

## BRIEF STATEMENT OF ISSUES Re Plan Change 13-14

- My first PC-13 document [Submission 1079] was created on the advice of the citizen advisory officer, Ms Jane West, after I saw a leaflet in the former South Library. I pursued no particular argument but was concerned at the removal of the SaM17/17A heritage plan regime adopted after the 1995 City Plan revisions. I was well aware that the SAM (Special Amenity Area) regime had gone, but I was then unaware of what a new document of Dr Ann McEwan (7 November 2023) calls a “proposed Cashmere Residential Character Area” and a Proposed Appendix 9.3.7.9.8 of the District Plan. Communication with hill residents (let alone Macmillan Avenue ones, as an eminently workable sub-set) has been zero. This is a seriously flawed consultation, made worse by the fact that no Cashmere Residents’ Association currently exists to help disseminate such proposals. (The CRA went into voluntary recess about 5 years ago).
- That 1995-96 CCC process of updating the District Plan was then managed by Mr Bob Nixon (CCC planner) and people, such as me, appeared before a Council subcommittee to argue for preferred boundary delimitations. The Cashmere Residents’ Association had been reactivated by a group of Cashmere residents including CCC staff Brian Bluck and Bruce Alexander. A concern then strongly researched and promulgated by the elected CRA was the “protection of views” from Cashmere to the plains and Alps. Here Messrs Bluck and Alexander deployed their specialist skills in engineering, planning and surveying to create robust planning controls on new builds or renovated properties, including set-back rules to preserve streetscape integrity. I see no clear evidence of such matters/policy strictures surviving into the new regime being traversed under PC 13 & 14.
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- I provided a document and addressed various City Councillors (e.g. Margaret Murray and Newton Dodge) in 1996 about the territorial scope of what became SAM 17/17A.
- The new Character Area designation later replaced the SAM and kept a Resource Management Act 1991 (s.6 (f) ) overlay. The latest Plan Change proposals (Residential Character Area/Heritage Area 8?) appear to remove large tracts of character streetscape in the central Cashmere zone focused/centred on the Cashmere Village Green at the junction of Dyers Pass Road and Macmillan Avenue, except, perhaps, in the delimitations of John Macmillan Brown’s 1908 subdivision of land in eastern Macmillan Avenue. This

means that houses like the Tommy Taylor house in Dyers Pass Road adjacent to The Village Green are excluded.

- My key issue with Dr McEwan's architectural assessment of the newly drawn Macmillan Avenue character zone is that it fits a Procrustean bed-style zone bluntly shaped around John Macmillan Brown's 1908 subdivision of former farmland first owned in fee simple by the suburb's founder, John Cracroft Wilson. This means that it starts at the beginning of Macmillan Road (as it was first known) and stops where Whisby Road cuts down into the middle of Macmillan Avenue and barely incorporates JMB's prefabricated Hurst Seager cottage (owned for years by the Kennetts and Sue Kennet O'Brien, now property of the Alpers family) and technically in Whisby Road. As I write, a character house in Whisby Road is being massively altered (=it has a Macmillan Avenue street address) and it seems that the new plans are will echo a character designation such as parts of Auckland enjoy (Herne Bay and St Heliers). We have the new home (Cymon Allfrey-designed) and built right smack within the 1908 protected sector. It is elegant and set well back up a drive and so does not look ill-assorted with the surrounding traditional character homes.
- I do not wish to propose any individual regime of tight architectural control for individual houses in the western end-block of Macmillan Avenue, but I cannot assess the value of a "proposed Cashmere Residential Character Area" to maintain some broad conformity of style with the dominant number of older traditional homes in that zone. I would merely point out that 90% of the houses in the western sector are characterful. There is a 1964 classic Miles Warren-Maurice Mahoney home at 25, a modernist one (1959) at 24, a cheap box at 20 (hidden by a tasteful fence), an acceptable Art Deco one at 27, a tasteful Chris Prebble mock villa (38) but well below street level, and a hidden monstrosity at 37 (currently being remodelled), and a modern box at 39A. I have walked the unprotected zone (=Whisby to west end of Macmillan) and my tally is: 15 character, 9 technically non-character— out of a total of 24 houses. Thus the bulk of the west end of the street comprises older villas and formal two-storey houses. Premier among these is the Henshaw property at 35 Macmillan—designed in 1914 by Samuel Hurst Seager for Professor Macmillan Brown and which commands a 2.5 acre eyrie above a new rock retaining wall.
- My core issue is that an advisory CCC flier should ideally have gone out (on the advice of Councillor Tim Scandrett) to all Macmillan Avenue mailboxes about two years ago, advising of this proposed PC13-14 regime and advising people of the 1908 subdivision delimitation. This was a seriously flawed consultation which can





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