submissions, or otherwise seeks the relevant extensions to Residential Heritage Areas.

### **My submission is that**

The Board supports the Residential Heritage Areas, and would continue to recommend additional areas be considered for inclusion, for example, and not limited to, Dover Street (original workers' cottages of historical significance). The Board acknowledges the sense of place and history that individuals and neighbourhoods identify with and associate with their local community. As such, the Board implores the Council to seriously consider any additional suggestions of historical significance that are received through this process. While the Board is supportive of the proposal to protect Residential Heritage Areas it wishes to highlight the impact of two such areas close together with a small high density zone between them will take away the aesthetics of both areas. The Board is referring to Chester Street East which has one end in a Residential Heritage Area, the other end (at Fitzgerald Avenue) is high density, and then on the opposite side of Fitzgerald Avenue there is the Englefield Avonville Residential Heritage Area. The Board asks that whole streets are incorporated in Residential Heritage Areas to give the community a sense of continuation. The Board also suggests that provision should be made for interim protection of areas and sites with potential heritage values to allow time for necessary in depth investigation to be undertaken before their values are undermined or lost by inappropriate development.

---

### Attached Documents

File
No records to display.

17 April 2023

Christchurch City Council

By online submission to 'Have your say' page

Papanui Service Centre  
5 Restell Street  
Christchurch 8013  
  
PO Box 73024  
Christchurch 8154  
  
ccc.govt.nz

Tēnā koe,

## Waipapa Papanui-Innes-Central Community Board Submission on Proposed Heritage Plan Change (PC13)

### 1. Introduction

The Waipapa Papanui-Innes-Central Community Board ('the Board') thanks the Council for the opportunity to submit on PC13. It does so in accordance with its role to represent, and act as an advocate for, the interests of its community in the Papanui-Innes-Central area.

The Board does wish to be heard in support of its submission.

### 2. Submission

Question	Submission
The specific provisions of the plan change that my submission relates to are as follows.	Residential Heritage Areas
My submission is that	<p>The Board supports the Residential Heritage Areas, and would continue to recommend additional areas be considered for inclusion, for example, and not limited to, Dover Street (original workers' cottages of historical significance).</p> <p>The Board acknowledges the sense of place and history that individuals and neighbourhoods identify with and associate with their local community. As such, the Board implores the Council to seriously consider any additional suggestions of historical significance that are received through this process.</p> <p>While the Board is supportive of the proposal to protect Residential Heritage Areas it wishes to highlight the impact of two such areas close together with a small high density zone between them will take away the aesthetics of both areas. The Board is referring to Chester Street East which has one end in a Residential Heritage Area, the other end (at Fitzgerald Avenue) is high density, and then on the opposite side of</p>

	<p>Fitzgerald Avenue there is the Englefield Avonville Residential Heritage Area.</p> <p>The Board asks that whole streets are incorporated in Residential Heritage Areas to give the community a sense of continuation.</p> <p>The Board also suggests that provision should be made for interim protection of areas and sites with potential heritage values to allow time for necessary in depth investigation to be undertaken before their values are undermined or lost by inappropriate development.</p>
I seek the following decision from the Council	<p>The Board appreciates comment in the consultation document that the Council assessed many other areas of Christchurch against the criteria used for identification as a Residential Heritage Area that did not meet the required threshold. However, the Board seeks that the Council ensures the required threshold could not be met as the reason for not accepting its above submissions, or otherwise seeks the relevant extensions to Residential Heritage Areas.</p>
I am seeking that Council make changes to a specific site or sites	<p> <input checked="" type="radio"/> Yes  <input type="radio"/> No         </p> <p>As noted above Dover Street, and eastern end of Chester Street East.</p>

Nāku noa, nā



Emma Norrish  
 Chairperson  
 Waipapa Papanui-Innes-Central Community Board

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Jayne **Last name:** Smith

**On behalf of:**

**Postal address:** 10 Caudron Road

**Suburb:** Wigram

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** nzkiwijayne@gmail.com

**Daytime Phone:**

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

**Points:** 7.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:the Heritage Plan Change 13, the RHA is related to an area collectively telling a story that has been chosen to be kept as such for the narrative of Ōtautahi. I live in Wigram Skies Caudron Road, and as such these Airforce housing has now become part

of the historical narrative of Ōtautahi, although everything else around them has changed significantly. The concerns that I have is with the ever changing environment and the development of new techniques that can be used to build, power and contribute to a better sustainable city may not be able to be applied to our homes. I am a home owner that would like to have the opportunity and be included in sustainable practices, but not at a cost due to heritage value that we cannot be part of contributing to a better city. On reading the qualifying matters it is just a bunch of words, and there is nothing specific in there to indicate what will actually be considered. I don't believe it is unreasonable that home owners in RHA cannot help contribute to the kaitiaktaka of the environment and whenua and benefit socially by knowing they are doing so. Examples are but not limited to: cladding on the house for insulation and for cooling considering our year is going to just get warmer overall, solar panels, wind power, water capture, double glazing windows, different roofs or any new innovation that may yet to be developed. I am also concerned with there now a heritage aspect on our home, how does this work with the costings on maintenance and repairs. Will we only be able to use heritage builders and will this mean all repairs will be at a greater cost as they will need to be registered heritage/historic builders. Will this adjustment in and of itself be a disadvantage to the home owners. As this seems unreasonable and also ties in with the point above on the ability to access new innovations and developments to better our homes for the greater good.

Decision Sought: I would like to see that we are not disadvantaged with any enhancements we could do to our homes around sustainable practices, or new innovations nor any disadvantages in maintenance or repairs to our homes because they sit in a different category to other home owners. it is important that as home owners we too can benefit socially, financially and also by knowing we are part of a bigger picture for Ōtautahi, Aotearoa and the world by doing our part for the planet and our environment. One of the reasons we chose our home is because of the history it holds and have huge respect for the sacrifice the whānau living in them and what their loved ones gave when they went overseas for our country, and for the lifestyle we have now. As such our home has stayed true to its original look however we do not want to not be able to make changes to help our planet and the growing costs of living we are all facing.

### My submission is that

I support the changes as I do believe we need to remember our past, so we can be in the present and learn for the future. However, when we purchased our home there were not indications that this would occur to a residential area that would place potential limitations or possibly more challenges onto the owners, which will come at the owners cost. I am also concerned about the lack of clarity on examples of what qualifying matters would be considered and what rules would then be applied. my reason for my view is that it is deemed unreasonable that as a rate payer in Ōtautahi I would be excluded or be in a special group when it comes to making improvements that enhance sustainability which will change the look of the house ie solar panels, water capture tanks. It is unreasonable that this could come at an extra cost for us due to the caveats that are part of the RHA expectations. Such as the look from the road can not change. When in fact changes have already occurred throughout the neighbourhood. The other aspect is, depending on the view from the road some home owners maybe able to make certain changes but others would be unable to due to breaking this rule. An example would be someone living on the corner and has two sides that are viewed from the road. Lastly, when a building has been made of heritage value there is already an understanding and this can often add value to the building because it is now viewed differently, and potential buyers will often buy knowing this. We have not had this opportunity the decision has been made and applied, yes there are some benefits but when selling our homes those benefits could also work against us which could diminish the value of our properties. As the potential for development has been removed for example a home on the back, upgrading to more sustainable living.

### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Keunah **Last name:** Kim

**On behalf of:**

**Postal address:** 5/110 Aikmans Road

**Suburb:** Merivale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** connor93kim@gmail.com

**Daytime Phone:** 02102747369

Gain an advantage in trade competition through this submission

I am

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 8.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: 'Increases in building heights enabled in most suburban commercial centres ranging from 12 m in the smallest neighbourhood and local centres to 22 m in larger town centre zones. Precincts around these centres will also enable increased building heights for housing 14-32m'

Decision Sought: Current rules re recession planes should be preserved - 45 degrees on neighbours east side and 55 degrees on neighbours west side.

**My submission is that**

I strongly oppose this plan. The majority of Christchurch is built on relatively flat land and in certain suburbs are packed tightly together. This proposed plan to increase building heights will certainly impact sunlight in homes, even more so in winter. Having a building of 14-32 metres built within metres of a property boundary will no doubt impact privacy, sunlight, ventilation of numerous properties. Christchurch is different from the rest of the country as it is built predominately on flat land and hence this rule affects owners disproportionately. If a high rise were to be built it should have to go through consent process.



Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Julie **Last name:** Florkowski

**On behalf of:**

**Postal address:** 36 Alpha Avenue

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** C.Florkowski@xtra.co.nz

**Daytime Phone:** 0273551652

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

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b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 9.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:1: That the Residential Heritage Areas of Otautahi, Christchurch, deserve special protection as part of their unique contributing identity to this city (PC13) and 2: That these areas should be become Qualifying Matters under the Housing and Business Choice Plan Change (PC14).

Decision Sought:I support the proposal that the current Residential Heritage Areas of Otautahi, Christchurch (specifically, Alpha Avenue and as listed in Appendix 1) should have their status amended to ""highly significant status"" (PC13) and therefore be afforded further protection as proposed by the ""Qualifying Matters under the Housing and Business Choice Plan Change"" (PC14).

**My submission is that**

We note that the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status; elevating their recognised status as a memorial street, the title originally being granted in 1947. The streets, plaques and trees contribute to the unique identity of this part of Papanui. They help to preserve the cultural and spiritual heritage of not just the past

but also of the current local community. As long term (31+ years) residents of Alpha Avenue, I contend that stringent efforts should be made to preserve the heritage of the memorial avenues. I have strictly observed this during any renovations that we have undertaken over the duration of my tenure, careful to conserve the original character of our home. Densification would undermine the heritage and aesthetic values of these distinctive areas. I strongly support any initiative that protects the recognised Residential Heritage Areas of Otautahi, Christchurch.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Chris **Last name:** Florkowski

**On behalf of:**

**Postal address:** 36 Alpha Avenue

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** C.Florkowski@xtra.co.nz

**Daytime Phone:** 0212211451

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 0.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:1: That the Residential Heritage Areas (and additional specified heritage items) of Otautahi, Christchurch, deserve special recognition as part of their unique contributing identity to this city (PC13) 2: That these should be Qualifying Matters under the Housing and Business Choice Plan Change (PC14).

Decision Sought: I support the proposal that the current Residential Heritage Areas of Otautahi, Christchurch (including Alpha Avenue and as listed in Appendix 1) should be accorded recognition as ""Qualifying Matters"" under the Housing and Business Choice Plan Change (PC14).

**My submission is that**

We note that the 16 Papanui War Memorial Avenues including Alpha Avenue have been recognized as 'highly significant' consistent with their status as memorial avenues, originally accorded in the 1940s. The streets, including plaques and trees contribute to the unique identity of this part of Papanui. They help to preserve the cultural and spiritual heritage of the local community. As a long term (31+ years) resident of Alpha Avenue, I advocate that stringent efforts should be made to preserve the

heritage of the memorial avenues. I have strictly observed this during any renovations that we have undertaken over the duration of our tenure, careful to conserve the original character of our home. Densification would undermine the heritage and aesthetic values of these distinctive areas. I strongly support any initiative that protects the Residential Heritage Areas of Otautahi, Christchurch.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Matty **Last name:** Lovell

**On behalf of:**

**Postal address:** 9 St James Avenue

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** lovell.matty@gmail.com

**Daytime Phone:** 0276026022

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 1.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: I am strongly in favour to PC 13. I live on St James Ave which is a lovely tree lined street which is also a war memorial st which host an ANZAC day parade. This area is helps create the special identity for Ōtautahi Christchurch and recognition of those that made the ultimate sacrifice for us to live here. That should be recognised by the heritage protection of the street, trees and plaques. I am very proud of New Zealand's efforts in WWII I had family members involved in the war, and I now take my children to the ANZAC parade every year in honour of those that we lost to help protect this Country, City and neighbourhood I call home. We moved to this area 5 years ago, and the idea that we now reside on a living memorial to our fallen soldiers is extremely close to my heart, and they are to all those in the Christchurch area and that heritage needs to be protected. Additionally this street is lined with beautiful large and growing trees, these add to the character, charm and heritage of the area and the memorials.

Decision Sought: Plan 13 goes ahead and St James ave is protected under the heritage plan.

**My submission is that**

Plan 13 goes ahead and St James ave is protected under the heritage plan.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Bosco **Last name:** Peters

**On behalf of:**

**Postal address:** 1/188 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** boscopeters@gmail.com

**Daytime Phone:**

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 2.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: The whole of Chester Street East be recognised as having special heritage character - to exclude some of this street threatens the special nature of the whole street.

Decision Sought: That Council recognises the whole of Chester Street East as having special heritage character.

**My submission is that**

Excluding the Eastern quarter of Chester Street East from the proposed Residential Heritage Area threatens the cohesion of the area, relegates Chesterfields to the edge of the community rather than being its heart....Separating the nature of the Eastern quarter of Chester Street East from the rest of the street threatens to undermine the uniqueness of the whole street with issues of excess traffic flow, parking, and other problems. Such a recognition of Chester Street East as a whole by The Christchurch City Council continues the visionary planning of the Council in 2022, previous years and decades, and builds on the passion of and partnership with the local residents, and continues the encouragement of the residents and owners in this partnership of enhancing the special character and also the green nature of this part of our Garden City. This submission is not about discouraging inner city living –



quite the opposite: the neighbourhood of the whole of Chester Street East and Dawson Street, centring on Chesterfields (rather than seeing that park as being on the edge of the neighbourhood) is an excellent example of the benefits and sense of community of inner city living. The City Council's decision to wisely include the whole of Chester Street East in preserving and enhancing areas of special heritage and character will leave a legacy for current and future generations to flourish in our city.

---

#### Attached Documents

File
No records to display.

**SUBMISSION TO:** The Christchurch City Council

**ON:** Heritage Plan Change

**BY:** Bosco & Helen Peters – Owners in and Residents of Chester Street East

**CONTACT:** [boscopeters@gmail.com](mailto:boscopeters@gmail.com)  
[helenpchch@gmail.com](mailto:helenpchch@gmail.com)

*Kō ngā tahu ā ō tapuwai inanahi, hei tauira mō āpōpō.*

*The footsteps laid down by those who went before us  
 create the paving stones upon which we stand today.*

## 1. SUMMARY OF OUR SUBMISSION

**This submission asks that The Christchurch City Council reaffirm the amendment that it passed at its meeting on 13 September, 2022: that the special heritage and character of Chester Street East include the *whole* of Chester Street East not merely  $\frac{3}{4}$  of the street.**

We strongly support the positive intention of The Christchurch City Council to preserve and enhance areas of special heritage and character whilst encouraging increased inner-city living.

Over a period of half a century, The Christchurch City Council has, in creative partnership with local residents in Chester Street East and Dawson Street, established a unique, treelined, densely-populated, inner-city residential area. Not including the *whole* street would severely threaten the nature of the street and its cohesion.



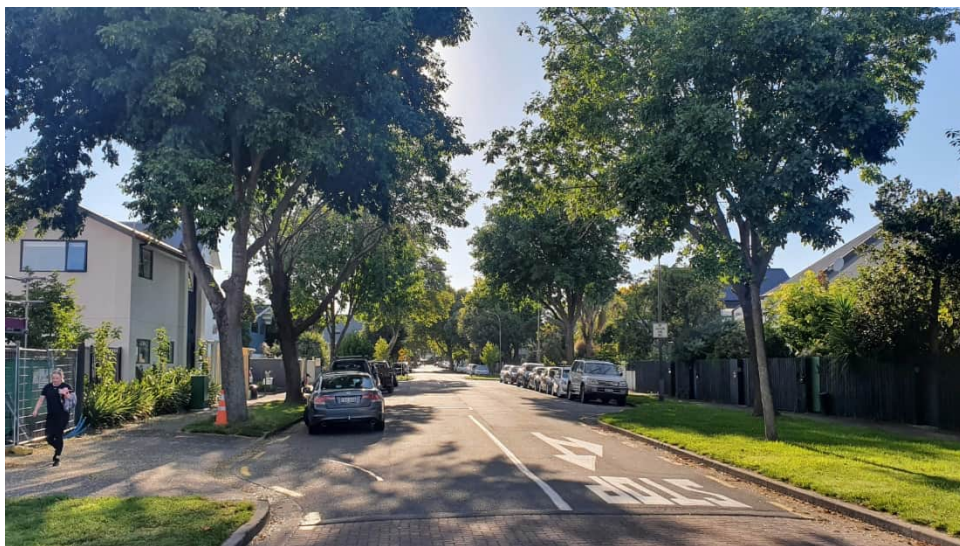
*Above: The green line includes the area proposed by the residents of Chester Street East to be recognised as a special heritage area in our city, with Chesterfields Park located at its heart. This was moved as an amendment by Councillor Jake McLellan on 13 September 2022 and passed by The Christchurch City Council. After passing this amendment, the Council voted against implementing the Government's intensification policy in which this amendment was contained.*

## 2. HISTORICAL BACKGROUND

Chester Street East is as wide a street as its neighbouring Kilmore Street (and other inner-city streets). But from the 1980s, the Christchurch City Council began a visionary narrowing and beautification of this street (in the Western half – Madras to Barbadoes Streets – with 2 road humps, 2 curves, and a splitter island; in the Eastern half – Barbadoes Street to Fitzgerald Avenue – with 5 road humps and build-outs as pinch points). Powerlines were removed. Trees were planted on the footpaths on both sides of the street. Dawson Street was included in the beautification by the addition of permanent planter features.



*The Eastern half of Chester Street East prior to CCC development in the 1980's*



*The Eastern half of Chester Street East in 2022 – post CCC development*

Historically, this area is in the planned city park which was to have gone all the way around the central city. It retains this park-like feel. In the quakes, some trees were lost at the North-East corner, and it is our understanding that the intention is that they be replaced – the plots for each of these trees still exist, awaiting replanting, in the footpath.



From the mid 19<sup>th</sup> Century, cottages and other dwellings were established in this area. Dwellings have continued to be built up to the present.

The street was bookended in the West by the grand houses starting at 86 Chester Street East. At the East, the Fitzgerald Avenue end, the bookend was, until the quakes, the Crighton Cobbers Youth & Community Club buildings (connected to Ward's Brewery). We look forward to a building on this North-East corner which connects to this history in the manner that Flow Wellbeing Centre (229 Fitzgerald Avenue) has shown is possible.

Already, as part of acknowledging the full street's special character, in the Eastern quarter of the street, there is the wonderful refurbishment of the 7 historic units at 173 Chester Street East which sit adjacent to an 1880s cottage, and so on.

In the 2010s, The Christchurch City Council was again visionary in developing the Chesterfields Community Garden (160 Chester St East). This garden now forms the heart of the street and its strong sense of community.



The Christchurch City Council recognised the whole street as the Chester East neighbourhood (<https://ccc.govt.nz/culture-and-community/central-city-christchurch/live-here/our-central-neighbourhoods/chester-east-neighbourhood>).

**The special character of this *whole* street is of a 1980s inner-city-renewal, traffic-calmed, tree-lined street. There were plans to apply such renewal to other inner-city streets also – they were never implemented. As such, individual dwellings, from the second half of the 19<sup>th</sup> Century through to the present day, can be seen to be defining and contributory dwellings.**

There is no other street like this in the inner city, within the boundary of the four avenues. Dawson Street shares in this described sense of this neighbourhood; it is to be noted that all the trees on Dawson Street are on private property. The distinguishing character of Dawson Street is in reflecting the sense of the integrity of Chester Street East.

### 3. ONGOING DEVELOPMENT

The Christchurch City Council meeting of 13 September, 2022, passed the amendment to extend the Chester St East/Dawson St heritage area to include all properties with a Chester St East address but then the Council voted against the Plan as a whole in which this amendment occurred. This leaves the nature of Chester Street East in the current consultation process. We seek that the amendment that was passed by The Council in 2022 be included in the final Plan currently being consulted about.

Arguments against including the whole of the street include a percentage-of-historic-dwelling-calculation system that counts the seven historic units at 173 only as “one” building, and astonishingly (!) states that “because it has been partly rebuilt, its heritage values are compromised” (by such non-Christchurch logic the Cathedral in the Square, and in fact every building in Christchurch, has its heritage value compromised). The consultant did not realise that historically (as now!) these units were mixed-use commercial and residential, claiming that they are simply “a non-residential building converted to residential use”. Since the Council’s September 2022 decision, which left our street in limbo, in the Eastern quarter of Chester Street East being discussed, two dwellings over 100 years old have been demolished, and two further dwellings over 100 years old are intended to be demolished. So, the calculating system has become a self-fulfilling prophecy: the percentage of older dwellings is dropping because the high threshold was not reached by underestimating both the numbers and the historical nature of the dwellings currently there.

Excluding the Eastern quarter of Chester Street East from the proposed Residential Heritage Area threatens the cohesion of the area, relegates Chesterfields to the edge of the community rather than being its heart, disconnects this area from its natural relationship with Fitzgerald Avenue and the neighbouring Englefield/Avonville RHA. Separating the nature of the Eastern quarter of Chester Street East from the rest of the street threatens to undermine the uniqueness of the whole street with issues of excess traffic flow, parking, and other problems.

Formal acknowledgment, in the manner we have advocated, of the special character of the *whole* of Chester Street East would have it as connecting Te Papa Ōtākaro/Avon River Park and City Promenade on its West end with the tree-lined Fitzgerald Avenue on its East end, and from there into the Red Zone in the North and associating it with the next Residential Heritage Area beginning at Elm Grove and going through into Beverley Park. Such a recognition of Chester Street East as a whole by The Christchurch City Council continues the visionary planning of the Council in 2022, previous years and decades, and builds on the passion of and partnership with the local residents, and continues the encouragement of the residents and owners in this partnership of enhancing the special character and also the green nature of this part of our Garden City.

This submission is not about discouraging inner city living – quite the opposite: the neighbourhood of the whole of Chester Street East and Dawson Street, centring on Chesterfields (rather than seeing that park as being on the edge of the neighbourhood) is an excellent example of the benefits and sense of community of inner city living. **The City Council’s decision to wisely include the whole of Chester Street East in preserving and enhancing areas of special heritage and character will leave a legacy for current and future generations to flourish in our city.**

Date of this submission: 12 April, 2023

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Cyril Warren **Last name:** Price

**On behalf of:**

**Postal address:** 114 Paparoa Street

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** price.wsvk@xtra.co.nz

**Daytime Phone:** 033559969

Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 3.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Christchurch District Plan Proposed Plan Change 14 - Housing and Business Choice and Proposed Plan Change 13- Heritage

Decision Sought: Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.

**My submission is that**

Christchurch is seeking to present itself as a city and destination of choice. Paparoa Street is a pleasant, tree lined street typical of those designed to support the Christchurch image of "the Garden City" and the worst possible thing the city can do is to open itself up to the possibility of a multitude of medium and/or high density residential areas throughout the city. Yes, there is a place for everything but it should be a very restricted place and not spread randomly at the will of developers. Having lived overseas for sometime I have seen the dangerous environments that can be created by these types of developments and they should be very tightly controlled in very restricted areas. Paparoa Street, Papanui is a street midway between the commercial developments of

Merivale Mall and Northlands and is a long way from being an easy practical walking distance from these shops. It also has a popular school at its end which creates a nightmare parking scenario at opening and closing times. Multi storey buildings would only make these situations worse.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Kristin **Last name:** Mokes

**On behalf of:**

**Postal address:** 51 Blankney Street

**Suburb:** Hornby

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** krisdraws.jp@gmail.com

**Daytime Phone:**

Gain an advantage in trade competition through this submission

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☐ Yes

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### Consultation Document Submissions

**Points:** 5.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: We should not be creating more heritage areas, which may hamstring in making our city more modern, green and with lower emissions.

Decision Sought: Please reconsider adding so many more heritage sites- especially suburbs. In central city, it isn't as bad but suburbs don't define the city.

**My submission is that**

We should not be protecting these areas as heritage character areas- our city needs to change and grow for a better future, and protecting a few areas of a select few holds back the city and everyone else in working towards a better future.

Attached Documents



File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Maxine **Last name:** Webb

**On behalf of:**

**Postal address:** 212 Fitzgerald Ave

**Suburb:** City Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** klinkenbergnz@gmail.com

**Daytime Phone:** 0210574867

Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

**Points:** 6.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Heritage plan change P C 13

Decision Sought: That the creation of these Heritage areas be approved and that if possible they be extended and increased!

**My submission is that**

I absolutely support the inclusion of 11 new heritage areas, and am only disappointed that they don't include more areas and extend to cover a greater number of houses within those areas. I have witnessed the systematic loss of Armagh St east to dreadful black white and grey box like structures with no parking provision (how can you charge an EV ?). These ""flats"" are minute with little amenity and zero contribution to community! At three stories they do not have lift access so are not designed for families or elderly, and with growing 'work from home' options the living spaces are grossly inadequate. The 'inmates' currently dump furniture on the curb when they're not parking on it, or when they're not covered with dozens of bins. They are not architecturally designed in that very few are orientated to the sun and have a ""coronation St"" vibe about them with small windows and no balconies. In order to achieve higher density you do not need to replace a single dwelling with 16-20 rabbit hutches of this caliber. When the Christchurch earthquake provided an opportunity for developers to move in, we've unfortunately gone with the lowest common denominator! I walk around my neighborhood of City central East and what I see being built makes me want to weep for what we've lost. Nobody will come to visit Christchurch to see this 'urbane' development, so it is incredibly important to preserve what we have left and to try and save as much of the city's heritage as possible. Christchurch was already being redeveloped before the imposition of these high density rulings and as such they have very much missed the mark for our city. I can't state strongly enough that these rulings are very damaging to the long term amenity and appreciation of the Garden city!

## Attached Documents

File
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No records to display.
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## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Daniel John **Last name:** Rutherford

**On behalf of:**

**Postal address:** 20 MacMillan Ave

**Suburb:** Cashmere

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** info@danrutherford.co.nz

**Daytime Phone:** 021774373

Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

**Points:** 7.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:N/A

Decision Sought:PC-13 Please remove our property from the proposed MacMillan Ave Residential Heritage Area. Our property is

in two titles, located on the southwest edge of the proposed Residential Heritage Area. Part of our property (20) is in the proposed RHA and part of it (20b) is out of the proposed RHA. We are requesting that the boundary of the proposed RHA is adjusted to exclude 20 Macmillan ave, so all of our property is kept together, out of the proposed heritage area.

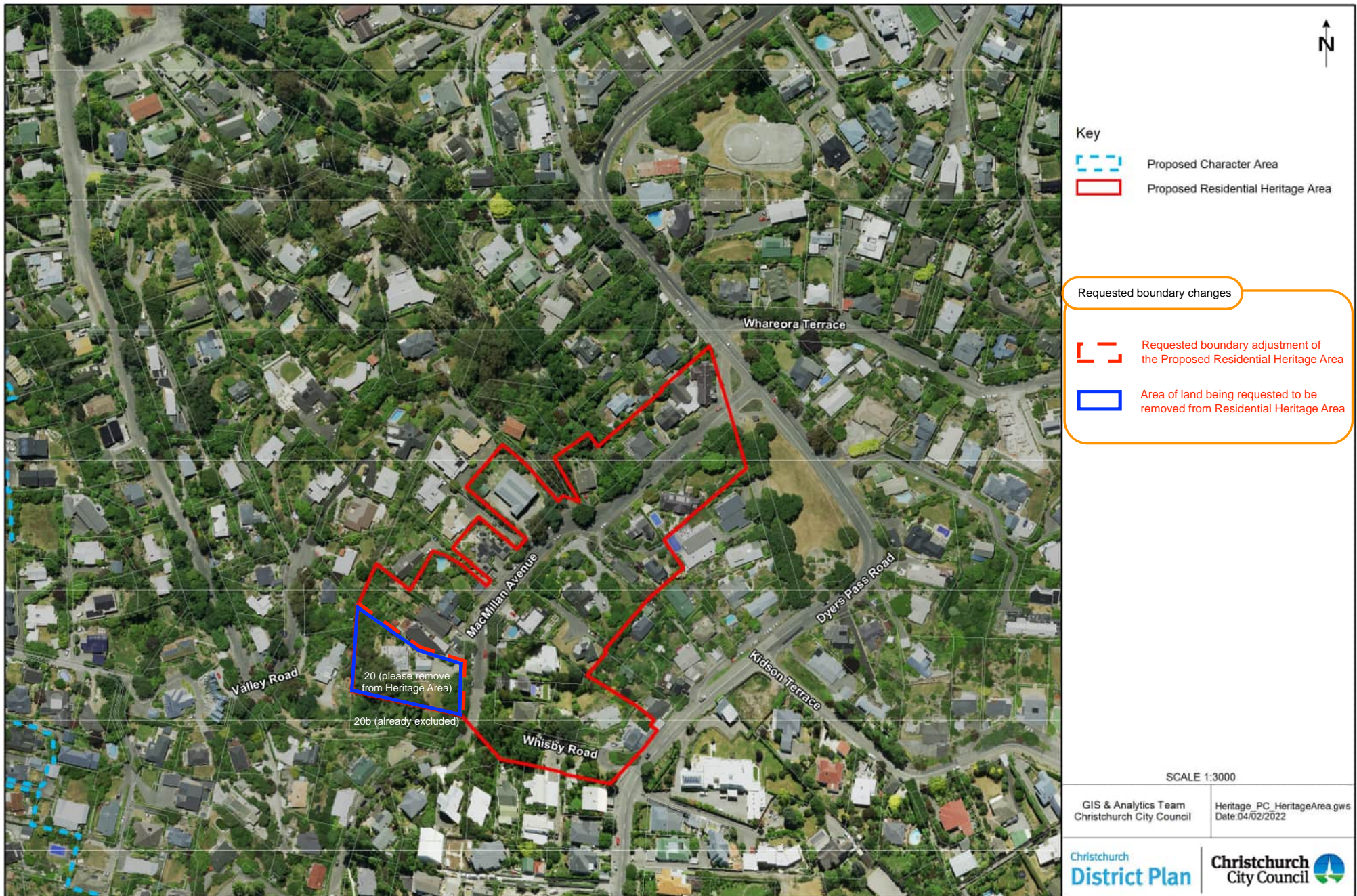
### My submission is that

Please remove our property from the MacMillan Ave Residential Heritage Area, for the following reasons; 1. HERITAGE VALUES Our home at 20 Macmillan Ave no longer meets the heritage area criteria because it no longer embodies the heritage values of the area. 2. TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE Due to earthquake damage, our home needed substantial repair work and it has subsequently lost any heritage value it might have had. We were fortunate to have the support of the council during these repairs (and all work was consented). During the post-earthquake repairs and renovations, all of the fireplaces were removed, walls were removed, remaining walls were gibbed, new windows and doors were put in, a modern kitchen, office and ensuite bathrooms were installed, and so on. The house is now a modern-style, open-plan home. It no longer has technological and craftsmanship significance. 3. ARCHITECTURAL AND AESTHETIC SIGNIFICANCE The house at 20 MacMillan Ave was not designed by an architect or significant designer in the first place, and subsequent work done on the building means that it no longer has any architectural or aesthetic significance. 4. CONTEXTUAL SIGNIFICANCE The house is no longer visible from the road, so has no heritage value to the public, including contextual significance. a. There are plantings along the MacMillan Ave boundary screening all buildings from view from the roadside. b. A large 'versatile' garage (consented) has been built between the road and the house, providing a second layer of screening, to hide the the house from view (please note that the photo of our property on the record form is outdated). c. The property is located at the end of a right-of-way. The screening of the buildings, and location down a long driveway, make it more similar to a rear site than a front site. 5. EXCLUSION OF THE GARDEN The record form refers to the 'large, well planted garden' being the main reason for its 'defining' rating. a. Most of the garden is outside the proposed heritage area (on the second title of our property, 20b Macmillan Ave). b That area of garden is largely undeveloped, and looks pretty rough. We want it to remain excluded from the RHA, so we can beautify or develop it with ease, if we choose to in the future. c. On the included title (at 20 MacMillan Ave) the original old world garden has been removed and replaced with an asphalt storage area and easy-care modern decking across most of the site around the house. d. A large area of garden along the north boundary was removed when that area of land was excavated for the (consented) large retaining wall supporting the neighbours' house at 18 Macmillan ave. e. Most of the remaining land on that site is now asphalt driveway. 6. CULTURAL AND SPIRITUAL SIGNIFICANCE The property has never had any historically significant owners, so it has no cultural or spiritual significance. There have essentially been three families of owners of the property since it was constructed; a. the owners referred to in the record form (the Shaws) were a salesman and a home economics teacher. b. the next owners (the Bates) had a small shop, c. we are landscapers. None of those owners was historically significant. 1st CONCLUSION; Our home has not retained a level of authenticity and integrity sufficient to demonstrate the values of the defining buildings, structures and other features that establish the historic heritage values of the Residential Heritage Area. RHA BOUNDARY Our property is in two titles, located on the southwest edge of the proposed Residential Heritage Area. Part of our property (20) is in the proposed RHA and part of it (20b) is out of the proposed RHA. The proposed boundary of the RHA would split our property down the middle. We are requesting that the boundary of the proposed RHA is adjusted to exclude 20 Macmillan ave, so all of our property is kept together, outside the proposed heritage area. THE CONSEQUENCES OF SPLITTING UP OUR PROPERTY We've lived in this home for 30 years, brought up a family here and plan to retire here. Our son who is a builder hopes to build a home for his family on the second title in the future, so he can bring up his own family next to us in Cashmere. This is really the only way he and his family would be able to have their own home and would ensure we have care nearby. If this plan were to go ahead we may need to adjust the boundary between the two titles to a more practical location. Should the Heritage area goes ahead as planned, we would have a major heritage boundary running between our two titles, which would make it very difficult for us to adjust the boundary between the two titles. Consequently, this would make us staying in our beloved family home with a very large garden in our old age very difficult. 2nd CONCLUSION We consider it is unreasonable for the council to impose an RHA boundary through the middle of our property, splitting our home through the middle of the two titles that it's comprised of. We request the council exclude both properties from the Heritage zone.

### Attached Documents

File
No records to display.





PC13 - MacMillan Avenue Residential Heritage Area



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023  
**First name:** rob **Last name:** Seddon-Smith

**On behalf of:**

**Postal address:** 18 Wycla Avenue

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** rob@heihei.pegasus.net.nz

**Daytime Phone:** 6421856881

Gain an advantage in trade competition through this submission

I am not

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Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 8.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: General commentary

Decision Sought: - An effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council; and - A clear definition of what constitutes the particular 'heritage' character of each area, so that it is easy to determine how any proposed development might meet such character standards - Lyttelton for example should not permit buildings to obstruct views of the water from the first floor or above of other properties. Standards need to be clear and if not clear, should not be imposed at all. - A date not more than 30 years hence whereby the heritage status of an area and the rules governing it should be reviewed or otherwise automatically removed; and - An effective means of compensating property owners deemed to be of heritage value for the additional expenses incurred in maintenance and any loss of value as a result of the designation.

**My submission is that**

The matter of the preservation of heritage is complex. It both preserves the character of the areas included and stifles future

development, effectively condemning the area therein to stagnation. Whilst we do not want to see wholesale destruction of the cityscape, neither do we need to have parts of it preserved as they are imagined to have been for all time. Ultimately the fear of the future is not a reason to retain all parts of the past. In assigning heritage status, there needs to be a good means whereby appropriate development can occur, without undue constraint, and in not assigning heritage status, the Effects On The Environment of otherwise apparently unconstrained development must also be considered. Heritage is seen as 'a good thing' but tends to be ill-defined and very subjective, and whilst recognising the value in preserving a few outstanding examples of architecture, wholesale refusal to change is also foolish. For clarity, I do not own and do not intend to own property in any affected area. I have however seen the negative effects of such policies in the UK and know the difficulties they create for reasonable development. It is common to see heritage buildings fall into disrepair because they are too expensive to maintain and cannot be demolished. Such is the price of expecting the owner to do all the work of preserving a property for all. If Council thinks a property, tree or an area is of sufficient value to warrant protection for the benefit of all, the being for the benefit of all, the burden of cost should fall on all, not the few and Council should be prepared to fund proper management of the areas so that the amenity of living therein is not diminished.

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#### Attached Documents

File
No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Tom **Last name:** Reece

**Organisation:** On my own behalf.

**On behalf of:**

**Postal address:** 78 Mays Road

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** tcreece40@gmail.com

**Daytime Phone:** 0276440021

Gain an advantage in trade competition through this submission

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☐ Yes

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### Consultation Document Submissions

**Points:** 9.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Restoration of historic / heritage buildings.

Decision Sought: Change the CCC internal requirement to one where the restoration is of value to its historic nature.

**My submission is that**

Currently the CCC has an internal requirement that they will only fund the restoration of an historic property if it makes a financial return to them. In having this requirement they are diminishing the 'worth' of an historic building in its own right. I cite Kukupa Side School, Pigeon Bay where the restoration will only occur if this CCC provision is met. Along with the diminishing of the historic value of the property the CCC are opening the door to having something introduced to the site that is of no or doubtful value or of detriment to the residents of the bay.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Paul **Last name:** Mollard

**On behalf of:**

**Postal address:** 9 St Martins Road

**Suburb:** Saint Martins

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** pmollard@gmail.com

**Daytime Phone:** +64211468668

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### Consultation Document Submissions

**Points:** 0.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: The geographic boundaries of the heritage areas

Decision Sought: Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city. Heritage plan change (PC13) should be eliminated altogether.

**My submission is that**

I submit that there should be no Residential heritage areas in Christchurch. The areas selected for this status do not seem to have any unique or distinguishing features and the only reason I can think of for making them heritage areas is to placate people who live in those areas who oppose the rest of the development plan for the city.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Jeanne **Last name:** Cooper

**Organisation:** Retired

**On behalf of:**

**Postal address:** 5 Devonport Lane

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** jeanneepollard@gmail.com

**Daytime Phone:** 0212255524

Gain an advantage in trade competition through this submission

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☐ Yes

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### Consultation Document Submissions

**Points:** 1.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Plan change 13 and 14ii

Decision Sought: A buffer zone of building regulations where character areas meet RMD intensive housing and new height regulations.

**My submission is that**

My property is in and on the border of an existing character area. It is also close to Merivale shopping and Papanui bus route. I am concerned that building height changes mean that a high building can border my northern property boundary and block sunlight from my house. My street is already undergoing intensive housing changes with 26 dwellings replacing 2. All trees are going or gone and soft surface is replaced by hard. No parking provision for 18 of the 26 new proposed or underway buildings. So the existing character area is bordered by intensive housing. Surely there should be a buffer between character and intensive areas with according building regulations. I am also concerned that 24 more properties with no soft surface to absorb rain water will adversely

affect the drainage system which to my 40 residency has not been upgraded apart from adding new drainage pipes to the extra housing. Similarly power supply has simply been adjusted to eliminate several poles and add wiring to the existing poles left. I don't think this is clever city planning and can see future problems.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Janice **Last name:** Grant

**On behalf of:**

**Postal address:** 19 Reeves Road

**Suburb:** Opawa

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** janicegrant2021@gmail.com

**Daytime Phone:** 64273386234

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☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 2.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: The whole thing is ruining the city

Decision Sought: I think high rise should be restricted to the areas between Brougham, Ensors Rd, Linwood Ave Stanmore Road across through St. Albans as it's ruined already and the Riccarton area as it has this already. 2 level buildings is enough.

**My submission is that**

I do not support the changes. Who wants an apartment block beside them or heaps of cars on the street. In my area Opawa is starting to be ruined. There is a 17 apartment block on the corner of Opawa Rd and Ensors. There will be chaos round that round about cars everywhere, there is not enough onsite parking. There is now speed restrictions but no one takes notice buses included. The cycle lanes are a joke as cars round that particular development park all over the cycle lanes as they are close to the curb and there is no yellow lines there. The council doesn't have the city transport infrastructure to encourage people to use it and not use cars. The whole government has dropped the ball has built huge motorways not rail systems so short sighted relating to climate change.

Attached Documents

File
No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Sam **Last name:** Spekrijse

**On behalf of:**

**Postal address:** 31A Kirkwood Avenue

**Suburb:** Upper Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** speksam@gmail.com

**Daytime Phone:**

Gain an advantage in trade competition through this submission

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### Consultation Document Submissions

**Points:** 3.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: PC13, all Heritage Area provisions.

Decision Sought: Not include any special provisions for residential heritage areas.

**My submission is that**

These whole areas are not significant enough to be given effective indefinite exemption to intensification, especially with the buffer zone requirements as planned. Listing specific buildings is sufficient to retain the vast majority of the cultural value.

### Attached Documents

File

No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023  
**First name:** Ebin **Last name:** Scaria Jose

**On behalf of:**

**Postal address:** 20 Holland Street

**Suburb:** Avonside

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8061

**Email:** ebinj@yahoo.com

**Daytime Phone:** 02108245249

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### Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

**Points:** 4.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: plan change 14 - areas limited by qualifying matters Natural Hazard

Decision Sought: I would like to have my section reviewed and remove qualifying matters - Tsunami Management area from my

section. As it will prevent from developing the section.

**My submission is that**

My 612m2 section comes under MRZ and tsunami Management area. i support the proposal of MRZ however, I strongly oppose proposal of including part of my section to tsunami management area. My section is already raised from the street when compared to the section opposite to mine. however tsunami management area is not covered in the opposite section but part of my section is!. By dividing my section to tsunami management area and MRZ, i wont be able to develop the section. I would like to have my section reviewed in regards to qualifying matters - Tsunami Management area

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**Attached Documents**

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Ben **Last name:** Hay-Smith

**On behalf of:**

**Postal address:** 30 Rata Street

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** benhaysmith1@protonmail.com

**Daytime Phone:** n/a

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 5.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: Proposed Heritage Plan Change PC13 (all provision)

Decision Sought: Review the provisions to check if they actually fit the purpose of heritage regulation - preserving beautiful, significant architecture and providing ongoing amenity for the public. Specifically? Consider omitting the following buildings from the change to the District Plan's Schedule of Significant Historic Heritage for protection: - 9 FORD ROAD, OPAWA, CHRISTCHURCH - COMMERCIAL BUILDING AND SETTING, FORMER BANK OF NEW ZEALAND, 129 HIGH STREET, CHRISTCHURCH - COMMERCIAL BUILDING AND SETTING, FORMER CANTERBURY TERMINATING BUILDING SOCIETY - 159 MANCHESTER STREET, CHRISTCHURCH - DWELLING AND SETTING - 35 RATA STREET, RICCARTON - And the 25 baches at Taylor's Mistake

**My submission is that**

I am 25 years old. I grew up in Christchurch—it's my home, it's where my family and my community are, and it's a place I'd love to be able to settle in. Policies like this Proposed Heritage Plan Change (PC13) are going to have a significant impact on whether that

becomes a reality. Broadly, I support the intent of these provisions. I can see the argument for preserving cemeteries and publicly-used bridges. But baches at Taylor's Mistake? The old Canterbury Terminating Building Society building? And... just a house at 9 Ford Road? Adding a building to the schedule just because a famous person happened to live there once is a great way to ossify half of your city's prime real estate. This just reveals a lack of intent or focus to the change. Ultimately, the purpose of a heritage plan should be to preserve genuinely significant and beautiful architecture to provide ongoing amenity for the citizens of Christchurch. This \*has\* to be balanced against the fact that every restriction placed on development within the city boundaries is an impediment to a competitive urban land market in Christchurch, with clear and significant flow-on effects for housing affordability (which happens to be upstream of basically the entirety of individual, household, and community wellbeing). This is beside the fact that so much of what has been labelled 'heritage' in the past has promptly been left to degrade and fall into disrepair, interfering with the entire purpose of having heritage restrictions in the first place. It's not preserving beauty. It's preserving history for its own sake, and ignoring the needs of our present citizenry and our future generations. Frankly, heritage regulation should be accompanied by some sort of guarantee that a building or area of significance will actually receive the requisite funding to keep it in a good condition. Until the day that becomes a more explicit aspect of the heritage regulation framework itself—and until Christchurch's heritage regulation is reformed to better target the underlying purpose of beautiful, high-amenity areas for the public's benefit—I strongly urge the council to add only the most critical sites to the schedule of Christchurch's heritage buildings. And otherwise get on with the task of making Christchurch an affordable, attractive place to live. You'd do far better by focusing your efforts on incentivising \*new\* beautiful developments than by holding on to the past.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Emily **Last name:** Arthur

**On behalf of:**

**Postal address:** 128 Chester Street East

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** kiwiekm@gmail.com

**Daytime Phone:** 021 221 8332

Gain an advantage in trade competition through this submission

I am

directly affected by an effect of the subject matter of the submission that :

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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

**Points:** 036.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:I am not sure of the specific rule numbers, however it relates to restrictions on rebuilding in a heritage area.

Decision Sought:1. No consent needed to demolish contributory houses if rebuilding in line with character of street. 2. Remove the

mandatory 1m from one boundary and 3m from the other on new builds. Allow houses to be built closer than 1m or 3m from property boundaries if that was the way the one being removed was constructed. Thus keeping heritage value. 3. Allow up to 70% site coverage on a site by site basis. So allow discretion when deciding on site coverage, rather than having a blanket rule of 40%

**My submission is that**

I live at 128 Chester Street East. My house has been designated as 'contributing' to the character of the street. My property has significant structural issues and it is not cost effective for me to fix it. I think it is unfair that those in the category of contributory should be made to get a consent to demolish a house, given they must rebuild in character anyway. I am opposed to this restriction for contributory houses. I am opposed to the restrictions on rebuilding. It says in the plan that I cannot build within a metre of one side boundary and 3m from the other. My current house is less than 1m from my neighbour. In fact, my stormwater goes into their gutter and they take it away. The other side is about 1.5 metres from the boundary. I think it is wrong that the council wants to keep the street's heritage value and then make rules that contradict this as, obviously, houses built close to each boundary line is a heritage feature. This is trying to have it both ways and I think it is hugely unfair. I would end up with a ridiculously narrow house if I had to follow these rules. I am opposed to the rule that states that houses must only take up 40% of the land area when rebuilt.. This is not a rule to protect heritage value as many old houses in the street cover more than this. Also - if you cannot see into the back yard why does it matter if it takes up more than 40% ? I think this call needs to be made on a case by case basis. Having Chester Street East designated a heritage street has drastically affected the financial value of my investment. Allowing me to rebuild to a decent site coverage while still maintaining the heritage value would go some way towards lessening this financial impact.

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**Attached Documents**

File
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No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** justin **Last name:** avi

**On behalf of:**

**Postal address:** 10 Tongariro Street

**Suburb:** Halswell

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** massarerelative@gmail.com

**Daytime Phone:** 0211864532

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 037.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision:remove antonio hall from the heritage list. its not heritage, is an eyesore

Decision Sought:remove antonio hall from the heritage list. its not heritage, is an eyesore

**My submission is that**

remove antonio hall from the heritage list. its not heritage, is an eyesore

### Attached Documents

File

No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 10/05/2023

**First name:** Peter **Last name:** Earl

**On behalf of:**

**Postal address:** 20 Tyndale Place

**Suburb:** Ilam

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** earlpete@hotmail.co.nz

**Daytime Phone:** 0223220562

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

**Points:** 038.1

☐ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Provision: All of them, as I believe it would negatively impact the city, by restricting development and therefore increase the cost of living while decreasing the quality of living

Decision Sought: I wish to see the council stay inline with the national plan, if not implement even more aggressive deregulation than the national plan

**My submission is that**

I am strongly opposed to any additional regulations, if these buildings were truly valuable then the free market would retain them. By forcing their maintenance and existence we restrict the growth and development of the city where more valuable uses of the land might be implemented, such as additional housing in our crippling housing and cost of living crisis. I personally do not want to see more old buildings falling to bits and fall of asbestos in the city while I struggle to pay my rent because the supply of housing is not meeting the demand for housing in Christchurch, resulting in inflation adjusted house prices being 4 times higher than what they were 20 years ago.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 01/05/2023

**First name:** Geoff **Last name:** Mahan

**On behalf of:** Myself

**Postal address:** 10 Guild Street

**Suburb:** Richmond

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Daytime Phone:** 942 8664

I could not  
 Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 1 Introduction **Points:** 039.1

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

I am greatly concerned the plan is empowering developers who in general are only concerned about their profit margins. This will lead to a reduction in green spaces around homes as we encourage overcrowding with in our suburban areas. Without regulation we will create a boring over crowded homogenization of apartments with very little relief to the eye or soul. already walks through the St Albans area are becoming disturbing with the seemingly uncontrolled development as we race to tear down our suburban history. I remember when Christchurch/ Otautahi was considered the most English city outside of England also it was known as the Garden city [we lost the first moniker even before the earthquakes are we to now lose the second moniker?]

Or can we encourage sympathetic development where we have a mix of the apartment complexes or silos amongst more traditional homes but build these apartments in the older areas of CHCH using more traditional and sympathetic building materials .

Maybe we should have medium and high density pockets of development within all suburbs instead of classifying a whole suburb as medium and high density. This would create greater suburban charm and less uncertainty for homeowners yes we live in fear that living in the bottom of a canyon where we may not see the sun again in our living areas or can look out onto a tree - not good for the soul and mental health. I do remember reading how patients in a hospital have better health outcomes if they can see some aspect of nature -this applies to individuals making up a community. Developers usually have no interest in citizens mental health that is one of the reasons we have councils.

Also with the proliferation of apartments and the associated loss of soft surfaces has consideration been given to storm water runoff and its impacts on flooding going forward on low lying ChCh and that much of Christchurch was built on swampy land.

Why Destroy our historical areas [Probably good for tourism? the future may thank us too] and not develop some of the 1950to 1980's suburbs and put in better public transport.

I feel that 3 stories is too high in already current settled areas, but in new developments if they had more space around them it would be more appropriate.

In conclusion - yes we need to increase city density levels and we need to protect our good farming soils which historically and ignorantly were built over with single story housing which amplifies the shame of very poor past planning in which developers had too much say. All suburbs from all eras need to do their bit - do not saddle the older suburbs close to the city with a disproportionate burden we are being unfairly singled out! We are the charm that is ChCh.

What will we loose if we do not have better regulation and regulators.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** Neil **Last name:** McNulty

**On behalf of:** 29 Forbes Street

**Postal address:** 29 Forbes Street

**Suburb:** Sydenham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Daytime Phone:** 0212972178

I could not  
 Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 10 Designations and Heritage Orders **Points:** 040.1

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

### I seek the following decision from the Council

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I ask that the council do not make Forbes Street a RHA due to the above factors. There is in fact little genuine heritage fabric left in this street due to the nature of the current buildings, a lot which have been bastardized over the years and are in process of slow decay. A lot of good aesthetic development has happened in Sydenham over the last couple of years, Forbes St would be a better street aesthetically and socially if there was no restrictions placed on it in the form of a RHA.

### My submission is that

My partner and I have lived at 29 Forbes Street for the last 34 years. It is an Edwardian Villa which has been totally renovated, in part due to the earthquakes. The council is proposing to turn Forbes Street into a RHA as it is considered a turn of the century (20th) due to it being an example of working class area. Most of the heritage buildings are in various state of repair/disrepair, consequently the buildings on this street do have a limited shelf life. The owners of some of these buildings do not intend to or have the economic ability to repair and maintain these buildings in an optimal and original condition. In the current climate crisis (as recently seen with recent cyclone) Sydenham and this street in particular is ripe for redevelopment which is in keeping with the Govt housing strategy of intensification. Sydenham is suited to this being close to the CBD with good public transport, easy

walking, cycling and e bikes/scooters along with good access to green spaces and other amenities.

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** Ruth **Last name:** Morrison

**On behalf of:** Morrison Family

**Postal address:** 32 Rayburn Avenue

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Daytime Phone:** 0210383074

I could not  
 Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 9 Natural and Cultural Heritage **Points:** 041.1

☐ Support

☐ Oppose

☒ Seek Amendment

### I seek the following decision from the Council

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage areas, as per the decision in 2016. The area is a long established War Memorial area with beautiful trees and an important history. How about making sure all areas identified in 2016 as heritage automatically stay that way now? And others added as needed? Stop making residents go over the same ground again and again trying to keep the 'Garden City' at least a bit beautiful - life is busy and a council should be sensible enough to save a city's heritage on it's own. Our family of 7 all want our heritage area kept.

### My submission is that

Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage areas, as per the decision in 2016. The area is a long established War Memorial area with beautiful trees and an important history. How about making sure all areas identified in 2016 as heritage automatically stay that way now? And others added as needed? Stop making residents go over the same ground again and again trying to keep the 'Garden City' at least a bit beautiful - life is busy and a council should be sensible enough to save a city's heritage on it's own. Our family of 7 all want our heritage area kept.



Chapter 10 Designations and Heritage OrdersPoints: 041.2

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage areas, as per the decision in 2016. The area is a long established War Memorial area with beautiful trees and an important history. How about making sure all areas identified in 2016 as heritage automatically stay that way now? And others added as needed? Stop making residents go over the same ground again and again trying to keep the 'Garden City' at least a bit beautiful - life is busy and a council should be sensible enough to save a city's heritage on it's own. Our family of 7 all want our heritage area kept.

**My submission is that**

Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage areas, as per the decision in 2016. The area is a long established War Memorial area with beautiful trees and an important history. How about making sure all areas identified in 2016 as heritage automatically stay that way now? And others added as needed? Stop making residents go over the same ground again and again trying to keep the 'Garden City' at least a bit beautiful - life is busy and a council should be sensible enough to save a city's heritage on it's own. Our family of 7 all want our heritage area kept.

---

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** Mark **Last name:** Enfield

**On behalf of:**

**Postal address:** 161 Annandale Road, RD 2

**Suburb:**

**City:** Henderson

**Country:** New Zealand

**Postcode:** 0782

**Daytime Phone:** 0273634353

I could not  
 Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 14 Residential **Points:** 042.1

☒ Support

☐ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

I support HRZ in Bampton St

### Attached Documents

File

No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** Cameron **Last name:** Parsonson

**On behalf of:**

**Postal address:** 475 Ferry Road

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Daytime Phone:** 021351900

I could not  
 Gain an advantage in trade competition through this submission  
 I am

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### Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Chapter 10 Designations and Heritage Orders **Points:** 043.1

☐ Support

☐ Oppose

☒ Seek Amendment

### I seek the following decision from the Council

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Agreement to remove 471 Ferry Road from the Schedule of Designated Heritage Buildings.

**My submission is that**

I make application to remove 471 ferry road from the schedule of designated heritage buildings for the following reasons:

Original method of construction means that it is not possible to economically disassemble and rebuild the structure.

Engineering a rebuild of this stacked rubble-stone building would be expensive and require near full disassembly of the structure in order to rebuild it, putting it beyond feasibility.

There is little community interest in the asset being restored. Its construction material is its most novel endearing feature, but if restored would offer little economic or commercial interest to the owner or the community.

Any rebuild would likely require significant local government heritage grants if it was to be pursued.

The building is landlocked; access is via an easement over another property from the rear and new traffic islands and the pedestrian crossing configuration mean that it's Ferry road frontage is unusable.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 02/05/2023

**First name:** PAUL **Last name:** SCOTT

**On behalf of:** myself and my wife LINDA  
SCOTT

**Postal address:** 27 St James Avenue,

Papanui, Christchurch

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Daytime Phone:** 022 163 8931

I could not  
Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 13 Central City **Points:** 044.1

☐ Support

☐ Oppose

☒ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

PLAN CHANGE 13 - HERITAGE

1. I fully support Plan Change 13 but with Amendments.
2. PC 13 must be extended in the scope not to allow High Density Residential Buildings on the residential

properties behind these protected trees. What an insult this would be to our Fallen Soldiers and current Service people. The trees and plaques are one point of note but to destroy the street-scape behind the trees is an absolute disgrace by those who are trying to make this part of the change. Buildings three or six storeys high have no place on a Memorial Avenue like St James Avenue. What a disgraceful suggestion by those in power.

---

Chapter 14 Residential **Points:** 044.2

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

#### PLAN CHANGE 14 - INTENSIFICATION

1. I do not support Plan change 14 at all in Heritage Areas.
2. A tree-lined street (Memorial Heritage Area) is no place for Residential Intensification. It should be noted that the subject of Intensification in St James Avenue was previously dealt with at a Hearing chaired by Sir John Hansen which was held in Christchurch on the 4th & 5th July 2016 to rule on St James Avenue Residents' objections to proposed Intensification. The Decision released on 6th September 2016 found in favour of the Residents by rejecting Intensification in St James Avenue. It is appalling that this Decision has now been ridden roughshod over by the rezoning of St James Avenue into a High Density Residential area. This debate should not even be taking place.
3. Part of St James Avenue's footpaths and roadway have been upgraded. The rest of the Street is to an older style and will most likely be upgraded at some stage in the future. It doesn't matter whether it's old or new, however, because cars, vans, trucks and service vehicles do park on the grass berms and - at times - over the tree roots. This will eventually damage the roots of the trees. Intensification of St James Avenue will only make this worse.
4. How are the Fire Brigade going to fight a fire in six-storey buildings with a water-jet snorkel arm if trees are in the way? How might people be rescued from these multi-storey residences by the Fire Brigade with a hydraulic ladder mounted to a fire engine? Sprinkler systems are expensive to install and maintain and they do not cover every eventuality.
5. The Storm Water system in St James Avenue barely copes now. Parts of the street always flood. Intensification will create more roofing areas and more concrete / asphalt areas so there will be more rain water going into the storm water system because of less natural seepage into the garden and lawn areas - because these garden and lawn areas will simply not be there.
6. In the process of intensifying this area there would be a very large number of trucks, transporters, excavators and builders, drainlayers and electricians vehicle movements amongst the protected trees allowing for further damage to the roots to occur. Do not say this can be managed - this does not happen in reality; damage will occur. I saw it happening and when Earthquake repairs were being undertaken in this street.
7. St James Avenue is not wide enough in road and footpath width to handle this proposed type of Intensification. Do not say it is, because you do not live here. I have lived in this street for 53 years. There would not be enough parking space available at night for the number of residents' vehicles involved in these new high-rise developments. It's high time that those who support these developments woke up and accepted that a

lot of the people who will be living in these high-rises will still own vehicles. People currently park on the grass berms anyway when parking becomes tight outside where they live, potentially causing further tree-root damage. This will only get worse. The street would struggle with the increased traffic volumes because of its narrow width. There are many unreported bumps and scrapes to vehicles happening in this street already. It is quite common for side rear-vision mirrors to be damaged on parked vehicles by passing traffic.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 03/05/2023

**First name:** Ross **Last name:** Boswell

**On behalf of:**

**Postal address:** 23A Jane Deans Close

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 021402142

I could not  
 Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 9 Natural and Cultural Heritage **Points:** 045.1

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Add the memorial in Jane Deans Close to the list of recognised heritage sites.

**My submission is that**

The 20th Battalion and 20th Regiment memorial in Jane Deans Close should be recognised as a heritage site. An annual anzac Day service is held at this site.

### Attached Documents

File

No records to display.



## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 03/05/2023

**First name:** Anna **Last name:** McKenzie

**On behalf of:**

**Postal address:** Clifton Terrace, Clifton,

Christchurch

**Suburb:** Clifton

**City:** Christchurch

**Country:** New Zealand

**Postcode:**

**Daytime Phone:**

I could not  
 Gain an advantage in trade competition through this submission

I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 14 Residential **Points:** 047.1

☐ Support

☒ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

REMOVE all INTENT to allow building WITHOUT CONSENT up to 12m high in ALL SUBURBS

especially HILL SUBURBS.

KEEP existing height restrictions in place - DO NOT MEDDLE WITH THEM.

**My submission is that**

I STRONGLY OPPOSE

BUILDING WITHOUT CONSENT UP TO 12m high and only 1m from boundaries in the SUBURBS.

WHAT A CRAZY idea.

NOBODY wants a 12m high monstrosity next door - and only 1m from the fence.

RATEPAYERS are entitled to an expectation that the council will protect their SUNLIGHT, PRIVACY, SENSE OF SPACE and VIEWS.

THIS is particulalury essential for HILL SUBURBS where people live FOR THE VIEW and where VIEWS form a valuable component in the desirability and value of their home.

It is COMPLETELY crazy to allow buildings up to 12m high with a consent

WITHOUT a consent is just completely stupid.

Home owners will be put in the horrible and expensive situation of having to GO TO COURT to STOP ugly MONSTROSITIES being built next door.

This is REALLY UNFAIR. Most people dont have that kind of money , and many people are just trying to deal with the cost of living and don't need that stress on top of everything else.

PRTOECT our rights to space, views, privacy, sunlight and aesthetics.

---

Chapter 14 Residential **Points:** 047.2

- ☐ Support
- ☒ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

REMOVE ALL INTENT TO ALLOW BUILDING UP TO 12m high with and WITHOUT CONSENT.

KEEP EXISTING HEIGHT RESTRICTIONS IN THE SUBURNS, especially HILL SUBURBS.

**My submission is that**

IT is DEEPLY CONCERNING THAT the CCC proposes building WITHOUT CONSENT up to 12m high and only 1m from boundaries in suburban areas.

NOBODY wants a 12m high MONSTROSITY built next door that blocks SUNLIGHT, PRIVACY, SPACE, AESTHETICS and VIEWS.

This is especially important for HILL SUBURBS.

PEOPLE LIVE ON HILLS FOR THE VIEWS, they are heavily invested in their properties for the unique outlooks

in hill suburbs, and that is what forms an important component of their property's appeal and value.

RATPAYERS are entitled to an expectation that the council will PROTECT THEIR RIGHTS to SUNLIGHT, SPACE, PRIVACY, AESTHETICS and VIEWS and will NOT COMPROMISE the value of their homes.

If 12m high monstrosities start going up next door, the only avenue people will have is to take legal action: MOST PEOPLE do not have the TIME or the MONEY to go through long, stressful legal proceedings.

WE need to STOP this lunacy now, and protect the value of our homes, and STOP Christchurch becoming an ugly, shambolic, dark, cold, horrible place to live.

---

#### Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 04/05/2023

**First name:** Cameron **Last name:** Matthews

**On behalf of:**

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:**

I could not  
 Gain an advantage in trade competition through this submission

I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 2 Abbreviations and Definitions **Points:** 048.1

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

Remove all Residential Heritage Areas from the plan.

Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas, including (but not limited to):

- Contributory and Defining Buildings
- Relocation

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.

Chapter 8 Subdivision, Development and Earthworks **Points:** 048.2

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Remove all Residential Heritage Areas from the plan.

Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas, including (but not limited to):

- 8.6.1

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.

Chapter 6 General Rules and Procedures **Points:** 048.3

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Remove all Residential Heritage Areas from the plan.

Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas, including (but not limited to):

- 6.8.5.1(a)(iv)

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.

Chapter 9 Natural and Cultural Heritage **Points:** 048.4

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Remove all Residential Heritage Areas from the plan.

Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas, including (but not limited to):

- 9.3.2.2.2
- 9.3.4.1

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.

Chapter 14 Residential **Points:** 048.5

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Remove all Residential Heritage Areas from the plan.

Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas, including (but not limited to):

- 14.5.3.1.3
- 14.5.3.2
- 14.6.1.3 Advice Note: 1, and any other provision enacting a low-density buffer-zone between HRZ and RH zones.

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.

---

Planning Maps **Points:** 048.6

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

Remove all Residential Heritage Areas from the plan, particularly:

- Lyttelton
- Piko/Shand
- Inner City West

**My submission is that**

I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. In particular I oppose the following proposed Residential Heritage Areas:

- Lyttelton - Heritage restrictions cover most of the town, andnbsp;enforcing arbitrary design standards and density restrictions on an otherwise organic urban character, appreciated for its authenticity to the diverse makeup people living there and the interesting juxtaposition of natural landscapes, active heavy industry, artistic expression, and good hospitality venues. The proposed restriction will limit Lyttelton's authentic, vibrant character by constraining the aesthetics of built structures to some fixed period, which will develop inauthentically to the needs and preferences of the current and future residents, while worsening housing affordability - exacerbating gentrification.
- Piko/Shand - Heritage restrictions here would retain low-density ex-state-houses in favour of high-quality, high density homes abutting the proposed mass-rapid-transit line linking Hornby and Riccarton commercial centres to the City Centre and beyond. This is also proximal to the University of Canterbury. This is an area perfectly suited to more homes.
- Inner City West - Heritage restrictions here would apply to many buildings of low quality, low significance, and in an extremely central and desirable location, walkable to the City Centre, Botanic Gardens, Arts Centre, City Council building, etc. The relevant heritage structures nearby are already protected by individual designations. This is an ideal place for more new structures, not less.

---

Attached Documents

File
No records to display.

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 05/05/2023

**First name:** Dylan **Last name:** Lange

**On behalf of:**

**Postal address:** 23 Warren Crescent

**Suburb:** Hillmorton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Daytime Phone:**

I could not  
 Gain an advantage in trade competition through this submission

I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Chapter 14 Residential **Points:** 049.1

☐ Support

☒ Oppose

☐ Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

Low Public Transport Accessibility Area Qualifying Matter

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Chapter 6 General Rules and Procedures **Points:** 049.2

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

Tree Canopy Cover and Financial Contributions.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

---

Chapter 14 Residential**Points:** 049.3

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

Low Public Transport Accessibility Area Qualifying Matter

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

---

Chapter 14 Residential**Points:** 049.4

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

High-Density Residential Zone

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

---

Attached Documents

File
Dylan Lange-email



**Cui, Aviva**

**From:** Generation Zero <noreply@123formbuilder.com>  
**Sent:** Tuesday, 2 May 2023 1:29 pm  
**To:** Engagement  
**Subject:** CCC District Plan Changes (PC14) - Generation Zero Quick Submit / 531

This is a submission on the proposed Christchurch District Plan changes via the Generation Zero quick submission form. The feedback below is on PC14.

**Form Summary**

<b>1. First / Last name</b>	Dylan Lange
<b>2. Email address</b>	dylanjlange@gmail.com
<b>3. Postal Address</b>	23 Stanton Crescent Hillmorton Christchurch 8025
<b>4. Trade competition/adverse effects:</b>	Option 1: I could not gain in trade competition through this submission
<b>5. Answer if you selected option 2 above:</b>	Are you directly affected by a possible effect of this plan change in a way that it: a. adversely affects the environment, and b. does not relate to the trade competition or the effects of trade competitions  Option 2: No
<b>Chapter 6 - Tree Canopy Cover and Financial Contributions</b>	The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of

## Form Summary

environmental, health, social and economic benefits and are important for the future of our city.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

### Chapter 14 - Low Public Transport Accessibility Area Qualifying Matter

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

### Chapter 14 - Sunlight Access Qualifying Matter

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

### Chapter 14 - High-Density Residential Zone

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

**Form Summary**

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Any other comments?**

The message has been sent from 118.148.83.71 nz at 2023-05-02 on Chrome 112.0.5615.135

Entry ID: 64

Referrer: <https://www.generationzero.org/>

Form Host: <https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero>

## Our proposed Heritage Plan Change (PC13)

### Submitter Details

**Submission Date:** 05/05/2023  
**First name:** Defyd **Last name:** Williams  
**Organisation:** Papanui Heritage Group  
**On behalf of:** Papanui Heritage Group

**Postal address:** 9 Tomes Road  
**Suburb:** St Albans  
**City:** Christchurch  
**Country:** New Zealand  
**Postcode:** 8052

**Daytime Phone:** 0273894179

I could not  
 Gain an advantage in trade competition through this submission

I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Chapter 1 Introduction **Points:** 050.1

- ☐ Support  
☐ Oppose  
☒ Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

he change we are seeking is to have the Memorial Avenues (St James Avenue, Dormer, Perry and Gambia Streets)

removed from the High Density Residential Zone (HRZ). In addition we ask that part of three memorial avenues (Halton Street, Tomes Road, and one side of Windermere Road) plus some other streets adjoining the memorial avenues, also be removed from the HRZ zone.

**My submission is that**

See the attachment for the full submission.

Our submission is regarding Proposed Plan Change 13 – Heritage: the addition of Papanui's 16 Memorial Avenues as Heritage Items, (Heritage Item 1459) as shown on Planning Map 24.

The Papanui Heritage Group **supports** the addition of the sixteen (we believe fifteen Papanui Memorial Avenues, plus Tillman Avenue), to the District Plan's Schedule of Significant Historic Heritage for protection. We understand the addition of the memorial trees to the schedule is also a Qualifying Matter under Plan Change 14 and we have prepared a separate submission on PC 14.

---

**Attached Documents**

File
Defyd Williams-PHG submission PC 13 Heritage
Defyd Williams Email

**Cui, Aviva**

---

**From:** defydjoan@xtra.co.nz  
**Sent:** Thursday, 4 May 2023 5:14 pm  
**To:** Engagement  
**Subject:** Papanui Heritage Group submissions for PC13 and PC 14  
**Attachments:** 2 PHG submission PC 13 Heritage.docx; PHG submission PC 13 Heritage.docx

Dear Swantje

submissions on PC13 and PC14 are attached? I would like to speak to the two submissions. Please acknowledge that you have sufficient details.

Mā te Wā

Defyd Williams  
Papanui Heritage Group  
email [defydjoan@xtra.co.nz](mailto:defydjoan@xtra.co.nz)  
phone 027-3894-179

PHG submission Plan Change 13 Heritage

**Draft Housing and Business Choice Plan Change  
Submission from the Papanui Heritage Group, May 2023**

**The Specific provisions of the plan change that my submission relates to are as follows:**

*Defyd - Click on 'planning maps' which is right down the bottom of the drop-down menu..*

**My submission is:**

Our submission is regarding Proposed Plan Change 13 – Heritage: the addition of Papanui's 16 Memorial Avenues as Heritage Items, (Heritage Item 1459) as shown on Planning Map 24.

The Papanui Heritage Group **supports** the addition of the sixteen (we believe fifteen Papanui Memorial Avenues, plus Tillman Avenue), to the District Plan's Schedule of Significant Historic Heritage for protection. We understand the addition of the memorial trees to the schedule is also a Qualifying Matter under Plan Change 14 and we have prepared a separate submission on PC 14.

---

The reasons for our submission: We fully support the addition of the 16 Memorial Avenues to the heritage list for all the reasons put forward in the Statement of Significance for Heritage Item 1459.

The fifteen Memorial Avenues (plus Tillman Avenue) are a special feature of Papanui. We believe the trees in these streets have a special 'memorial' status which has not been given sufficient recognition in the past and we are delighted to know that they will now receive formal protection. We trust that in the near future trees will be planted to fill in the gaps which can be seen in many of the avenues. We have noticed a tendency for trees to disappear outside major bulding sites and trust that this will not happen in the future.

---

At the same time we deplore the fact that several of the avenues are included in the High Density Residential Zone (HRZ) which it is proposed be extended into quiet residential street in Papanui. High-rise buildings would destroy the character of this most historic part of Papanui. It is totally inappropriate to have a zone for up to ten-storey buildings extending along any of the Memorial Avenues, planted following World War II as memorials to those Christchurch citizens who died in the war.

We also have grave fears for the safety of the trees in the event of major building developments in any of the memorial avenues. Any ground works or heavy traffic could damage the roots of the trees. High buildings near the avenues could also shade the trees, leading to their declining health. We note that previous attempts to remove or replace the mature oak trees in St James Avenue have been resisted by local resident.

---

The Papanui Heritage Group is well qualified to comment on the Papanui area, having been collecting information, documenting and photographing the district since the group's

founding in 2001. The group has published a series of pamphlets, and has placed many of its publications and research in the Papanui Library for the public to use. It provided monthly articles to the Nor'West News for many years, and published a book about the history of the Papanui area, *Timber Town to City Suburb*, by Murray Williams. The PHG has contributed to the financing of the re-establishment of Papanui Bush and the historical interpretation board at the entrance.

**I seek the following decision from the Council:**

See our separate submission on Plan Change 14. The change we are seeking is to have the Memorial Avenues (St James Avenue, Dormer, Perry and Gambia Streets) removed from the High Density Residential Zone (HRZ). In addition we ask that part of three memorial avenues (Halton Street, Tomes Road, and one side of Windermere Road) plus some other streets adjoining the memorial avenues, also be removed from the HRZ zone.

**I am seeking that Council make changes to a specific site or sites:**

Yes

St James Avenue, Windermere Avenue, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Tomes Road, Rayburn Avenue.

**Please provide the address or area**

St James Avenue, Windermere Avenue, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Tomes Road, Rayburn Avenue.

**Do you wish to speak at the hearing in support of your submission?**

Yes

**If others make a similar submission would you consider presenting a joint case at the hearing?**

No

**Defyd Williams**

**Chair Papanui Heritage Group**

**9 Tomes Road**

**Christchurch 8052**

**Email [defydjoan@xtra.co.nz](mailto:defydjoan@xtra.co.nz)**