

Form 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON NOTIFIED
PROPOSED PLAN CHANGE 13 TO THE CHRISTCHURCH DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

TO: Christchurch City Council

Further Submission on proposed Plan Change 13 (Heritage) ("PC13")

Name of person making further submission: **Canterbury Rugby Football Union ("CRFU")**

- 1 This is a further submission in support of a submission by Melissa Macfarlane on PC13 to the Christchurch District Plan ("**the Macfarlane Submission**").
- 2 The CRFU has an interest in the Macfarlane Submission that is greater than the interest the general public has. The CRFU owns property directly affected by the proposed controls in PC13 and the Macfarlane Submission, particularly in relation to proposed Residential Heritage Area HA3 (Church Property Trustees North St Albans Subdivision (1923)).
- 3 The table in Appendix 1 sets out:
 - 3.1 the particular parts of the Macfarlane Submission that the CRFU supports;
 - 3.2 the reasons for its support; and
 - 3.3 that the CRFU seeks those parts of the Macfarlane Submission be allowed.
- 4 The CRFU wishes to be heard in support of its further submission.
- 5 If others made a similar submission, CRFU will consider presenting a joint case with them at a hearing.

Signed on behalf of Canterbury Rugby Football Union by its solicitors and authorised agents Tavendale and Partners



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Appendix 1 – Further Submission of CRFU

Submitter Name	PC13 provision / rule	Summary of decision requested by Submitter	Oppose/Support	Reasons	Decision(s) sought by CRFU on the submission point(s)
Melissa MacFarlane	Appendix 9.3.7.3 Schedule of Significant Historic Areas Part B HA3	That the Church Property Trustees North St Albans Subdivision residential heritage area ("RHA") is removed and the residential character area be retained	Support	CRFU supports the deletion of RHA HA3 (Church Property Trustees North St Albans Subdivision) from the Appendix 9.3.7.3, because the area does not have heritage values (at best, parts of the area have character value). Removing HA3 entirely, or at least over the Submitter's and the CRFU's properties (3, 6 and 12 Malvern Street (including Rugby Park)) is most appropriate.	Allow
	Chapter 2 Definitions "Heritage Fabric"	Exclude <i>heritage area</i> from the definition of <i>heritage fabric</i> or Exclude heritage area buildings that are not 'defining' or 'contributory'	Support	CRFU supports the requested relief and alternative relief, particularly in relation to RHA3 – CRFU considers the current proposed residential heritage areas ("RHAs") do not contain heritage values or fabric to be protected, and PC13's proposed elevation of <i>heritage areas</i> into the definition of <i>heritage fabric</i> conflates the claimed importance and value of these areas.	Allow
	Rule 9.3.4.1.3 RD1	Amend RD1 so it does not apply to activities covered by 9.3.4.1.3 RD6	Support in full	CRFU supports the proposed amendment, as the existing <i>heritage fabric</i> definition and drafting in RD1 is circular / doubled.	Allow
	Rule 9.3.4.1.3 RD6	Delete 9.3.4.1.3 RD6 Or If residential heritage areas ("RHAs") are to remain in the plan, amend RD6 as follows: a. In a Residential Heritage Area: i. New buildings greater than 30m ² in area; or ii. The addition of a second storey to defining or contributory buildings; or iii. The alteration of defining or contributory external	Support in part	CRFU considers the Submitter's request to delete RD6 is most appropriate given the current rule is onerous upon non-listed "heritage" areas, and the RHAs do not contain heritage values appropriate for protecting by way of heritage rules.	Allow in part

		building fabric by more than 35%			
	Matter of Discretion – Rule 9.3.6.4	Delete 9.6.3.4	Support	CRFU supports the deletion of Matter of Discretion 9.3.6.4, in line with its support of the requested deletion of RD6 and the RHA3 (per above).	Allow
	Appendix 9.3.7.8.2	If RHA3 is to remain, identify 48 Malvern Street as a 'neutral building' rather than a 'defining' building	Support	CRFU supports two storey buildings in RHA3 being, at best, 'neutral buildings', given the two-storey style of existing buildings does not align with the proposed 'bungalow' values sought to be protected by PC13.	Allow
	Policy 9.3.2.2.3 Policy 9.3.2.2.5 Policy 9.3.2.2.8	Delete references to <i>heritage area</i> in these policies	Support	CRFU supports the deletion of <i>heritage area</i> from these policies, in line with its support of the requested deletion of the RHA3 above.	Allow